

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Chris Tavarez

COMMISSIONERS: Bill Davis, Charlie Norman, Adam Peck, Chris Tavarez, Mary Beatie

MONDAY, JULY 14, 2025

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. ROLL CALL –
4. ELECTION OF CHAIR AND VICE-CHAIR –
5. 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.
6. AGENDA COMMENTS OR CHANGES –
7. 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. **Time Extension for Conditional Use Permit No. 2023-09**
8. PUBLIC HEARING – Brandon Smith, Principal Planner & Colleen Moreno, Assistant Planner
 - a. **Prezone to Annexation No. 2024-03:** A request by the City of Visalia, to adopt a prezone of the property undergoing annexation into the City limits of Visalia. The prezone will change zones on the Official Zoning Map of the City of Visalia from 284 acres of unzoned to approximately 253 acres of Industrial (I) zone designation and approximately 31 acres

of I-L (Light Industrial), consistent with the land use designations of the Visalia General Plan Land Use Map and consistent with Section 17.06.050 of the Visalia Municipal Code.

Environmental Assessment Status: A Draft and Final Environmental Impact Report (EIR) (State Clearinghouse Number 2022080658), incorporated herein by reference, was prepared in association with the Shirk and Riggan Industrial Park project, in accordance with the California Environmental Quality Act (CEQA). This EIR was certified by the City Council on March 17, 2025, by Resolution No. 2025-09.

Project Location: The proposed Project is located on approximately 284 acres, on the north side of Riggan Avenue between Shirk Street and Kelsey Street. (APN: 077-840-004, 005, 006).

- b. **Prezone to Annexation No. 2024-05:** A request by the City of Visalia to adopt a prezone of the property undergoing annexation into the City limits of Visalia. The prezone will change zones on the Official Zoning Map of the City of Visalia from 62 acres of unzoned to approximately 55 acres of R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zone and approximately 7 acres of C-MU (Mixed Use Commercial) zone, consistent with the land use designations of the Visalia General Plan Land Use Map and consistent with Section 17.06.050 of the Visalia Municipal Code.

Environmental Assessment Status: An Initial Study and Mitigated Negative Declaration (MND) were prepared for this project, consistent with the California Environmental Quality Act (CEQA). MND No. 2024-63 (State Clearinghouse No. 2025040063) was certified by the City Council on June 2, 2025, by Resolution No. 2025-31.

Project Location: The proposed Project is located on approximately 62 acres, on the southeast corner of South Santa Fe Street and East Caldwell Avenue (APN: 123-400-005 and 123-400-001).

9. PUBLIC HEARING – Catalina Segovia, Planning Technician

Conditional Use Permit No. 2025-12: A request by Kaweah Health to amend Conditional Use Permit No. 1130 to expand a behavioral health center by 12,500 square feet and increase the number of beds from 80 to 85. The project site is zoned O-PA (Professional/Administrative Office Zone).

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332.

Project Location: The project site is located at 1100 South Akers Street (APN: 087-290-024).

10. PUBLIC HEARING – Josh Dan, Senior Planner

- a. **General Plan Amendment No. 2024-02:** A request by Derrel's Mini Storage to change the land use designation on APN: 098-050-038 from High Density Residential (RHD) to Commercial Service (CS) for a 9.42-acre parcel, and the change of land use designation on APN(s): 098-050-013, 098-050-060, 098-050-061, and 098-050-062 from Low Density Residential to High Density Residential for parcels measuring a total of 11.89-acres.

- b. **Change of Zone No. 2024-03:** A request by Derrel's Mini Storage to change the zoning designation on APN: 098-050-038 from Multi-family Residential (R-M-3) to Commercial Service (C-S) for a 9.42-acre parcel, and change zoning designation on APN(s): 098-050-013, 098-050-060, 098-050-061, and 098-050-062 from R-1-5 (Single-Family Residential 5,000 square foot minimum site area) to Multi-family Residential (R-M-3) for parcels measuring a total of 11.89-acres.

- c. **Conditional Zoning Agreement No. 2024-04:** A request by Derrel's Mini Storage to establish conditions of zoning for a storage facility on APN: 098-050-038; and for the

Housing Authority of Tulare County to establish conditions of zoning for a multi-family development of at least 238 dwelling units on APN(s): 098-050-013, 098-050-060, 098-050-061, and 098-050-062.

- d. **Variance No. 2024-03:** A request by Derrel's Mini Storage to place a storage building on the north property line of APN: 098-050-038.

Environmental Assessment Status: An Initial Study and Mitigated Negative Declaration were prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that with mitigation measures the project will have less than significant impact upon the environment. Mitigated Negative Declaration No. 2024-45 has been prepared for adoption with this project (State Clearinghouse No. 2025060660).

Project Location: The project site is located at 1700 E. Goshen Avenue (APN: 098-050-038) and at the Northwest corner of East Goshen Avenue and North Lovers Lane (APNs: 098-050-013, 098-050-060, 098-050-062, and 098-050-061).

11. PUBLIC HEARING – Paul Bernal, Director

Zoning Text Amendment No. 2025-02: A request by the City of Visalia to amend Visalia Municipal Code Title 17 (Zoning Ordinance), Chapter 17.04 Definitions and Chapter 17.25 Uses in the Mixed Use, Office, and Industrial Zones, revising the definition of massage establishments and designating massage establishments from a permitted use to a conditionally allowed use in the Regional Commercial (C-R) zone.

Environmental Assessment Status: The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to Code of Regulations Section 15061(b)(3).

Project Location: Citywide.

12. CITY PLANNER UPDATE –

- a. Joint City Council and Planning Commission meeting, August 19, 2025.
- b. Planning Commission Interviews, July 30 and 31, 2025.

13. ADJOURNMENT

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 24, 2025, 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 North Santa Fe Street, 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, JULY 28, 2025

City of Visalia

Memo



To: Planning Commission

From: Josh Dan, Senior Planner

Date: July 14, 2025

Re: Time Extension for Conditional Use Permit No. 2023-09

RECOMMENDATION:

Staff recommends that the Planning Commission approve a one-year time extension of Conditional Use Permit No. 2023-09 that would have expired on July 10, 2025, pursuant to Zoning Ordinance Section 17.38.030.

BACKGROUND:

Conditional Use Permit (CUP) No. 2023-09 was a request by Market Street Development LLC., to allow for a senior care facility within an existing building measuring 24,975 square feet, on a parcel zoned C-MU (Commercial Mixed Use). The project is located on the north side of East Tulare Avenue, approximately 532 feet east of South Ben Maddox Way. (Address: N/A) (APN: 100-010-040).

On July 10, 2023, the Visalia Planning Commission conducted a public hearing and approved CUP No. 2023-09 in a 5-0 vote approval of Resolution No. 2023-10.

REQUEST

The expiration date of the CUP is July 10, 2025, two years from the date of the Planning Commission's approval. The time extension request was received in a timely manner on June 25, 2025.

This would be the first applicant-requested time extension for this CUP and the only time extension eligible for the CUP under Zoning Ordinance Section 17.38.030, which allows for up to a one-year time extension. If granted by the Planning Commission, the extension allows a total of three years for the applicant to act upon the CUP.

The applicant has requested a one-year time extension as described in the attached correspondence, to assist in completion of the permit review process and meet their 2026 opening.

The Planning Commission has the authority to approve or deny this request. If the request is approved, the applicant would have until the new expiration date, July 10, 2026, to be issued a building permit from the City and commence and diligently pursue construction toward completion on the site. If the request is denied, the applicant would have to re-file a new CUP application.

ATTACHMENTS

1. Letter of Request for the Time Extension
2. Approved Resolution No. 2023-10 for Conditional Use Permit No. 2023-09
3. Site Plan
4. Location Map



June 25, 2025

Via Email Only

City of Visalia
Planning Commission
Attn: Josh Dan, Senior Planner
Josh.dan@visalia.city

Re: Conditional Use Permit No. 2023-09 for the Real Property Located at 1150 S. Ben Maddox Way, Visalia, California.

Dear Josh,

Per our discussion, we are currently in plan check for the new PACE facility to be located at the above referenced location. We hope to break-ground as soon as possible as our tenant is 100% committed to opening in 2026.

As you are aware, the Visalia Planning Commission approved Conditional Use Permit No. 2023-09 (the "CUP") on July 10, 2023. I understand based on our recent communications that Section 17.38.030 allows for an extension of the CUP approval for up to one year. Accordingly, please accept this letter as our written request to extend the CUP by one year until July 10, 2026.

Thank you in advance for your consideration of our request. We remain committed to the project and look forward to continuing the process toward securing the building permit and commencing construction

If you should need anything further from me, please do not hesitate to ask.

Sincerely,

MARKET STREET DEVELOPMENT, LLC

By: 

Charles E. Smyth
Managing Member

RESOLUTION NO. 2023-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2023-09, A REQUEST BY MARKET STREET DEVELOPMENT LLC., TO ALLOW FOR A SENIOR CARE FACILITY WITHIN AN EXISTING BUILDING MEASURING 24,975 SQUARE FEET, ON A PARCEL ZONED C-MU (COMMERCIAL MIXED USE). THE PROJECT IS LOCATED ON THE NORTH SIDE OF EAST TULARE AVENUE, APPROXIMATELY 532-FEET EAST OF SOUTH BEN MADDOX WAY.
(ADDRESS: N/A) (APN: 100-010-040).

WHEREAS, Conditional Use Permit No. 2023-09, is a request by Market Street Development LLC., to allow for a senior care facility within an existing building measuring 24,975 square feet, on a parcel zoned C-MU (Commercial Mixed Use). The project is located on the north side of East Tulare Avenue, approximately 532-feet east of South Ben Maddox Way. (Address: N/A) (APN: 100-010-040); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on July 10, 2023; 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

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 15332.

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 the Zoning Ordinance Section 17.38.110:
 - a. 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.
 - 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 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2023-11).

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 in substantial compliance with the comments and conditions of Site Plan Review No. 2022-190, incorporated herein by reference.
- 2. That the use shall be operated in substantial compliance with the site plan, floor plan, and operational statement in Exhibits "A", "B", and "E".
- 3. That substantial changes to the site plan and/or operational plan, or an intensification of the land use wherein the parking demand exceeds the parking required for the land use, may require evaluation and approval by the Site Plan Review committee and/or an amendment to this Conditional Use Permit.
- 4. That any project signage shall be obtained under a separate permit consistent with the Sign Ordinance of the City of Visalia Municipal Code Chapter 17.48.
- 5. That all applicable federal, state and city laws, codes and ordinances be met.

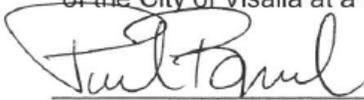
Commissioner Beatie offered the motion to this resolution. Commissioner Tavarez seconded the motion and it carried by the following vote:

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

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. 2023-10, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on July 10, 2023.



 Paul Bernal, Community Development Director



 Adam Peck, Chairperson

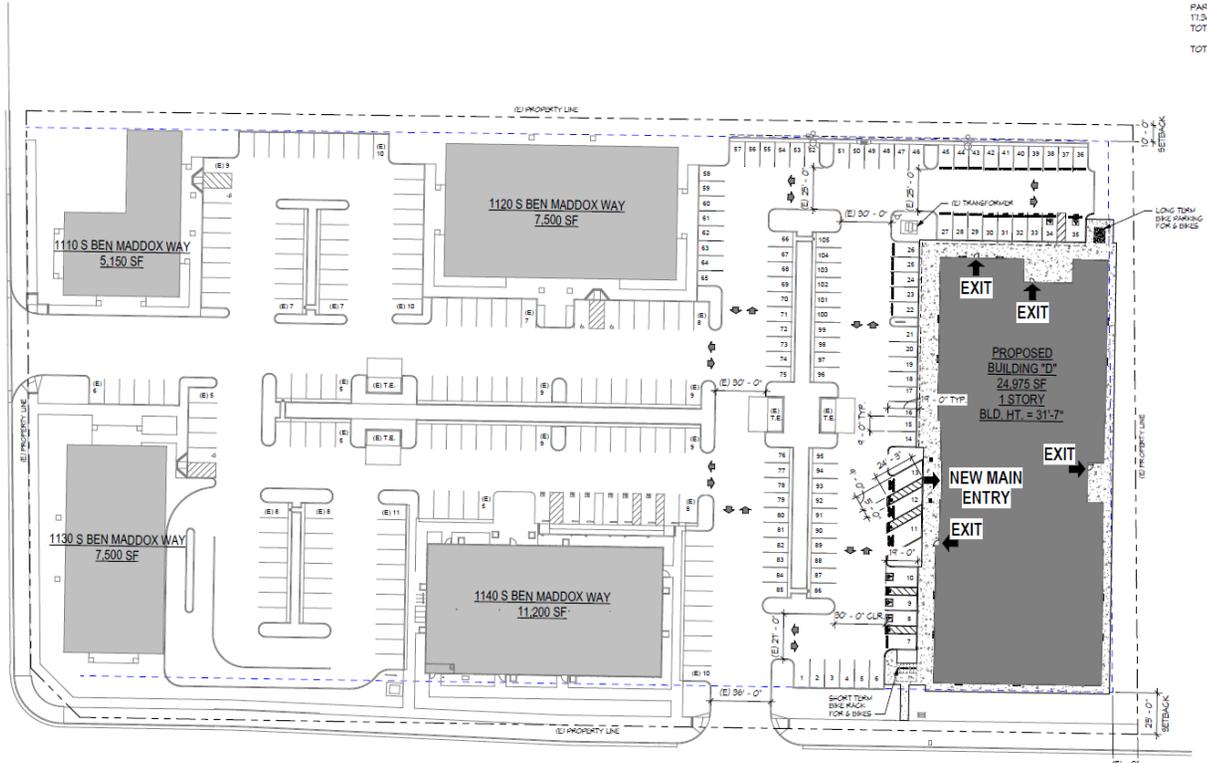
PARKING ANALYSIS (NET SF AREA):
 CLINIC AREAS: 4,143 SF
 CLINIC, CONSULT, MEMORY CARE AREAS: 4,143 SF
 OFFICE & SUPPORT AREAS: 9,044 SF
 ADMINISTRATION, STAFF SUPPORT & BLDGS SUPPORT:
 DAY CARE AREAS: 11,735 SF
 GREAT ROOM, DINING, PERSONAL CARE, REHAB:

PARKING REQUIREMENTS (PER ZONING ORDINANCE 11.34.020):
 CLINIC AREAS:
 CLINIC (1 FOR EA 200 SF = 4,143/200) = 21 STALLS.
 OFFICE, SUPPORT, DAY CARE AREAS:
 OFFICES (1 FOR EA 250 SF = 20,824/250) = 83 STALLS
 REQUIRED PARKING STALLS: 104
 PROVIDED PARKING STALLS:
 ADJACENT TO BUILDING 'D': 105
 FOR 104 PARKING STALLS:
 EV CAPABLE STALLS 25 STALLS - 6 EVCS STALLS

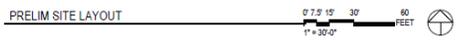
SITE INFORMATION:
 GENERAL PLAN: PLANNED
 PROFESSIONAL/ADMINISTRATIVE OFFICE
 ZONING: PA (PLANNED)
 PROFESSIONAL/ADMINISTRATIVE OFFICE
 SPECIAL DISTRICTS: DESIGN DISTRICT 'C'
PARKING ANALYSIS:
 EXISTING BUILDINGS:
 1110 S BEN MADDOX WAY: 5,150 SF
 1120 S BEN MADDOX WAY: 7,500 SF
 1130 S BEN MADDOX WAY: 7,500 SF
 1140 S BEN MADDOX WAY: 11,200 SF
 PROPOSED BUILDING 'D': 24,975 SF
 TOTAL SF OF BUILDINGS: 56,325 SF
 PARKING REQUIREMENTS PER ZONING ORDINANCE 11.34.020: 1 STALL FOR EACH 250 SF
 TOTAL PARKING REQUIRED: 226 STALLS
 TOTAL PARKING STALLS PROVIDED: 271 STALLS

Project #: 221609
 Drawn by: DEK
 Checked by: DEK

BEN MADDOX WAY



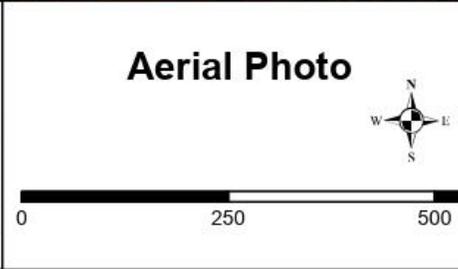
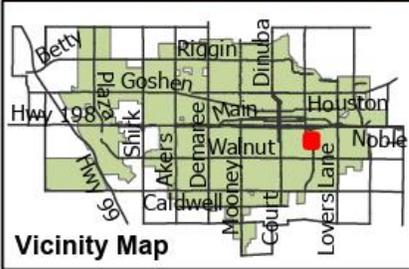
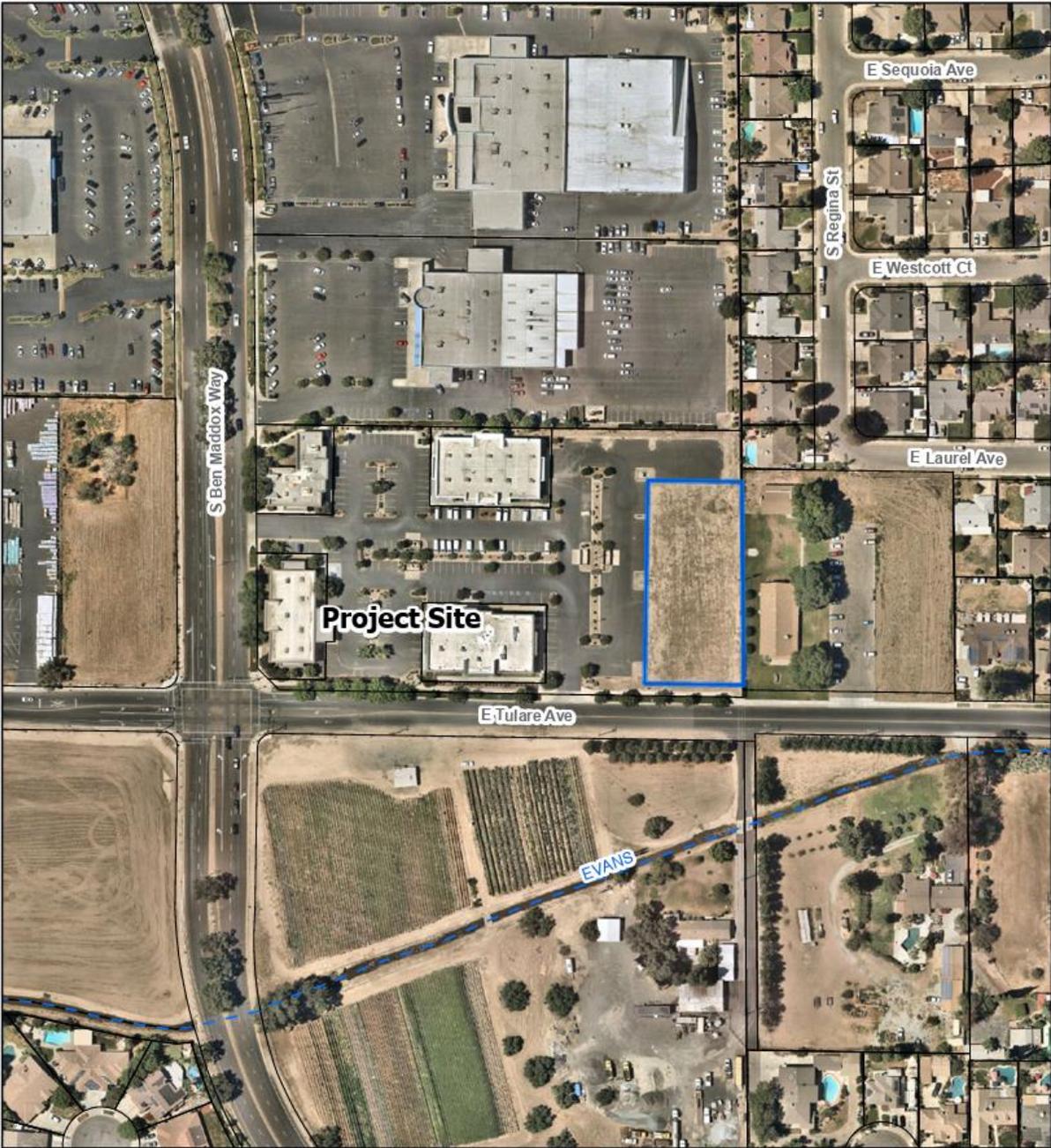
TULARE AVENUE



MSD WelbeHealth - Visalia PACE

Ben Maddox Way & Tulare Avenue
 Visalia, CA 93292

03/02/2023





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: July 14, 2025

PROJECT PLANNER: Brandon Smith, Principal Planner
Phone: (559) 713-4636
E-Mail: brandon.smith@visalia.com

SUBJECT: Prezone to Annexation No. 2024-03: A request by the City of Visalia to adopt a prezone of the property undergoing annexation into the City limits of Visalia. The prezone will change zones on the Official Zoning Map of the City of Visalia from 284 acres of unzoned to approximately 253 acres of Industrial (I) zone designation and approximately 31 acres of I-L (Light Industrial), consistent with the land use designations of the Visalia General Plan Land Use Map and consistent with Section 17.06.050 of the Visalia Municipal Code. The proposed Project is located on approximately 284 acres, on the north side of Riggan Avenue between Shirk Street and Kelsey Street. (APN: 077-840-004, 005, 006)

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 2025-33, recommending that the City Council approve an Ordinance to adopt a Prezone to Annexation No. 2024-03. This recommendation is based on the findings contained therein and summarized as follows:

- The proposed prezone is consistent with the Visalia General Plan and its goals, policies, and objectives, as adopted by the City, and subsequently amended by General Plan Amendment No. 2025-01.
- The proposed prezone is consistent with Annexation No. 2024-03.

RECOMMENDED MOTION

I move to recommend that the City Council approve an Ordinance to adopt a Prezone to Annexation No. 2024-03, based on the findings and conditions in Resolution No. 2025-33.

PROJECT DESCRIPTION AND BACKGROUND

The proposed Prezone action upon Annexation No. 2024-03 is a city-initiated request being done to confirm the zone designations of Light Industrial and Industrial for property undergoing annexation into the City limits of Visalia.

Annexation No. 2024-03 is an annexation proposed by Seefried Industrial Properties, Inc. to annex three parcels totaling approximately 284 acres into the City limits of Visalia. The Planning Commission held a public hearing on February 10, 2025, and recommended that the City Council initiate this annexation request. The City Council subsequently held a public hearing on March 17, 2025, and approved the recommendation to initiate proceedings toward filing the annexation application with the Tulare County Local Agency Formation Commission (LAFCO). The application was filed and a public hearing was scheduled on June 4, 2025, and continued at the request of the proponent, now currently scheduled for August 6, 2025.

The City Council Resolution initiating the annexation proceedings, as described above, confirmed the Light Industrial and Industrial zone designations to be assigned to the property upon annexation to the City, consistent with General Plan Amendment No. 2025-01 that was approved together with the Initiation of Proceedings for the Annexation. This confirmation of zone designations was done following past practices wherein the City relied upon its adopted

General Plan Land Use Map together with Visalia Municipal Code Section 17.06.050(A) to effectuate the zoning on the project prior to filing with LAFCO. City staff have decided to revise the rezoning process and formally adopt an ordinance that establishes specific rezoning of each proposed annexation.

The City has voluntarily initiated this action for the purpose of formally rezoning this project site through the adoption of an ordinance, using the City’s established Zoning Amendment process outlined in Visalia Municipal Code Chapter 17.44. Under this chapter, the Planning Commission will make findings and a recommendation to the City Council. The City Council will take final action on the proposal.

The zone designations in this Prezone are synonymous with the previous actions of Planning Commission and City Council on the corresponding annexation. This Prezone does not make any new change to the zoning upon the project site, nor does it result in any change to the underlying project (i.e., the Shirk-Riggin Industrial Park) associated with the annexation.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Industrial, Light Industrial, Conservation
Existing Zoning:	County AE-40
Zoning upon annexation to City:	Industrial (I), Light Industrial (I-L)
Surrounding General Plan & Land Use:	<p>North: Industrial & Light Industrial / Vacant land, dairy</p> <p>South: Industrial & Light Industrial / Vacant land, warehouse and distribution centers, non-operational dairy</p> <p>East: Low, Medium & High Densit Residential, Commercial Mixed Use, Parks/Recreation / Agriculture land entitled for master-planned community including a 30-acre commercial center</p> <p>West: Industrial / Warehouse and distribution centers</p>
Environmental Review:	Draft and Final Environmental Impact Report for Shirk & Riggin Industrial Park Project, State Clearinghouse #2022080658
Special Districts:	None
Site Plan Review:	SPR No. 24-096, preceded by SPR 21-074

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED PROJECTS

Shirk-Riggin Industrial Project, consisting of the following entitlements:

- **Annexation No. 2024-03:** A request to annex three parcels totaling approximately 284 acres into the City limits of Visalia.

- **General Plan Amendment No. 2025-01:** A request to decrease the Light Industrial land use designation and to increase the Industrial land use designation on the project site consisting of approximately 284 acres.
- **Development Agreement:** A request to authorize the City to sign and enter into a development agreement pursuant to Government Code Section 65864 et. seq., and Section 17.60 of the City of Visalia Zoning Ordinance.
- **Tentative Parcel Map No. 2024-08:** A request to subdivide approximately 284 acres into 14 parcels to facilitate industrial and supportive service-oriented development.
- **Conditional Use Permit No. 2024-26:** A request to allow a planned development that includes the creation of lots without public street frontage, reduced lot sizes, and the establishment of two pads with drive-through lanes, convenience store, and car wash.

The Planning Commission conducted a public hearing on February 10, 2025, and approved the Tentative Parcel Map and Conditional Use Permit and recommended that the City Council approve the General Plan Amendment, Annexation, and enter into the Development Agreement, and recommend certification of the Environmental Impact Report.

PROJECT ANALYSIS

Prezone language in State law

The City of Visalia’s past practice of exercising a prezone for annexed property by classifying it to a zone consistent with the existing General Plan designation, as stated in Visalia Municipal Code section 17.06.050(A), or initiating a General Plan amendment prior to recommending annexation has been based upon State Government Code Section 65859, which states:

(a) A city may, pursuant to this chapter, prezone unincorporated territory to determine the zoning that will apply to that territory upon annexation to the city.

The zoning shall become effective at the same time that the annexation becomes effective.

(b) Pursuant to Section 56375, those cities subject to that provision shall complete rezoning proceedings as required by law.

(c) If a city has not prezoned territory which is annexed, it may adopt an interim ordinance pursuant to Section 65858.

Subsections (a) and (c) both use the permissive wording “may”, not the more typical mandatory wording of “shall” and in addition state laws concerning zoning requirements are typically limited in application to charter cities under Section 65803. Furthermore, the City’s past practice has followed Subsection (b) because it is completing a process that has been long accepted by Tulare County LAFCO as sufficient to prezone territory prior to annexation.

Government Code Section 56375, concerning powers of local agency formation commissions, includes subsection (a)(7) that refers to the approval of municipal annexations, requires a rezoning process or presentation of evidence that the development entitlements are consistent with the General Plan, but it doesn’t specify a specific manner or process of rezoning:

(7) The decision of the commission with regard to a proposal to annex territory to a city shall be based upon the general plan and rezoning of the city. When the development purposes are not made known to the annexing city, the annexation shall be reviewed on the basis of the adopted plans and policies of the annexing city or county. A commission shall require, as a condition to annexation, that a city prezone the territory to be annexed or present evidence satisfactory to the commission that the existing development

entitlements on the territory are vested or are already at build-out, and are consistent with the city's general plan. However, the commission shall not specify how, or in what manner, the territory shall be rezoned.

Visalia's Zoning Ordinance Section 17.06.050 explains the rezoning process which relies upon utilization and being consistent with the City's General Plan Land Use Map and upon City Council resolutions that approve an annexation and affirm the proposed zoning, which is then presented to LAFCO for adoption.

Updating Process to Adopt a Specific Zoning Amendment Ordinance

While the City maintains that its manner of rezoning prescribed in Section 17.06.050 complies with State law by meeting Government Code Sections 56375 and 65859, a more explicitly formal procedure could also be utilized. Such procedure would be to enact an ordinance reviewing the General Plan designation for the property proposed for annexation, the proposed usage of that property, then, by ordinance, direct the change from "unzoned" to the equivalent zoning as prescribed by the General Plan land use map (substantiated in the Implementation chapter of the General Plan).

This additional step for the City Council to adopt an ordinance declaring rezoning on a project-by-project basis is beneficial in that it requires a specific review and record of the underlying project and the proposed zoning by a project-specific ordinance rezoning the property instead of relying on the general city-wide ordinance for rezoning. The more formal project specific ordinance is commonly used by municipalities throughout the State of California, and following statewide practices can simplify working with developers that have projects in other areas of California.

Environmental Review

A Draft and Final Environmental Impact Report (EIR) (State Clearinghouse Number 2022080658), incorporated herein by reference, has been prepared in association with the Shirk and Riggan Industrial Park project, in accordance with the California Environmental Quality Act (CEQA). This EIR was certified by the City Council on March 17, 2025 by Resolution No. 2025-09. The City Council's action included the adoption of a Finding of Fact, Statement of Overriding Considerations, and Mitigation and Monitoring Plan. This certified EIR is being utilized for consideration of the rezoning's environmental analysis in accordance with CEQA.

The proposed Rezoning action, which was considered by the EIR, has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Shirk & Riggan Industrial Park Project EIR. The Environmental Impact Report adequately analyzed and addressed this proposed project and determined that there would be significant impacts resulting from the development of the Shirk & Riggan Industrial Park Project. A Mitigation and Monitoring Plan adopted with the EIR includes mitigation measures that reduce or eliminate the severity of some of these impacts to a level that is less than significant.

RECOMMENDED FINDINGS

1. The proposed rezoning is consistent with the policies and intent of the General Plan and Zoning Ordinance of the City of Visalia.
2. The proposed rezoning would not be detrimental to the public interest, health, safety, convenience, or welfare of the city.
3. The proposed rezoning is internally consistent with other applicable provisions of these regulations.

4. The site is physically suitable (including ability to meet requested zoning regulations, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses.
5. That the proposed rezoning, being processed as a Zone Amendment in accordance with Chapter 17.44 of the Visalia Municipal Code, is being done to achieve the objectives of the Zoning Ordinance prescribed in Section 17.02.020, which are established as a means to preserve and promote the public health, safety and welfare of the city, and of the public generally and to facilitate growth and expansion of the municipality in a precise and orderly manner, and is being done to confirm the classification of the zone designation that is consistent with the Visalia General Plan, in accordance with Section 17.06.050 of the Zoning Ordinance.
6. That the Environmental Impact Report prepared and certified for the Shirk & Riggin Industrial Park Project (SCH# 2022080658) includes the proposed pre-zoning in its project description.
7. That no new information has arisen since certification of the Environmental Impact Report that alters its analysis of impacts or conclusions as to effects and required mitigation. Therefore, the EIR adequately addresses environmental impacts associated with this project.

APPEAL INFORMATION

The Planning Commission's recommendation on the Zoning Text Amendment is advisory only and is automatically referred to the City Council for final action.

Attachments:

- Related Plans and Policies
- Resolution No. 2025-33
- Exhibit "A" – Zoning Map illustrating zone designations on the project site
- Exhibit "B" – Planning Commission Staff Report from February 10, 2025

Related Plans and Policies

Related sections of state law

Government Code - GOV

TITLE 5. LOCAL AGENCIES [50001 - 57607]

(Title 5 added by Stats. 1949, Ch. 81.)

**DIVISION 3. CORTESE-KNOX-HERTZBERG LOCAL GOVERNMENT
REORGANIZATION ACT OF 2000 [56000 - 57550]**

(Heading of Division 3 amended by Stats. 2001, Ch. 388, Sec. 1.)

PART 2. LOCAL AGENCY FORMATION COMMISSION [56300 - 56430]

(Part 2 added by Stats. 1985, Ch. 541, Sec. 3.)

CHAPTER 3. Powers [56375 - 56386]

(Chapter 3 added by Stats. 1985, Ch. 541, Sec. 3.)

56375.

The commission shall have all of the following powers and duties subject to any limitations upon its jurisdiction set forth in this part:

- (a) (1) To review and approve with or without amendment, wholly, partially, or conditionally, or disapprove proposals for changes of organization or reorganization, consistent with written policies, procedures, and guidelines adopted by the commission.
- (2) The commission may initiate proposals by resolution of application for any of the following:
- (A) The consolidation of a district, as defined in Section 56036.
 - (B) The dissolution of a district.
 - (C) A merger.
 - (D) The establishment of a subsidiary district.
 - (E) The formation of a new district or districts.
 - (F) A reorganization that includes any of the changes specified in subparagraph (A), (B), (C), (D), or (E).
 - (G) The dissolution of an inactive district pursuant to Section 56879.
 - (H) The dissolution of a district pursuant to Section 56375.1.
- (3) A commission may initiate a proposal described in paragraph (2) only if that change of organization or reorganization is consistent with a recommendation or conclusion of a study prepared pursuant to Section 56378, 56425, or 56430, and the commission makes the determinations specified in subdivision (b) of Section 56881.

(4) A commission shall not disapprove an annexation to a city, initiated by resolution, of contiguous territory that the commission finds is any of the following:

(A) Surrounded or substantially surrounded by the city to which the annexation is proposed or by that city and a county boundary or the Pacific Ocean if the territory to be annexed is substantially developed or developing, is not prime agricultural land as defined in Section 56064, is designated for urban growth by the general plan of the annexing city, and is not within the sphere of influence of another city.

(B) Located within an urban service area that has been delineated and adopted by a commission, which is not prime agricultural land, as defined by Section 56064, and is designated for urban growth by the general plan of the annexing city.

(C) An annexation or reorganization of unincorporated islands meeting the requirements of Section 56375.3.

(5) As a condition to the annexation of an area that is surrounded, or substantially surrounded, by the city to which the annexation is proposed, the commission may require, where consistent with the purposes of this division, that the annexation include the entire island of surrounded, or substantially surrounded, territory.

(6) A commission shall not impose any conditions that would directly regulate land use density or intensity, property development, or subdivision requirements.

(7) The decision of the commission with regard to a proposal to annex territory to a city shall be based upon the general plan and rezoning of the city. When the development purposes are not made known to the annexing city, the annexation shall be reviewed on the basis of the adopted plans and policies of the annexing city or county. A commission shall require, as a condition to annexation, that a city rezone the territory to be annexed or present evidence satisfactory to the commission that the existing development entitlements on the territory are vested or are already at build-out, and are consistent with the city's general plan. However, the commission shall not specify how, or in what manner, the territory shall be rezoned.

(8) (A) Except for those changes of organization or reorganization authorized under Section 56375.3, and except as provided by subparagraph (B), a commission shall not approve an annexation to a city of any territory greater than 10 acres, or smaller as determined by commission policy, where there exists a disadvantaged unincorporated community that is contiguous to the area of proposed annexation, unless an application to annex the disadvantaged unincorporated community to the subject city has been filed with the executive officer.

(Amended by Stats. 2022, Ch. 89, Sec. 1. (SB 938) Effective January 1, 2023.)

TITLE 7. PLANNING AND LAND USE [65000 - 66499.58]

(Heading of Title 7 amended by Stats. 1974, Ch. 1536.)

DIVISION 1. PLANNING AND ZONING [65000 - 66342]

(Heading of Division 1 added by Stats. 1974, Ch. 1536.)

CHAPTER 4. Zoning Regulations [65800 - 65912]

(Chapter 4 repealed and added by Stats. 1965, Ch. 1880.)

ARTICLE 2. Adoption of Regulations [65850 - 65863.13]

(Article 2 added by Stats. 1965, Ch. 1880.)

65859.

(a) A city may, pursuant to this chapter, prezone unincorporated territory to determine the zoning that will apply to that territory upon annexation to the city.

The zoning shall become effective at the same time that the annexation becomes effective.

(b) Pursuant to Section 56375, those cities subject to that provision shall complete pre zoning proceedings as required by law.

(c) If a city has not pre zoned territory which is annexed, it may adopt an interim ordinance pursuant to Section 65858.

(Amended by Stats. 1994, Ch. 939, Sec. 13. Effective September 28, 1994. Operative January 1, 1995, by Sec. 29 of Ch. 939.)

Zoning Ordinance

Chapter 17.02 GENERAL PROVISIONS

17.02.020 Purpose.

This title is enacted to preserve and promote the public health, safety and welfare of the city, and of the public generally and to facilitate growth and expansion of the municipality in a precise and orderly manner. More specifically, the zoning ordinance is adopted in order to achieve the following objectives:

- A. Foster a workable relationship among land uses;
- B. Promote the stability of existing land uses that conform to the district in which they occur;
- C. Ensure that public and private lands ultimately are used for purposes that are appropriate and most beneficial for the city;
- D. Prevent excessive population densities;
- E. Avoid a concentration of structures adjoining each other or juxtaposed too closely together in close proximity to each other;
- F. Promote a safe, effective traffic circulation system;

- G. Require adequate off-street parking and truck loading facilities;
- H. Facilitate the appropriate location of community facilities and institutions;
- I. Coordinate land use policies and regulations of the city in order to facilitate the transition of land areas from county to municipal jurisdiction and to protect agricultural producers in areas planned for urban expansion;
- J. Implement the goals, policies and map of the general plan. (Ord. 2017-01 (part), 2017: prior code § 7201)

Chapter 17.06 ZONE CLASSIFICATIONS

17.06.050 Boundary changes because of annexation or right-of-way abandonment.

A. All territory that is annexed to the city shall be classified to a zone that is consistent with the general plan as adopted by the city.

B. All territory that is unzoned or becomes unzoned through abandonment of a public street, alley or railroad right-of-way, shall be classified to the centerline the same as the property adjoining the street, alley or railroad right-of-way. (Ord. 2017-01 (part), 2017: prior code § 7230)

Chapter 17.44 ZONING AMENDMENTS

17.44.010 Purpose.

As a general plan for Visalia is put into effect, there will be a need for changes in zoning boundaries and other regulations of this title. As the general plan is reviewed and revised periodically, other changes in the regulations of this title may be warranted. Such amendments shall be made in accordance with the procedure prescribed in this chapter. (Ord. 2017-01 (part), 2017: prior code § 7580)

17.44.020 Initiation.

A. A change in the boundaries of any zone may be initiated by the owner of the property within the area for which a change of zone is proposed or by his authorized agent. If the area for which a change of zone is proposed is in more than one ownership, all of the property owners or their authorized agents shall join in filing the application, unless included by planning commission resolution of intention.

B. A change in boundaries of any zone, or a change in a zone regulation, off-street parking or loading facilities requirements, general provision, exception or other provision may be initiated by the city planning commission or the city council in the form of a request to the commission that it consider a proposed change; provided, that in either case the procedure prescribed in Sections 17.44.040 and 17.44.090 shall be followed. (Ord. 2017-01 (part), 2017: prior code § 7581)

17.44.030 Application procedures.

A. A property owner or his authorized agent may file an application with the city planning commission for a change in zoning boundaries on a form prescribed by the commission and that said application shall include the following data:

1. Name and address of the applicant;
2. Statement that the applicant is the owner of the property for which the change in zoning boundaries is proposed, the authorized agent of the owner, or is or will be the plaintiff in an action in eminent domain to acquire the property involved;
3. Address and legal description of the property;
4. The application shall be accompanied by such sketches or drawings as may be necessary to clearly show the applicant's proposal;
5. Additional information as required by the historic preservation advisory board.

B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of processing the application. (Ord. 2017-01 (part), 2017: prior code § 7582)

17.44.040 Public hearing—Notice.

The city planning commission shall hold at least one public hearing on each application for a change in zone boundaries and on each proposal for a change in zone boundaries or of a zone regulation, off-street parking or loading facilities requirements, general provisions, exception or other provision of this title initiated by the commission or the city council. Notice of the public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by publication in a newspaper of general circulation within the city, and by mailing 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. (Ord. 2017-01 (part), 2017: prior code § 7583)

17.44.050 Investigation and report.

The city planning staff shall make an investigation of the application or the proposal and shall prepare a report thereon that shall be submitted to the city planning commission. (Ord. 2017-01 (part), 2017: prior code § 7584)

17.44.060 Hearing.

A. At the public hearing, the city planning commission shall review the application or the proposal and may receive pertinent evidence as to why or how the proposed change is necessary to achieve the objectives of the zoning ordinance prescribed in Section 17.02.020.

B. If the commission's recommendation is to change property from one zone designation to another, the commission may recommend that conditions be imposed so as not to create problems adverse to the public health, safety and general welfare of the city and its residents. (Ord. 2017-01 (part), 2017: prior code § 7585)

17.44.070 Action of city planning commission.

The city planning commission shall make a specific finding as to whether the change is required to achieve the objectives of the zoning ordinance prescribed in Section 17.02.020. The commission shall transmit a report to the city council recommending that the application be granted, conditionally approved, or denied or that the proposal be adopted or rejected, together with one copy of the application, resolution of the commission or request of the Council, the sketches or drawings submitted and all other data filed therewith, the report of the city engineer and the findings of the commission. (Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: prior code § 7586)

17.44.080 [Reserved].

17.44.090 Action of city council.

A. Upon receipt of the resolution or report of the city planning commission, the city council shall review the application or the proposal and shall consider the resolution or report of the commission and the report of the city planning staff.

B. The city council shall make a specific finding as to whether the change is required to achieve the objectives of the zoning ordinance prescribed in Section 17.02.020. If the council finds that the change is required, it shall enact an ordinance amending the zoning map or an ordinance amending the regulations of this title, whichever is appropriate. The city council may impose conditions on the change of zone for the property where it finds that said conditions must be imposed so as not to create problems inimical to the public health, safety and general welfare of the city and its residents. If conditions are imposed on a change of zone, said conditions shall run with the land and shall not automatically be removed by a subsequent reclassification or change in ownership of the property. Said conditions may be removed only by the city council after recommendation by the planning commission. If the council finds that the change is not required, it shall deny the application or reject the proposal. (Ord. 2017-01 (part), 2017: prior code § 7587)

17.44.100 Change of zoning map.

A change in zone boundary shall be indicated on the zoning map. (Ord. 2017-01 (part), 2017: prior code § 7589)

17.44.110 New application.

Following the denial of an application for a change in a zone boundary, no application for the same or substantially the same change shall be filed within one year of the date of denial of the application. (Ord. 2017-01 (part), 2017: prior code § 7590)

17.44.120 Report by city planner.

On any amendment to the zoning code changing property from one zone classification to another, the city planner shall inform the planning commission and the city council of any conditions attached to previous zone changes as a result of action taken pursuant to Sections 17.44.060, 17.44.070 and 17.44.090. (Ord. 2017-01 (part), 2017: Ord. 9605 § 30 (part), 1996: prior code § 7591)

RESOLUTION NO. 2025-33

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA, RECOMMENDING APPROVAL OF A PREZONING ORDINANCE TO ANNEXATION NO. 2024-03: A REQUEST BY THE CITY OF VISALIA TO PREZONE BY ORDINANCE THE PROPERTY UNDERGOING ANNEXATION INTO THE CITY LIMITS OF VISALIA. THE PREZONE WILL CHANGE ZONES ON THE OFFICIAL ZONING MAP OF THE CITY OF VISALIA FROM 284 ACRES OF UNZONED TO APPROXIMATELY 253 ACRES OF INDUSTRIAL (I) ZONE DESIGNATION AND APPROXIMATELY 31 ACRES OF I-L (LIGHT INDUSTRIAL), CONSISTENT WITH THE LAND USE DESIGNATIONS OF THE VISALIA GENERAL PLAN LAND USE MAP AND CONSISTENT WITH SECTION 17.06.050 OF THE VISALIA MUNICIPAL CODE. THE PROPOSED PROJECT IS LOCATED ON APPROXIMATELY 284 ACRES, ON THE NORTH SIDE OF RIGGIN AVENUE BETWEEN SHIRK STREET AND KELSEY STREET. (APN: 077-840-004, 005, 006)

WHEREAS, Prezone to Annexation No. 2024-03 is a request by the City of Visalia to adopt a rezoning ordinance for the property undergoing annexation into the City limits of Visalia. The rezoning will change zones on the Official Zoning Map of the City of Visalia from 284 acres of unzoned to approximately 253 acres of Industrial (I) zone designation and approximately 31 acres of Light Industrial (I-L) zone designation, consistent with the land use designations of the Visalia General Plan Land Use Map and consistent with Section 17.06.050 of the Visalia Municipal Code; and

WHEREAS, Seefried Industrial Properties, Inc. has submitted entitlement applications with the City of Visalia including but not limited to General Plan Amendment No. 2025-01 and Annexation No. 2024-03, to facilitate annexation and approval of the Shirk-Riggin Industrial Park project, which will include over 3.7 million square feet of light industrial and flex industrial uses, together with other compatible non-industrial uses and related on and off-site improvements on approximately 284 acres to be located within the City of Visalia; and

WHEREAS, the logical and orderly formation of an annexation boundary, in accordance with the provisions of the California Government Code (CGC), requires inclusion of approximately 284 acres of land comprised of three parcels and right-of-way bounded by Riggin Avenue, Shirk Street, Kelsey Street, and Modoc Ditch (APN: 077-840-004, 005, 006), to be annexed to the City of Visalia; and

WHEREAS, the specific changes of organization requested consist of detachment of the project area territory from the County of Tulare and annexation to the City of Visalia; and

WHEREAS, the territory to be annexed is within the Planning Area Boundary and the Urban Growth Boundary of the City of Visalia; and

WHEREAS, under General Plan Amendment No. 2025-01, which was recommend for approval by the Planning Commission on February 10, 2025, and was approved by the City Council of the City of Visalia on March 17, 2025, amended the General Plan Land Use Map to change the land use designation for the project site to Industrial, Light Industrial, and Conservation, to facilitate rezoning of the project site to

the proposed Industrial (I) and Light Industrial (I-L) zones in accordance with consistent with Section 17.06.050 of the Visalia Municipal Code; and

WHEREAS, the proposed I and I-L zone districts are consistent with Industrial and Light Industrial land use designations of the General Plan, respectively, in accordance with Table 9-1: Consistency Between the Plan and Zoning; and

WHEREAS, the City of Visalia does not utilize corresponding zone districts for rivers, creeks, and ditches having a Conservation land use designation, and therefore the corresponding pre-zoning of such areas shall be classified to the centerline the same as the property adjoining Modoc Ditch; and

WHEREAS, pursuant to the City's Municipal Code and State Planning and Zoning Law, the Planning Commission of the City of Visalia is authorized to review and make recommendations to the City Council of the City of Visalia for actions related to the establishment of land use and zone designations on behalf of the City, which include General Plan Amendments and Change of Zones and extends to prezone actions; and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on July 14, 2025; and

WHEREAS, the Planning Commission of the City of Visalia considered the Prezone to Annexation No. 2024-03 to be in accordance with Chapter 17.02, Chapter 17.06, and Chapter 17.44 of the Zoning Ordinance of the City of Visalia and on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Planning Commission considers that the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Environmental Impact Report (EIR) for the Shirk & Riggin Industrial Park Project (SCH# 2022080658), certified by the Visalia City Council on March 17, 2025, by Resolution No. 2025-09. The Environmental Impact Report adequately analyzed and addressed this proposed project and determined that there would be significant impacts resulting from the development of the Shirk & Riggin Industrial Park Project. A Mitigation and Monitoring Plan adopted with the EIR includes mitigation measures that reduce or eliminate the severity of some of these impacts to a level that is less than significant.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of an ordinance to prezone Annexation No. 2024-03 based on the following specific findings and evidence presented:

1. The proposed prezoning is consistent with the policies and intent of the General Plan and Zoning Ordinance of the City of Visalia.
2. The proposed prezoning would not be detrimental to the public interest, health, safety, convenience, or welfare of the city.
3. The proposed prezoning is internally consistent with other applicable provisions of these regulations.

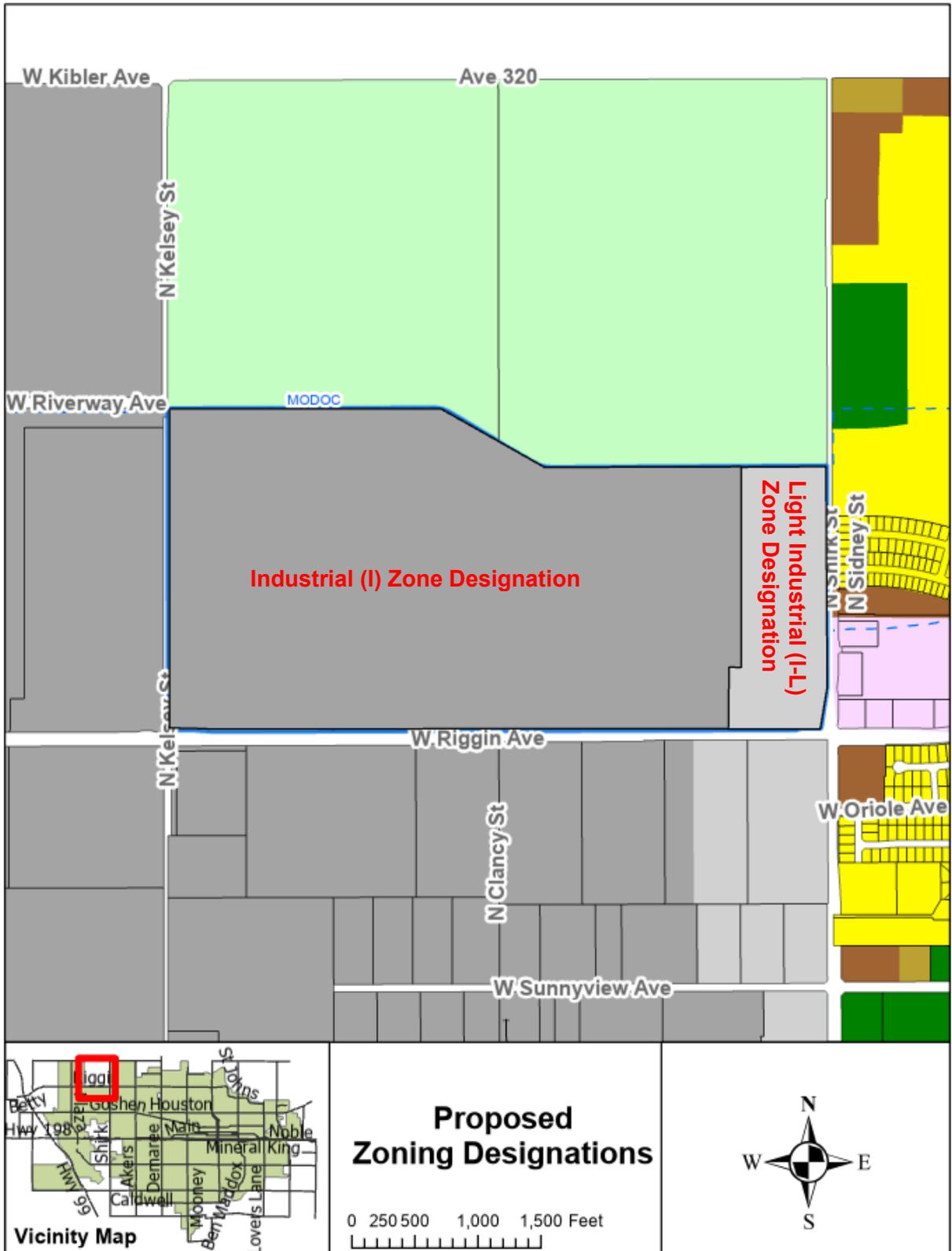
4. The site is physically suitable (including ability to meet requested zoning regulations, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses.
5. That the proposed pre-zoning, being processed as a Zone Amendment in accordance with Chapter 17.44 of the Visalia Municipal Code, is being done to achieve the objectives of the Zoning Ordinance prescribed in Section 17.02.020, which are established as a means to preserve and promote the public health, safety and welfare of the city, and of the public generally and to facilitate growth and expansion of the municipality in a precise and orderly manner, and is being done to confirm the classification of the zone designation that is consistent with the Visalia General Plan, in accordance with Section 17.06.050 of the Zoning Ordinance.
6. That the Environmental Impact Report prepared and certified for the Shirk & Riggan Industrial Park Project (SCH# 2022080658) includes the proposed pre-zoning in its project description.
7. That no new information has arisen since certification of the Environmental Impact Report that alters its analysis of impacts or conclusions as to effects and required mitigation. Therefore, the EIR adequately addresses environmental impacts associated with this project.

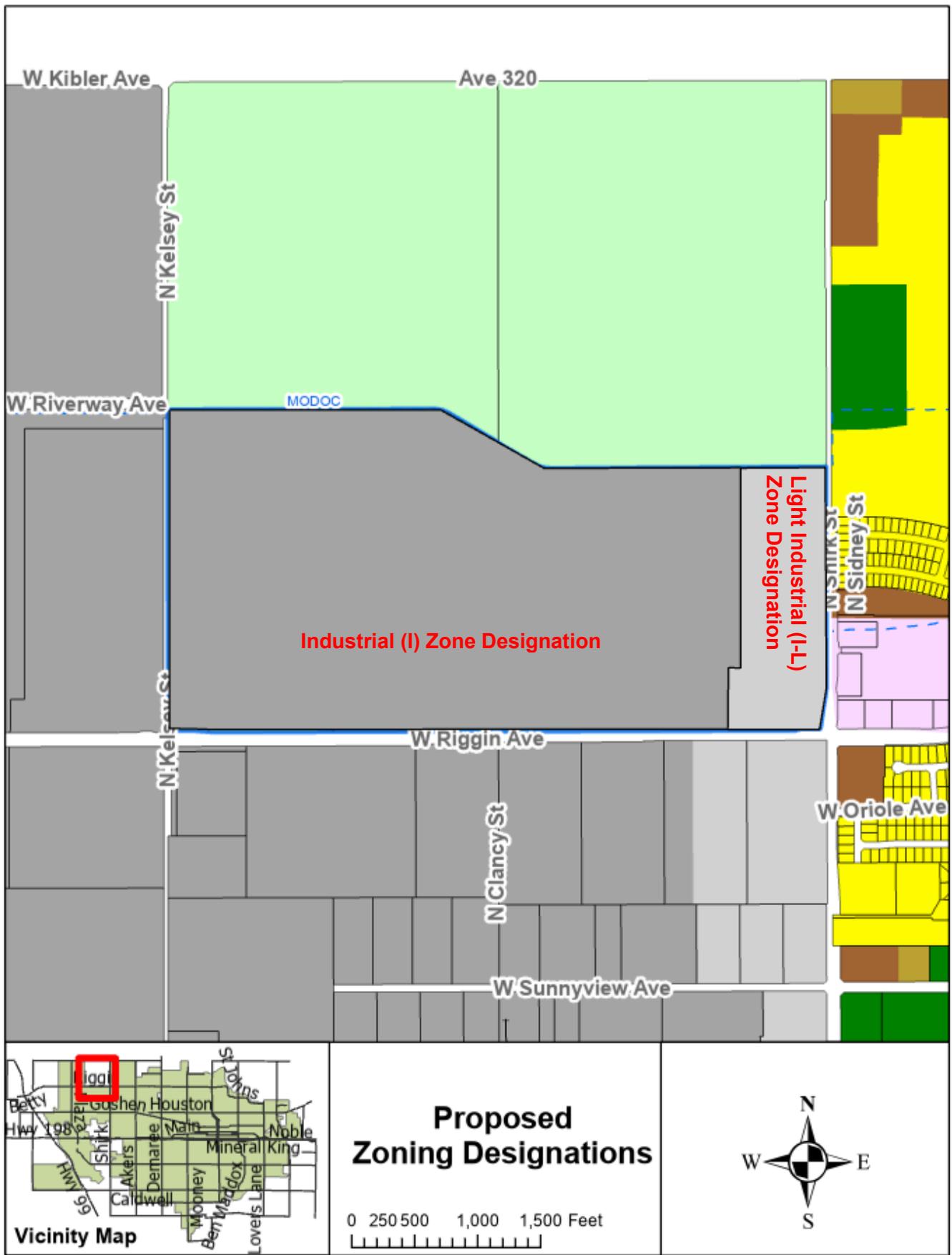
BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of the Prezone to Annexation No. 2024-03, as depicted per Exhibit "A", on the real property described herein, in accordance with the terms of this resolution and under the provisions of Chapter 17.02, Chapter 17.06, and Chapter 17.44 of the Ordinance Code of the City of Visalia.

Exhibit "A"

Pre-zone to Annexation No. 2024-03

Planning Commission Resolution No. 2025-33





REPORT TO CITY OF VISALIA PLANNING COMMISSION



HEARING DATE: February 10, 2025

PROJECT PLANNER: Brandon Smith, Principal Planner
 Phone No.: (559) 713-4636
 Email: brandon.smith@visalia.city

SUBJECT: **Shirk-Riggin Industrial Project**, for the development of an industrial park with a total building footprint of approximately 3,720,149 square feet on 284 acres, and consisting of the following actions:

Recommend Certification of the Final Environmental Impact Report (EIR) prepared for the Shirk & Riggin Industrial Park (State Clearinghouse Number 2022080658).

Initiation of Proceedings for Annexation No. 2024-03: A request to annex three parcels totaling approximately 284 acres into the City limits of Visalia. Upon annexation the area will be zoned Industrial (I) and I-L (Light Industrial) consistent with the land use designations of the Visalia General Plan Land Use Map. 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 and a Development Agreement.

General Plan Amendment No. 2025-01: A request to decrease the Light Industrial land use designation and to increase the Industrial land use designation on the project site consisting of approximately 284 acres.

Tentative Parcel Map No. 2024-08: A request to subdivide approximately 284 acres into 14 parcels to facilitate industrial and supportive service-oriented development.

Conditional Use Permit No. 2024-26: A request to allow a planned development that includes the creation of lots without public street frontage, reduced lot sizes, and the establishment of two pads with drive-through lanes, convenience store, and car wash.

Project Applicant: Seefried Industrial Properties, Inc.

Project Location: The proposed Project is located on approximately 284 acres, on the north side of Riggin Avenue between Shirk Street and Kelsey Street. (APN: 077-840-004, 005, 006)

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following actions.

Final Environmental Impact Report: Adopt Resolution No. 2025-05, recommending that the City Council certify the Final Environmental Impact Report (State Clearinghouse Number 2022080658), including a Finding of Fact and Statement of Overriding Considerations, for the project, based upon the findings in said resolution.

General Plan Amendment No. 2025-01: Recommend that City Council approve the General Plan Amendment, based on the findings in Resolution No. 2025-08. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning Ordinance, and the required findings.

Annexation No. 2024-03: Recommend that City Council initiate the Annexation, as conditioned, including authorization to enter into a Pre-Annexation Agreement, based on the findings in Resolution No. 2025-06. Staff’s recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and the required findings.

Development Agreement: Recommend that City Council authorize to enter into the Development Agreement attached herein, based on the findings in Resolution No. 2025-07. Staff’s recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning Ordinance, and the required findings.

Tentative Parcel Map No. 2024-08: Approve Tentative Parcel Map No. 2024-08, as conditioned, based on the findings and conditions in Resolution No. 2025-09. Staff’s recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances, and the required findings.

Conditional Use Permit No. 2024-26: Approve Conditional Use Permit No. 2024-26, as conditioned, based on the findings and conditions in Resolution No. 2025-10. Staff’s recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning Ordinance, and the required findings.

RECOMMENDED MOTION

I move to recommend that the City Council certify the **Shirk & Riggin Industrial Park** (State Clearinghouse Number 2022080658), according to Resolution No. 2025-05.

I move to recommend the initiation of **Annexation No. 2024-03**, based on the findings in Resolution No. 2025-06.

I move to recommend the initiation of a **Development Agreement pertaining to the Shirk and Riggin Industrial Park**, based on the findings in Resolution No. 2025-07.

I move to recommend approval of **General Plan Amendment No. 2025-01**, based on the findings in Resolution No. 2025-08.

I move to approve **Tentative Parcel Map No. 2024-08**, based on the findings and conditions in Resolution No. 2025-09.

I move to approve **Conditional Use Permit No. 2024-26**, based on the findings and conditions in Resolution No. 2025-10.

PROJECT DESCRIPTION

The applicants, Seefried Industrial Properties, Inc., have filed entitlement applications for the development of a 284-acre industrial park, containing primary industrial uses as well as commercial elements, on property located outside of City limits and within the Tier I urban development boundary.

The property is planned to be developed with industrial buildings of varying sizes and functions. According to the site plan, attached as Exhibit “A”, a majority of the site will be developed with eight industrial buildings intended for warehouse, distribution, and light manufacturing use, with building sizes shown between 109,890 and 1,078,440 square feet. Other uses shown on the site plan are flex industrial space consisting of six identical buildings totaling 80,960 square feet, a self-storage facility totaling 133,000 square feet, and a commercial cluster consisting of a convenience store with drive-through lane, gas station, car wash, and restaurant pad with drive-through lane. Entitlements for this project consist of an annexation, development agreement, commercial tentative parcel map, conditional use permit, and a general plan amendment. Development is anticipated to occur over three phases as shown in Exhibit “B”. The project site is currently vacant.

The land use entitlement issues are addressed and incorporated into the project’s Environmental Impact Report, and the land use entitlements are being processed concurrently with the CEQA review process. No entitlement is required for the industrial buildings in accordance with the Industrial and Light Industrial zoning designations, which allow such uses as permitted by right.

Annexation No. 2024-03 is a request to annex three parcels totaling approximately 284 acres located outside the city limits and within Tulare County (see Annexation Plat Map included in the Resolution). Upon annexation, the Zoning designations for the project area will consist of Industrial (I) and Light Industrial (I-L) zones, consistent with the underlying General Plan land use designation as proposed through the General Plan Amendment. The site also includes area designated as Conservation, though upon annexation, the property’s zoning will conform to the adjacent land use designations.

In conjunction with the annexation, the property will be subject to a Pre-Annexation Agreement, and is being entered into a **Development Agreement** at the discretion of the applicant. The Development Agreement seeks to establish terms and understandings on subjects including but not limited to post-entitlement approvals, vested rights, commitments toward providing infrastructure, project phasing, and establishment of project fees.

General Plan Amendment No. 2025-01 is requested to change land use designations between the Industrial and Light Industrial land use designations. The objective of the General Plan Amendment is to align the property’s existing land use split between Industrial and Light Industrial with the tentative parcel map’s proposed property lines that separate the large-scale industrial uses from the small-scale industrial and commercial uses. This results in an overall reduction of 21.12 acres of Light Industrial designation and an equal increase in the Industrial designation. All acreage is located within the Tier I urban development boundary.

Current and proposed land use designations for parcels being annexed are summarized as follows:

<u>Land Use Designation</u>	<u>Zoning Designation</u>	<u>Existing ac.</u>	<u>Proposed ac.</u>
Industrial	I designation	225.79	246.91
Light Industrial	I-L designation	50.35	29.23
Conservation	N/A	8.44	8.44

Tentative Parcel Map No. 2024-08 is a request to subdivide the 280 gross acres among the three subject parcels into 14 parcels, which includes one parcel created to accommodate a ponding basin (see Exhibit “C”). The map coincides with the commercial development layout depicted in the site plan (Exhibit “A”). This includes establishment of warehouse buildings on Parcels 1 through 8, flex industrial and self-storage on Parcels 9 and 10, commercial uses on Parcels 11 through 13, and a ponding basin on Parcel 6A. Reciprocal access and utility easements are established between the parcels and for the creation of access points to the adjacent arterial and collector streets. An 84-foot wide irrevocable offer of dedication is also shown for the extension of Clancy Street, which is a planned collector roadway.

Public Hearing Notice: The above project description corrects an error discovered in the public hearing notice published and mailed to adjacent property owners within 300 feet of the project site. The notice incorrectly identified the number of parcels being created as 13 instead of 14. Staff notes that the discrepancy did not result in any deficiencies with notification to members of the public, nor does it affect the analysis provided within this report.

Conational Use Permit No. 2024-26 is a request to allow a planned development in conjunction with the development plan and tentative parcel map. The planned development will result in one parcel without public street frontage (Parcel 7) and parcels that are less than the Zoning Ordinance’s minimum site area of five (5) acres in the Light Industrial zone. Access would be provided via three access points along Shirk Street, three access points along Riggins Avenue, and five access points along Kelsey Street. Access points will also be provided along Clancy Street, which will be extended to replace the existing private road and would traverse south to north of the site.

The conditional use permit further considers two pads with drive-through lanes, a convenience store, and a car wash, which are all conditionally permitted in the Light Industrial zone. An operational statement associated with these uses is included as Exhibit “D”.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Industrial, Light Industrial, Conservation
Existing Zoning:	County AE-40
Zoning upon annexation to City:	Industrial (I), Light Industrial (I-L)
Surrounding General Plan & Land Use:	North: Industrial & Light Industrial / Vacant land, dairy
	South: Industrial & Light Industrial / Vacant land, warehouse and distribution centers, non-operational dairy
	East: Low, Medium & High Density Residential, Commercial Mixed Use, Parks/Recreation / Agriculture land entitled for master-planned community including a 30-acre commercial center
	West: Industrial / Warehouse and distribution centers
Environmental Review:	Draft and Final Environmental Impact Report for Shirk & Riggins Industrial Park Project, State Clearinghouse #2022080658
Special Districts:	None
Site Plan Review:	SPR No. 24-096, preceded by SPR 21-074

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED PROJECTS

None.

PROJECT EVALUATION

Staff supports the annexation based on the project's consistency with the Land Use Element of the General Plan.

Specifically, Annexation No. 2024-03 will facilitate a new industrial park on a 284-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 south and west.

Furthermore, staff recommends approval of Tentative Parcel Map No. 2024-08, Conditional Use Permit No. 2024-26, and General Plan Amendment No. 2025-01, based on the project's consistency with the Land Use Element of the General Plan and the Zoning and Subdivision Ordinances.

Annexation to City limits

The project area is made up of three properties totaling 280 acres. The annexation further includes an additional 4 acres of public right-of-way to capture the remaining overall width of Riggan Avenue located between the existing two-lane roadway and the private property (see plat map included in Resolution).

The proponent of the annexation owns all three parcels. The parcels are surrounded on three sides by the City limits; only the property to the north, across from Modoc Ditch, is outside of the City limits.

A majority of the parcels are currently developed with an orchard, with small portions containing vacant land and a ponding basin. Surrounding land uses include industrial development to the south and west and agricultural operations to the north and east.

The easternmost portion of the site, consisting of about 50 acres, contains a land use and pre-zoning designation of Light Industrial and is closest to the Residential land use designations as identified in the General Plan. The remaining portion on the westerly side of the site, consisting of about 226 acres, contains a land use and pre-zoning designation of Industrial.

Plan for City Services

City Services, including Police and Fire protection, will be provided to the project site area upon annexation. Sanitary sewer service is available to all three parcels, as is water service through the California Water Service Company. Following annexation and development, the full complement of city services and programs will be provided, including but not limited to Solid Waste and maintenance of any future streets.

General Plan Consistency

Being that the General Plan Land Use Diagram designates the project area as Light Industrial and Industrial, annexation of the area will thus result in the parcels being zoned Light Industrial (I-L) and Industrial (I).

All parcels are within the Tier I Urban Development Boundary. Annexation of these parcels is consistent with Land Use Policy LU-P-20, which states *“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.”*

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 a condition of approval for Tentative Parcel Map No. 2024-08.

While the City finds the annexation of the parcels totaling 280 acres consistent with City policies, Tulare County Local Agency Formation Commission (LAFCO) will need to analyze that the annexation will not cause an impact towards exceeding a 20-year supply of industrial land within the existing City limits, as a guideline for determining conformance with State Government Code 56377.

The project is otherwise consistent with the General Plan. Specifically, the project constitutes a master planned concept for an industrial park located within the Tier I Urban Development Boundary. The project is consistent with General Plan Land Use Policy LU-P-99 calls for allowing warehousing and distribution and other industrial related uses with supporting commercial services within the Industrial land use designation. Furthermore, the project upholds Land Use Policy LU-P-103 which calls for incorporating buffering land uses and is implemented through the planned development of smaller scale flex space, storage, and commercial.

Consistency of General Plan Amendment with City's General Plan

The proposed General Plan Amendment will result in an overall reduction of 21.12 acres of Light Industrial land use designation, wherein this area will be added to the Industrial land use designation.

The Light Industrial land use designation is called out on the General Plan on the west side of Shirk between Doe Avenue and Avenue 320 for the purpose of creating a transition between the Industrial land use designations further to the west and the residential land use designations directly east of Shirk Street. At the project site, the depth of the Light Industrial designation is approximately 1,000 feet from Shirk Street after dedication is taken for the full right-of-way.

The General Plan Amendment will reduce the Light Industrial designation in order to create a separation between the large warehouse / distribution type buildings and the smaller industrial buildings. The area of designation being changed from Light Industrial to Industrial is shown on the project as being planned for warehouse / distribution type buildings, which is a use allowed by right in the Light Industrial zone designation.

Although the area of Light Industrial is being reduced, the site still provides Light Industrial in a manner that assigns with the original intent of this land use at this location. A majority of the remaining Light Industrial designation calls for the use of small-scale flex industrial space, self-storage, and commercial uses in this space, to provide a transition to residential uses. The inclusion of an arterial road right-of-way, landscape setbacks, and building placement continues to provide separation between the Industrial and Residential land use designations.

Active Agriculture Preserve and Land Conservation Contract

The property currently contains Agriculture Preserve No. 293 and Land Conservation Contract No. 2735. In accordance with the Williamson Act (California Government Code Section 51200), the contract must be cancelled or shall expire from its contract prior to development.

In 2022, the property owner applied to the County of Tulare to cancel the portion of the contract that covers the site. Tentative cancellation was granted by the Board of Supervisors on November 29, 2022, in accordance with State law, wherein a full Certificate of Cancellation will be issued upon payment of a cancellation fee and applying for cancellation of the Agricultural Preserve.

The property owner may complete the cancellation process prior to the annexation into City limits, or may be required by the Local Agency Formation Commission to finalize the cancellation prior to the annexation being recorded and taking effect. Staff is therefore recommending conditions of approval in the entitlements stating that no permits shall be issued for grading or development on the site until the site is completely removed from the Land Conservation Contract and Agricultural Preserve.

Development Standards for Planned Development

The Conditional Use Permit will allow for the property to be subdivided as a planned development with lots below the minimum site area requirement of five (5) acres and a lot to be developed without public street frontage. Notwithstanding, the existing Zoning Ordinance development standards in the I-L and I zones (Municipal Code Section 17.22.060) adequately address setbacks for all parcels. These setbacks are prescribed as being zero feet from all property lines excepting where parcels are fronting along roadways, wherein the amount of setback is determined by the roadway classification as defined on the Circulation Element Map. The site plan depicts compliance with all setback requirements of the I-L and I zones.

Analysis of Commercial Uses at Shirk & Riggin Intersection

The project includes a convenience store with drive-through lane, fueling station, restaurant pad with drive-through lane, and a car wash. All uses are conditionally allowed in the I-L zone excepting the fueling station which is permitted by right. The project's phasing plan anticipates these uses together with the self-storage facility to be developed in Phase 2, following the Phase 1 development of two large industrial buildings fronting Kelsey Street.

Detailed architectural drawings of the commercial uses have not been prepared given the premature nature of the uses and confirmation of the final tenants, although conceptual design drawings have been submitted by the applicant as Exhibit "E". Finalized site plans will be required to be submitted to the City and evaluated by Site Plan Review prior to issuing building permits.

Staff has determined that the submittal of actual architectural drawings and an additional noise study, per Mitigation Measure MM NOI-1, may be deferred based upon the circumstances of the proposed project, its location, and the project Environmental Impact Report's mitigation measure pertaining to noise impacts. The uses are considered supporting commercial uses toward the larger proposed industrial park and are shown on the tentative parcel map and site plan to have substantial lot sizes to accommodate on-site circulation. Recommended conditions of approval in the Conditional Use Permit require the uses to be developed at the same location, quantity and scale as shown on the site plan and described in the operational statement. Further, any deviation to the quantity and scale would require a new or amended conditional use permit.

Surrounding land uses will be future industrial land uses to the north, west, and south, future commercial uses to the east, and existing residential uses to the southeast. The existing residential uses (i.e., an established senior housing community at the southeast corner of Shirk & Riggin) are considered a sensitive receptor and would be located, measuring between property lines, approximately 200 feet to the restaurant with drive-through and approximately 500 feet to the car wash. The project's acoustic analysis (Appendix H of the EIR) concludes potentially significant impacts from the car wash though not from the drive-through lane. Mitigation Measure NOI-1 would require an in-depth study of the car wash prior to the issuance of building permits to ensure that the design, mechanical equipment, and hours of operation would be compatible with Municipal Code requirements.

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. This is included as recommended Finding No. 2 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 maps and its affiliated development plan, which is designated as Industrial and Light Industrial, and is developed at densities that are within the allowed ranges of the specified land use designations. 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 map and its affiliated development plan, which is designated as Industrial and Light Industrial. 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 improvements 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. 7 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 not been found to 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. 4 of the Tentative Parcel Map.

Traffic Impact Study

A Traffic Impact Study (TIS) was prepared for the proposed project (ref.: Shirk Riggin Industrial Park, Kimley Horn, February 2024), attached as Appendix I of the EIR. The purpose of the study is to analyze traffic conditions related to buildout of the project and its projected level of service (LOS) at multiple traffic scenarios, including Existing conditions, Near-Term opening year projection, and at Long Term operating scenarios at 5, 10, and 20 years beyond buildout, and the corresponding environmental impact as required by the California Environmental Quality Act (CEQA).

The TIS concluded that various intersection improvements are needed at the different buildout scenarios and timeframes. Intersection improvements are summarized in Section 3.14.7 in the EIR.

Mitigation measures have been included in the Environmental Impact Report to address the roadway deficiencies described above, addressing various intersections.

For the Near-Term conditions, the following improvements are specified as mitigation measures, to be completed in association with various phases. Certain improvements, while required to be constructed, would coincide with the City's Transportation Impact Fee program wherein construction costs can be paid back over time.

- Measures TRANS-3 and TRANS-4 require extending turn lanes or adding turning lanes to the intersections of Plaza Drive / Riggin Avenue and Shirk Street / Riggin Avenue. These improvements will be tied to the completion of project phases 1 and 2.
- Measure TRANS-5 requires signaling the Shirk Street and Ferguson Avenue intersection prior to the issuance of final occupancy of any portion of project area. This would include pro rata cost sharing with the adjacent Carleton Acres Specific Plan project.
- Measure TRANS-6 requires that prior to the final occupancy of any portion of Phase 3, a fair share contribution be made towards the signalization of Roeben Street / Ferguson Avenue. This would include pro rata cost sharing with the adjacent Carleton Acres Specific Plan project.
- Measure TRANS-7 requires restriping the Akers Street / Riggin Avenue intersection to incorporate additional turn lanes and through lanes. This would include pro rata cost sharing with the adjacent Carleton Acres Specific Plan project.
- Measure TRANS-8 requires restriping the Akers Street / Ferguson Avenue intersection to incorporate additional turn lanes and through lanes. This would include pro rata cost sharing with the adjacent Carleton Acres Specific Plan project.
- Measure TRANS-9 requires extending turn lanes in the southbound lanes of the Akers Street / Goshen Avenue intersection. This would include pro rata cost sharing with the adjacent Carleton Acres Specific Plan project.

It should be noted that the City of Visalia is expected to break ground on a grant-funded Riggin Avenue widening project between Kelsey and Shirk Streets (1.0 miles), encompassing all of the project's Riggin Avenue frontage. Utility pole relocation is expected to occur in the first half of 2025, while the roadway widening will be completed by the end of 2025.

The proposed project is expected to increase VMT (Vehicle Miles Travelled) per employee within the Traffic Analysis Zone (TAZ) it is located by approximately 0.15 miles, or 1.54 percent of the total miles traveled. Therefore, the proposed project would result in a significant VMT impact, requiring additional Mitigation Measures in order to assist with reducing the project's VMT impact.

These measures consist of dedicating land and constructing a bike path along the south side of Modoc Ditch, installing secured bicycle storage lockers.

As a result, with implementation of all feasible mitigation measures, the project EIR concludes that full buildout of the Project will result in a less than significant impact with mitigation incorporated.

Environmental Review

A Draft and Final Environmental Impact Report (EIR) (State Clearinghouse Number 2022080658), incorporated herein by reference, has been prepared in association with the Shirk and Riggin Industrial Park project, in accordance with the California Environmental Quality Act (CEQA).

It should be noted that this project would not be subject to Assembly Bill 98 pertaining to logistic uses, passed by California Legislature on September 30, 2024, since this project was initiated and had its Draft Environmental Impact Report circulated for review prior to the effective date of the bill, and is therefore considered to be currently in a local entitlement process per the law.

Significant and Unavoidable Impacts

The EIR has determined that all project impacts were either less than significant or could be mitigated to a less than significant level with the exception of the following impacts that are considered significant and unavoidable:

- **Agriculture & Forestry Resources** – Conversion of prime farmland (project level)
- **Agriculture & Forestry Resources** – Conversion of prime farmland (cumulative level)
- **Air Quality** – Implementation of the applicable Air Quality Plan (project level)
- **Air Quality** – Cumulatively considerable net increase of nitrogen oxide (NOX) during construction, and reactive organic gas (ROG), NOX, and particulate matter 10 micrometers or less in diameter (PM10) during operation (project level)
- **Air Quality** – Exceeding certain identified construction and operational significance thresholds (cumulative level)
- **Noise** – Mobile source operational noise (project level)
- **Noise** – Exceeding certain identified operational significance threshold (cumulative level)

Pursuant to CEQA Guidelines sections 15043, 15091 and 15092, the City, as the Lead Agency, may still approve a project for which the EIR identifies significant and unavoidable environmental impacts resulting from the project. This requires the adoption of a Statement of Overriding Considerations for each environmental impact that falls into the category of significant and unavoidable.

The decision to adopt a Statement of Overriding Considerations must be supported by factual documentation that supports the decision that:

1. There is no feasible way to lessen or avoid the significant impact; and,
2. Specifically identified expected benefits from the project outweigh the policy of reducing or avoiding significant environmental impacts of the project.

The findings and recommended conclusions for each of the seven environmental analysis areas noted above are contained in the resolution recommending certification of the EIR.

Mitigation Measures

The EIR further disclosed mitigation measures that are incorporated into the project to reduce or

avoid significant effects on the environment. The measures address the following resources:

- Seven (7) mitigation measures pertaining to **Air Quality** for impacts of the project having a considerable net increase of a criteria pollutant for which the project region is nonattainment.
- Seven (7) mitigation measures pertaining to **Biological Resources** for impacts of the project to special-status wildlife species possible to occur on-site (i.e., Swainson's hawk, burrowing owl, San Joaquin Kit Fox).
- Four (4) 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 **Geology and Soils** to address potential impacts related to grading, the potential for on-site erosion due to project construction and operation, and the potential of exposing a fossil during construction.
- Two (2) mitigation measures pertaining to **Greenhouse Gas Emissions** to address the potential for the project to conflict with an agency plan adopted for the purpose of reducing the emissions of greenhouse gases.
- One (1) mitigation measure pertaining to **Hazardous Materials** to address the potential presence of abandoned or unrecorded wells.
- Two (2) mitigation measures pertaining to **Noise** to address the impacts of drive-through lane and car wash noise upon noise-sensitive land uses, and the potential of any other specific uses that could result in a noise-related conflict.
- Eleven (11) mitigation measures pertaining to **Transportation** for addressing impacts to Vehicle Miles Travelled, Level Of Service, and construction traffic.
- One (1) mitigation measure pertaining to **Utilities and Service Systems** for addressing the potential to attain solid waste reduction goals.

Project Alternatives

CEQA Guidelines Section 15126.6 requires the consideration of a range of reasonable alternatives to the proposed Project that could feasibly attain most of the objectives of the proposed Project. This Draft EIR analyzed the following alternatives:

- **Reduced Footprint Alternative:** Under this Alternative, the site would be developed in a manner largely similar to the Project, except that the project would have a reduced overall footprint of development consisting of 142 acres of developable land and 142 acres preserved in agriculture use.
- **Alternative Location:** Under this Alternative, the site would be developed like the Project Concept at a different location, on 290 acres west of Plaza Drive and Riggins Avenue.
- **No Project Alternative:** Under this Alternative, the Project would not be constructed, and the site would remain in agricultural production.

Public Review and Recommendation

Circulation of the Draft EIR followed a Notice of Availability period wherein the Draft EIR was duly noticed and conducted for the project for a 45-day public review and comment period from April 11 to May 28, 2024. The City of Visalia is the lead agency for the preparation of the EIR. Seven comment letters were received during this public review period. City staff and the preparer of the EIR have prepared responses to the comments received (refer to the Final EIR, dated January

2025). The Draft Program EIR, including the technical appendices, all the comments received and the responses to these comments, constitute the Final EIR.

The Planning Commission is asked to review the overall content of the Final EIR, the responses to the comments received to date, and consider any further testimony received during the public hearing. At the conclusion of the public hearing, the Planning Commission will make its recommendations on the Final EIR and entitlements, including recommendations to the City Council where they have final authority. The recommendations will be forwarded to the City Council in Resolution form to be included in the materials presented to the City Council for its final determination. The certification of the EIR for this project rests with the final approving body, which is the City Council.

RECOMMENDED FINDINGS

Environmental Impact Report (State Clearinghouse Number 2022080658)

The findings are incorporated into Resolution No. 2025-05.

If the Planning Commission finds that the Annexation, GPA, and Agreement are consistent with the intent of the General Plan, staff recommends that the following findings be made:

Annexation No. 2024-03

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 280 acres of AE-40 (Agricultural Exclusive 40-acre) County zone district to Industrial (I) and Light Industrial (I-L) zone, will not impose new land uses or development that will adversely affect the subject site or adjacent properties.
3. That the parcel is located within an Agricultural Preserve and a Land Conservation Contract, for which a Notice of Non-Renewal has been filed, and which has been approved for Tentative Cancellation by the Tulare County Board of Supervisors subject to the payment of a penalty fee.
4. That the parcel will be annexed into Voting District 3 per the Council Election Voting District Map.
5. That this Annexation is consistent with the project description and the analysis contained in the Final Environmental Impact Report (FEIR) (SCH# 2022080658), specifically for development that is identified and described in the Shirk and Riggin Industrial Park Project, and for which said FEIR is recommended to be certified by the City Council precedent to the Planning Commission and City Council's consideration of this Annexation request, consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

Development Agreement

1. That the proposed development agreement is consistent with the objectives, policies, general land uses and programs specified in the general plan, any applicable specific plan, and/or any proposed amendment to the general plan or applicable specific plan submitted simultaneously and in conjunction with the proposed development agreement. The agreement speaks toward the development and operation of the project by the developer in a manner that is consistent with applicable city law in accordance with phasing and the payment of fees as described therein. No specific plans are applicable to the project.

2. That the proposed development agreement is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the real property is located. The development is predicated upon the project's underlying General Plan land use designation of Industrial and Light Industrial, and the corresponding pre-zoning of Industrial and Light Industrial that is detailed and confirmed in the project's Pre-Annexation Agreement.
3. That the proposed development agreement is in conformity with public convenience, general welfare and good land use practice. As stated in Recital J of the Agreement, it eliminates or reduces uncertainty regarding project approvals, including the subsequent approvals, thereby encouraging planning for, investment in and commitment to the contemplated uses and development of the property as envisioned by the project.
4. That the proposed development agreement will not be detrimental to the public health, safety and general welfare. The City has made the findings, in connection with the project's entitlements and environmental analysis as required under California Environmental Quality Act, regarding the project as it relates to public health, safety and general welfare, based upon its compliance with the General Plan, Zoning Ordinance, and project mitigation measures. This development agreement does not enact terms beyond the scope of the project that would put at risk any public health, safety, and general welfare.
5. That the proposed development agreement will not adversely affect the orderly development of property or the preservation of property values. The development agreement reinforces the project phasing as described in Section 5.1 and addresses any potential default against a mortgage lien in Section 8.1.
6. That this Development Agreement is consistent with the project description and the analysis contained in the Final Environmental Impact Report (FEIR) (SCH# 2022080658), specifically for development that is identified and described in the Shirk and Riggan Industrial Park Project, and for which said FEIR is recommended to be certified by the City Council precedent to the Planning Commission and City Council's consideration of this General Plan Amendment request, consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

General Plan Amendment No. 2025-01

1. That the proposed General Plan Amendment is consistent with the goals, objectives, and policies of the General Plan, 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 General Plan Amendment, which results in an overall reduction of 21.12 acres of Light Industrial designation and an equal increase in the Industrial designation, will not impose new land uses or development that will adversely affect the subject site or adjacent properties. While the site already incorporates adjoining residential and industrial land use designations that are separated by an arterial street, the proposed General Plan Amendment does not significantly increase the disparity of the use of Light Industrial land use designation as a buffer from residential uses, based upon the site development plan which calls for the use of small-scale flex industrial space, self storage, and commercial uses.
3. That the General Plan Amendment will continue to help facilitate the development of a master planned industrial park within the Tier I Urban Development Boundary, consistent with General Plan Policies, including Policy LU-P-99 which calls for allowing warehousing and distribution and other industrial related uses with supporting commercial services, and including Policy LU-P-103 which calls for incorporating buffering land uses and is implemented through the planned development of smaller scale flex space, storage, and commercial.

4. That this General Plan Amendment is consistent with the project description and the analysis contained in the Final Environmental Impact Report (FEIR) (SCH# 2022080658), specifically for development that is identified and described in the Shirk and Riggan Industrial Park Project, and for which said FEIR is recommended to be certified by the City Council precedent to the Planning Commission and City Council's consideration of this General Plan Amendment request, consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

Tentative Parcel Map No. 2024-08

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 is 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 does not directly abut any existing developed uses, and development standards contained within the City's Zoning Ordinance such as setbacks and landscaping will address land use conflicts.
3. That the site is physically suitable for the proposed tentative parcel 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 situated on land designated for Industrial and Light Industrial use.
4. That the site is physically suitable for the proposed tentative parcel map which is consistent with the underlying Industrial and Light Industrial Land Use Designation and zone. The design of the proposed parcel map 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 industrial / commercial map. The industrial / commercial parcel map 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 parcel map is in accordance with the Visalia General Plan and the objectives of the Zoning and Subdivision Ordinances. The proposed location of the parcel map is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. Certain General Plan policies, such as LU-P-100, identify the implementation of development standards to ensure that new industrial / commercial development will contribute to positive land use compatibility.
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.
7. That the design of the parcel map 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 the proposed parcel sizes resulting from the parcel map are consistent with the Zoning Ordinance's Planned Development and Industrial zone standards since they are part of a master planned development as identified in Site Plan Review Item No. 2024-096 and in the Shirk and Riggan Industrial Park Project Environmental Impact Report.

9. That this Tentative Parcel Map is consistent with the project description and the analysis contained in the Final Environmental Impact Report (FEIR) (SCH# 2022080658), specifically for development that is identified and described in the Shirk and Riggan Industrial Park Project, and for which said FEIR is recommended to be certified by the City Council precedent to the Planning Commission's consideration of this Tentative Parcel Map request, consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

Conditional Use Permit No. 2024-26

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:
 - a. 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.
 - 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 this Conditional Use Permit is consistent with the project description and the analysis contained in the Final Environmental Impact Report (FEIR) (SCH# 2022080658), specifically for development that is identified and described in the Shirk and Riggan Industrial Park Project, and for which said FEIR is recommended to be certified by the City Council precedent to the Planning Commission's consideration of this Conditional Use Permit request, consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

RECOMMENDED CONDITIONS

Annexation No. 2024-03

1. Upon annexation, the territory shall be zoned Industrial (I) and Light Industrial (I-L) zone, consistent with the underlying General Plan land use designations as proposed through the General Plan Amendment.
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. 2025-06. The agreement is subject to final approval by the City Council of the City of Visalia.
3. That no permits shall be issued for grading or development on the site until the site is completely removed from any applicable Land Conservation Contracts and Agricultural Preserves encumbering the site.
4. That the parcel will be annexed into Voting District 3 per the Council Election Voting District Map.

Tentative Parcel Map No. 2024-08

1. That the parcel 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. 2024-096 incorporated herein by reference.
2. That Tentative Parcel Map No. 2024-08 be prepared in substantial compliance with the parcel map in Exhibit "C".

3. That a common access, maintenance, and landscaping agreement be entered into for all project parcels. That CC&R's including vehicular access, shared parking, landscaping and permanent maintenance of all common areas such as the public street parkways and perimeter landscaping, project identification signage and walls, stormwater basins and related infrastructure, and all similar infrastructure agreements shall be recorded with the final parcel map. The CC&R's and/or vehicular access agreements shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures. All property owners are equally responsible for these requirements. The City Planner and City Engineer shall review for approval these CC&R's or vehicular access agreements verifying compliance with these requirements prior to the CC&R's recordation.
4. That Conditional Use Permit No. 2024-26 be approved, and that requirements of the use permit that relate to this map shall be fulfilled.
5. That approval of Tentative Parcel Map No. 2024-08 shall not become effective unless Annexation No. 2024-03, 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. 2024-03.
6. That no permits shall be issued for grading or development on the site until the site is completely removed from any applicable Land Conservation Contracts and Agricultural Preserves encumbering the site.
7. That all applicable federal, state, regional, and city policies and ordinances be met.
8. That the mitigation monitoring and reporting program and its mitigation measures adopted with the Final Environmental Impact Report certified for the project (State Clearinghouse 2022080658) and all conditions of this project be met during construction and upon final occupancy and ongoing operation of the project.

Conditional Use Permit No. 2024-26

1. That the project be developed in substantial compliance with Site Plan Review No. 2024-096.
2. That the commercial uses illustrated on the site plan in Exhibit "A" and described in the operational statement in Exhibit "D", consisting of a convenience store with drive-through lane, gas station, car wash, and restaurant pad with drive-through lane, shall be separately submitted to and evaluated by the Site Plan Review group as described in Visalia Municipal Code Chapter 17.28 prior to proceeding with applying for the necessary city permits. No additional conditional use permit nor an amendment to a conditional use permit is required for these uses if they are developed at the same quantity and scale shown on the site plan and described in the operational statement.
3. That the project shall be developed in general conformity with the site plan in Exhibit "A", with specific details of the development layout to be confirmed through Site Plan Review as described in Condition No. 2. Any subsequent changes to the development plan layout depicted in Exhibit "A" shall be reviewed and approved by the Site Plan Review Committee and may be subject to an amendment of the Conditional Use Permit.
4. That a queuing analysis shall be submitted, accepted, and implemented for each of the drive-through lanes associated with the commercial uses.

5. That CC&R's including vehicular access, shared parking, landscaping and permanent maintenance of all common areas such as the public street parkways and perimeter landscaping, project identification signage and walls, stormwater basins and related infrastructure, and all similar infrastructure agreements shall be recorded with the final parcel map. The CC&R's and/or vehicular access agreements shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures. All property owners are equally responsible for these requirements. The City Planner and City Engineer shall review for approval these CC&R's or vehicular access agreements verifying compliance with these requirements prior to the CC&R's recordation.
6. That the car wash and drive-through queue lanes shall not be visible from the public right-of-way. This shall be achieved by designing the site in a manner such that the queue lane is not located parallel with public street frontages, or by incorporating screening along a queue lane to a minimum height of three feet utilizing a combination of berms, hedges, and/or landscape materials, or solid walls if necessary.
7. That a noise analysis addressing noise impacts pertaining to the car wash, in conformance with the City of Visalia's Noise Ordinance (Chapter 8.36) shall be required and accepted by the City Planner prior to issuance of any building permit. Compliance of the noise levels, subject to the Visalia Noise Ordinance, shall be verified by the acoustical consultant or their designee prior to operation and building final for the carwash use.
8. That any car wash hours of operation beyond 7:00 p.m. shall only be permissible if supported by a noise analysis that confirms the car wash will not be inconsistent with the City of Visalia's Noise Ordinance (Chapter 8.36).
9. That adequate means of eliminating grease and oils from drainage systems shall be incorporated into the car wash facility, such as through the installation of a sand-oil separator.
10. That a separate Conditional Use Permit shall be obtained for any additional conditionally-allowed uses not already shown on the site plan attached as Exhibit "A" that subsequently locate on the site.
11. That no permits shall be issued for grading or development on the site until the site is completely removed from any applicable Land Conservation Contracts and Agricultural Preserves encumbering the site.
12. That all applicable federal, state, and city laws and codes and ordinances be met.
13. That all of the conditions and responsibilities of Conditional Use Permit No. 2024-26 shall run with the land and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
14. That the mitigation measures found within the Mitigation Monitoring Reporting Program for the Shirk and Riggin Industrial Park Project Environmental Impact Report (SCH# 2022080658) are hereby incorporated as conditions of this Conditional Use Permit.

APPEAL INFORMATION

Annexation No. 2024-03 and General Plan Amendment No. 2025-01

For the Annexation and General Plan Amendment, the Planning Commission's recommendation is advisory only. The final decision will be by the Visalia City Council following a public hearing. Therefore, the Planning Commission's recommendation in this matter is not appealable.

Tentative Parcel Map No. 2024-08 and Conditional Use Permit No. 2024-26

According to the City of Visalia Zoning Ordinance Section 17.02.145 and 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 N. Santa Fe Street, 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. 2025-05 – Recommendation of certification of Final EIR
- Resolution No. 2025-06 – Annexation No. 2024-03
 - Attachment "A" – Annexation Area
 - Attachment "B" – Pre-Annexation Agreement
- Resolution No. 2025-07 – Development Agreement for Shirk-Riggin Industrial Park
- Resolution No. 2025-08 – General Plan Amendment No. 2025-01
- Resolution No. 2025-09 – Tentative Parcel Map No. 2024-08
- Resolution No. 2025-10 – Conditional Use Permit No. 2024-26
- Exhibit "A" – Site Plan
- Exhibit "B" – Phasing Map
- Exhibit "C" – Tentative Parcel Map
- Exhibit "D" – Operational Statement
- Exhibit "E" – Conceptual Design Plans
- Draft Environmental Impact Report (for EIR Appendices, refer to website link below)

The Draft EIR is also found at <https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=55426>

- Final Environmental Impact Report

The Final EIR is also found at <https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=57144>

- Comments from Site Plan Review No. 2024-096
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

Available online via City of Visalia Website:

- EIR Appendices: <https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=55428>

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-99** Update the Zoning Ordinance to reflect the Industrial designation on the Land Use Diagram, to allow for primary manufacturing, processing, refining, and similar activities including those with outdoor facilities and also accommodate warehousing and distribution with supporting commercial services and office space. Retail is not permitted.
- LU-P-100** Establish zoning standards to assure high quality design and site planning for largescale industrial development.
- Standards should include requirements for landscaping in parking lots, along perimeters and along building foundations visible from the street; visual screening of loading and parking areas visible from the street and adjacent residential neighborhoods; and basic requirements to break up large building masses and provide a unified façade treatment.*
- LU-P-101** As part of industrial developments, allow secondary uses such as restaurants, cafes, small convenience stores and day care facilities, to serve area employees.
- LU-P-102** Ensure the timely completion of necessary infrastructure to support new industrial development.
- LU-P-103** Require buffering land uses adjacent to existing or planned residential areas adjacent to industrial designations. Such uses may include parks, drainage ponds, open space, or other such uses.
- LU-P-104** Preserve land designated for light and heavy industrial uses by limiting the intrusion of free-standing retail commercial or service commercial uses.
- LU-P-105** Assist, on a case by case basis, in the relocation of older, existing service commercial and industrial uses from East Downtown or other redevelopment project areas to areas designated for similar uses.
- LU-P-106** Develop performance standards to supplement and augment design standards to minimize the negative impacts (glare, signage, noise, dust, traffic) associated with the establishment of new or expansion of existing service commercial and industrial development.
- LU-P-107** Reserve adequate sewage treatment plant capacity and sewerage capacity to meet the projected needs of industrial growth, and allow "package plants" where they represent a more fiscally appropriate solution if approved by the Department of Public Works.

Zoning Ordinance:

Chapter 17.22 INDUSTRIAL ZONES

17.22.010 Purposes.

- A. The two types of industrial zones included in this chapter are designed to achieve the following:
1. Encourage the location of new industries that do not generate substantial amounts of pollutant emissions, impacts on air quality, or other natural resources;
 2. Ensure compatibility between industrial lands and adjacent dissimilar land uses;
 3. Retain and strengthen the city's role as a regional manufacturing center in the Southern Central San Joaquin Valley;
 4. Provide appropriate industrial areas to accommodate enterprises engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise or equipment;
 5. Provide adequate space to meet the needs of industrial development, including off-street parking and loading;
 6. Direct industrial uses to and encourage expansion of the northwest industrial areas;
 7. Protect areas appropriate for industrial use from intrusion by dwellings and other conflicting uses;
 8. Protect residential and commercial properties and nuisance-free nonhazardous industrial uses from noise, odor, dust, dirt, smoke, vibration, heat, glare, fire, explosion, noxious fumes, radiation and other hazards and objectionable influence incidental to certain industrial uses;
 9. Preserve land designated for light and heavy industrial uses by limiting the intrusion of commercial or service commercial uses.
- B. The purpose of the industrial land use zones are as follows:
1. Light Industrial Zone—(I-L). The purpose and intent of the Light Industrial zone district is to provide an area for uses that are characterized by low intensity research and development, warehousing and limited manufacturing and production, processing, assembling and packaging or treatment of food products from previously prepared materials. Uses that may restrict the operation of the above due to sensitivity to noise, truck traffic, etc., are not provided in this district.
 2. Industrial Zone—(I). The purpose and intent of the Industrial zone district is to provide an area for uses that are characterized by the manufacturing, processing or assembling of semi-finished or finished products from raw materials. Uses that may restrict the operation of the above due to sensitivity to noise, truck traffic, etc., are not provided in this district. (Ord. 2017-01 (part), 2017: prior code § 7392)

17.22.015 Applicability.

The requirements in this chapter shall apply to all property within the I and I-L zone districts. (Ord. 2017-01 (part), 2017)

17.22.020 Permitted uses.

Permitted uses in I and I-L zones shall be determined by [Table 17.25.030](#) in Section [17.25.030](#). (Ord. 2017-01 (part), 2017: prior code § 7393)

17.22.030 Conditional and temporary uses.

Conditional and temporary uses in the I and I-L zones shall be determined by [Table 17.25.030](#) in Section [17.25.030](#). (Ord. 2017-01 (part), 2017: prior code § 7393)

17.22.040 Required conditions.

- A. No use shall be permitted and no process, equipment or materials shall be employed which is determined by the planning commission to be injurious to persons residing or working in the vicinity or injurious to property located in the vicinity by reason of odor, fumes, dust, smoke, cinder, refuse, noise, vibration, illumination, glare or heavy truck traffic or to involve any hazard of fire or explosion or to emit electrical disturbances that adversely affect commercial or electronic equipment outside the boundaries of the site;
- B. No use shall emit visible smoke of a shade equal to or darker than No. 2 on a standard Ringelmann Chart issued by the United States Bureau of Mines or smoke of an equivalent opacity, except that smoke of a shade equal to No. 3 on the Ringelmann Chart may be emitted for four minutes in any thirty (30) minute period;
- C. A site plan review permit must be obtained for all development in an I-L or I zone, subject to the requirements and procedures in [Chapter 17.28](#). (Ord. 2017-01 (part), 2017: prior code § 7395)

17.22.050 Off-street parking and loading facilities.

Off-street parking facilities and off-street loading facilities shall be provided on the site of each use as prescribed in [Chapter 17.34](#). (Ord. 2017-01 (part), 2017: prior code § 7396)

17.22.060 Development standards in the I-L and I zones.

- A. The I-L and I zone districts include streets of varying width, carrying capacity and intended service. The development standards vary by type of street in order to maintain a consistent streetscape and achieve a high quality visual impact necessary to sustain an attractive and viable industrial area. The following development standards shall apply to property located in the I-L and I zones:
 - A. Minimum site area: five (5) acres.
 - B. Maximum building height: seventy-five (75) feet.
 - C. Minimum required yards (building setbacks):
 - 1. Frontage on major road: twenty-five (25) feet. (Major roads are defined as roads shown as arterials or collectors on the Circulation Element Map, including but not limited to Goshen Avenue, Plaza Drive, and Avenue 308);
 - 2. Frontage on minor road: fifteen (15) feet. (Minor roads are defined as roads shown as local streets on the Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, and Rasmussen Avenue);
 - 3. Frontage on interior roads: ten (10) feet. (Interior roads provide access only to parcels within a development.);
 - 4. Rear: zero (0) feet;
 - 5. Rear yards abutting an R-1 or R-M zone district: twenty (20) feet;
 - 6. Side: zero (0) feet;
 - 7. Side yards abutting an R-1 or R-M zone district: twenty (20) feet;
 - 8. Side abutting railroad right-of-way: twenty-five (25) feet.
 - D. Minimum required landscaped yard (setback) areas:
 - 1. Frontage on major road: twenty-five (25) feet. (Major roads are defined as roads shown as arterials or collectors on the Circulation Element Map, including but not limited to Goshen Avenue, Plaza Drive, and Avenue 308);
 - 2. Frontage on minor road: fifteen (15) feet. (Minor roads are defined as roads shown as local streets on the Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, and Rasmussen Avenue);
 - 3. Frontage on interior roads: ten (10) feet. (Interior roads provide access only to parcels within a development.);

4. Rear: zero (0) feet;
5. Rear yards abutting an R-1 or R-M zone district: ten (10) feet;
6. Side: zero (0) feet;
7. Side yards abutting an R-1 or R-M zone district: ten (10) feet;
8. Side abutting railroad right-of-way: twenty-five (25) feet.

E. Additional standards:

1. Properties subdivided into parcels of less than five acres shall provide a common or joint storm drainage facility or pond, to be maintained through a private property owners' association formed at the time of subdivision.
2. An eight-foot masonry wall is required along property line where a site abuts an R-1 or R-M zone district. (Ord 2017-01 (part), 2017)



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: July 14, 2025

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

SUBJECT: Prezone to Annexation No. 2024-05: A request by the City of Visalia to adopt a prezone of the property undergoing annexation into the City limits of Visalia. The prezone will change zones on the Official Zoning Map of the City of Visalia from 62 acres of unzoned to approximately 55 acres of R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) and approximately 7 acres C-MU (Mixed Use Commercial) zone designation, consistent with the land use designations of the Visalia General Plan Land Use Map and consistent with Section 17.06.050 of the Visalia Municipal Code. The proposed Project is located on approximately 62 acres, on the southeast corner of South Santa Fe Street and East Caldwell Avenue (APNs: 123-400-005 and 123-400-001).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 2025-35, recommending that the City Council approve an Ordinance to adopt a Prezone to Annexation No. 2024-05. This recommendation is based on the findings contained therein and summarized as follows:

- The proposed prezone is consistent with the Visalia General Plan and its goals, policies, and objectives, as adopted by the City.
- The proposed prezone is consistent with Annexation No. 2024-05.

RECOMMENDED MOTION

I move to recommend that the City Council approve an Ordinance to adopt a Prezone to Annexation No. 2024-05, based on the findings and conditions in Resolution No. 2025-35.

PROJECT DESCRIPTION AND BACKGROUND

The proposed Prezone action upon Annexation No. 2024-05 is a city-initiated request being done to confirm the zone designations of Single-Family Residential, 5,000 square foot minimum site area (R-1-5) and Mixed Use Commercial (C-MU) for property undergoing annexation into the City limits of Visalia.

Annexation No. 2024-05 is an annexation proposed by San Joaquin Valley Homes to annex two parcels totaling approximately 62 acres into the City limits of Visalia. This annexation will facilitate the development of a 203-lot single-family residential development and provide for a future mixed use commercial zone, although that 7 acre area is not being developed together with the residential project. The Planning Commission held a public hearing on April 28, 2025, and recommended that City Council initiate this annexation request. The City Council subsequently held a public hearing on June 2, 2025, and approved the recommendation to initiate proceedings toward filing the annexation application with the Tulare County Local Agency Formation Commission (LAFCO). The application was filed, and a public hearing is scheduled for August 6, 2025.

The City Council Resolution initiating the annexation proceedings, as described above, confirmed the Single-Family Residential, 5,000 square foot minimum site area and Mixed Use

Commercial zone designations to be assigned to the property upon annexation to the City, consistent with the General Plan Land Use Map. This confirmation of zone designations was done following past practices wherein the City relied upon its adopted General Plan Land Use Map together with the Visalia Municipal Code Section 17.06.050(A) to effectuate the zoning on the project prior to filing with LAFCO. City staff have decided to revise the rezoning process to incorporate formal adoption of an ordinance that establishes the specific rezoning of each proposed annexation.

The City has voluntarily initiated this action for the purpose of formally rezoning this project site through the adoption of an ordinance, using the City’s established Zoning Amendment process outlined in Visalia Municipal Code Chapter 17.44. Under this chapter, the Planning Commission will make findings and a recommendation to the City Council. The City Council will take final action on the proposal.

The zone designations in this Prezone are synonymous with the previous actions of Planning Commission and City Council on the corresponding annexation. This Prezone does not make any new change to the zoning upon the project site, nor does it result in any change to the underlying project (i.e. Blankenship subdivision) associated with the annexation.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Mixed Use Commercial / Residential Low Density
Zoning:	County Zoning – Outside of the City limits
Zoning Upon Annexation:	C-MU (Mixed Use Commercial) & R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area)
Surrounding Zoning and Land Use:	North: C-MU (Mixed Use Commercial) & R-M-3 (Multi-Family, 1,200 sq. ft. min. site area) / Vacant Parcel
	South: X (County) – Outside of City limits
	East: R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) / Diamond Oaks Subdivision
	West: C-MU (Mixed Use Commercial) / Commercial business, mini-storage
Environmental Review:	Mitigated Negative Declaration No. 2024-63
Special Districts:	None
Site Plan Review:	SPR No. 2024-177-1

RELATED PROJECTS

- Annexation No. 2024-05: A request by San Joaquin Valley Homes to annex two parcels totaling approximately 62 acres into the City limits of Visalia.
- Blankenship Tentative Subdivision Map No. 5602: A request by San Joaquin Valley Homes to subdivide two parcels totaling approximately 62 acres into 203-lot single-family residential subdivision.

The Planning Commission conducted a public hearing on April 25, 2025, and approved the Tentative Subdivision Map and recommended that the City Council approve the Annexation and

recommend certification of the Initial Study / Mitigated Negative Declaration No. 2024-63 (SCH # 2025040063).

PROJECT ANALYSIS

Prezone language in State law

The City of Visalia's past practice of exercising a prezone for annexed property by classifying it to a zone consistent with the existing General Plan designation, as stated in Visalia Municipal Code section 17.06.050(A), or initiating a General Plan amendment prior to recommending annexation has been based upon State Government Code Section 65859, which states:

(a) A city may, pursuant to this chapter, prezone unincorporated territory to determine the zoning that will apply to that territory upon annexation to the city.

The zoning shall become effective at the same time that the annexation becomes effective.

(b) Pursuant to Section 56375, those cities subject to that provision shall complete prezoning proceedings as required by law.

(c) If a city has not prezoned territory which is annexed, it may adopt an interim ordinance pursuant to Section 65858.

Subsections (a) and (c) both use the permissive wording "may", not the more typical mandatory wording of "shall" and in addition state laws concerning zoning requirements are typically limited in application to charter cities under Section 65803. Furthermore, the City's past practice has followed Subsection (b) because it is completing a process that has been long accepted by Tulare County LAFCO as sufficient to prezone territory prior to annexation.

Government Code Section 56375, concerning powers of local agency formation commissions, includes subsection (a)(7) that refers to the approval of municipal annexations, requires a prezoning process or presentation of evidence that the development entitlements are consistent with the General Plan, but it doesn't specify a specific manner or process of prezoning:

(7) The decision of the commission with regard to a proposal to annex territory to a city shall be based upon the general plan and prezoning of the city. When the development purposes are not made known to the annexing city, the annexation shall be reviewed on the basis of the adopted plans and policies of the annexing city or county. A commission shall require, as a condition to annexation, that a city prezone the territory to be annexed or present evidence satisfactory to the commission that the existing development entitlements on the territory are vested or are already at build-out, and are consistent with the city's general plan. However, the commission shall not specify how, or in what manner, the territory shall be prezoned.

Visalia's Zoning Ordinance Section 17.06.050 explains the prezoning process which relies upon utilization and being consistent with the City's General Plan Land Use Map and upon City Council resolutions that approve an annexation and affirm the proposed zoning, which is then presented to LAFCO for adoption.

Updating Process to Adopt a Specific Zoning Amendment Ordinance

While the City maintains that its manner of prezoning prescribed in Section 17.06.050 complies with State law by meeting Government Code Sections 56375 and 65859, a more explicitly formal procedure could also be utilized. Such procedure would be to enact an ordinance reviewing the General Plan designation for the property proposed for annexation, the proposed usage of that property, then, by ordinance, direct the change from "unzoned" to the equivalent zoning as

prescribed by the General Plan land use map (substantiated in the Implementation chapter of the General Plan).

This additional step for the City Council to adopt an ordinance declaring rezoning on a project-by-project basis is beneficial in that it requires a specific review and record of the underlying project and the proposed zoning by a project-specific ordinance rezoning the property instead of relying on the general city-wide ordinance for rezoning. The more formal project specific ordinance is commonly used by municipalities throughout the State of California and following statewide practices can simplify working with developers that have projects in other areas of California.

Environmental Review

An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA). The Initial Study / Mitigated Negative Declaration No. 2024-63 (SCH 2025040063) was certified by City Council on June 2, 2025, by Resolution No. 2025-31. This Initial Study / Mitigated Negative Declaration is being utilized for consideration of the prezone's environmental analysis in accordance with CEQA.

RECOMMENDED FINDINGS

1. The proposed rezoning is consistent with the policies and intent of the General Plan and Zoning Ordinance of the City of Visalia.
2. The proposed rezoning would not be detrimental to the public interest, health, safety, convenience, or welfare of the city.
3. The proposed rezoning is internally consistent with other applicable provisions of these regulations.
4. The site is physically suitable (including ability to meet requested zoning regulations, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses.
5. That the proposed rezoning, being processed as a Zone Amendment in accordance with Chapter 17.44 of the Visalia Municipal Code, is being done to achieve the objectives of the Zoning Ordinance prescribed in Section 17.02.020, which are established as a means to preserve and promote the public health, safety and welfare of the city, and of the public generally and to facilitate growth and expansion of the municipality in a precise and orderly manner, and is being done to confirm the classification of the zone designation that is consistent with the Visalia General Plan, in accordance with Section 17.06.050 of the Zoning Ordinance.
6. That the Initial Study / Mitigated Negative Declaration No. 2024-63 prepared and certified for the Blankenship Project (SCH# 2025040063) adequately addresses the impacts of the prezone since the project description anticipated the zoning on the property to be R-1-5 (Single-Family Residential, 5,000 square feet minimum site area) and C-MU (Mixed Use Commercial).
7. That no new information has arisen since certification of the Initial Study / Mitigated Negative Declaration that alters its analysis of impacts or conclusions as to effects and required mitigation. Therefore, the Initial Study / Mitigated Negative Declaration adequately addresses environmental impacts associated with this project.

APPEAL INFORMATION

The Planning Commission's recommendation on the Zoning Text Amendment is advisory only and is automatically referred to the City Council for final action.

Attachments:

- Related Plans and Policies
- Resolution No. 2025-35
- Exhibit "A" – Zoning Map illustrating zone designations on the project site
- Exhibit "B" – Planning Commission Staff Report from April 28, 2025

RELATED PLANS AND POLICIES

Related sections of state law

Government Code - GOV

TITLE 5. LOCAL AGENCIES [50001 - 57607]

(Title 5 added by Stats. 1949, Ch. 81.)

DIVISION 3. CORTESE-KNOX-HERTZBERG LOCAL GOVERNMENT REORGANIZATION ACT OF 2000 [56000 - 57550]

(Heading of Division 3 amended by Stats. 2001, Ch. 388, Sec. 1.)

PART 2. LOCAL AGENCY FORMATION COMMISSION [56300 - 56430]

(Part 2 added by Stats. 1985, Ch. 541, Sec. 3.)

CHAPTER 3. Powers [56375 - 56386]

(Chapter 3 added by Stats. 1985, Ch. 541, Sec. 3.)

56375.

The commission shall have all of the following powers and duties subject to any limitations upon its jurisdiction set forth in this part:

- (a)
 - (1) To review and approve with or without amendment, wholly, partially, or conditionally, or disapprove proposals for changes of organization or reorganization, consistent with written policies, procedures, and guidelines adopted by the commission.
 - (2) The commission may initiate proposals by resolution of application for any of the following:
 - (A) The consolidation of a district, as defined in Section 56036.
 - (B) The dissolution of a district.
 - (C) A merger.
 - (D) The establishment of a subsidiary district.
 - (E) The formation of a new district or districts.
 - (F) A reorganization that includes any of the changes specified in subparagraph (A), (B), (C), (D), or (E).
 - (G) The dissolution of an inactive district pursuant to Section 56879.
 - (H) The dissolution of a district pursuant to Section 56375.1.
 - (3) A commission may initiate a proposal described in paragraph (2) only if that change of organization or reorganization is consistent with a recommendation or conclusion of a study prepared pursuant to Section 56378, 56425, or 56430, and the commission makes the determinations specified in subdivision (b) of Section 56881.
 - (4) A commission shall not disapprove an annexation to a city, initiated by resolution, of contiguous territory that the commission finds is any of the following:
 - (A) Surrounded or substantially surrounded by the city to which the annexation is proposed or by that city and a county boundary or the Pacific Ocean if the territory to be annexed is substantially developed or developing, is not prime agricultural

land as defined in Section 56064, is designated for urban growth by the general plan of the annexing city, and is not within the sphere of influence of another city.

(B) Located within an urban service area that has been delineated and adopted by a commission, which is not prime agricultural land, as defined by Section 56064, and is designated for urban growth by the general plan of the annexing city.

(C) An annexation or reorganization of unincorporated islands meeting the requirements of Section 56375.3.

(5) As a condition to the annexation of an area that is surrounded, or substantially surrounded, by the city to which the annexation is proposed, the commission may require, where consistent with the purposes of this division, that the annexation include the entire island of surrounded, or substantially surrounded, territory.

(6) A commission shall not impose any conditions that would directly regulate land use density or intensity, property development, or subdivision requirements.

(7) The decision of the commission with regard to a proposal to annex territory to a city shall be based upon the general plan and rezoning of the city. When the development purposes are not made known to the annexing city, the annexation shall be reviewed on the basis of the adopted plans and policies of the annexing city or county. A commission shall require, as a condition to annexation, that a city rezone the territory to be annexed or present evidence satisfactory to the commission that the existing development entitlements on the territory are vested or are already at build-out, and are consistent with the city's general plan. However, the commission shall not specify how, or in what manner, the territory shall be rezoned.

(8) (A) Except for those changes of organization or reorganization authorized under Section 56375.3, and except as provided by subparagraph (B), a commission shall not approve an annexation to a city of any territory greater than 10 acres, or smaller as determined by commission policy, where there exists a disadvantaged unincorporated community that is contiguous to the area of proposed annexation, unless an application to annex the disadvantaged unincorporated community to the subject city has been filed with the executive officer.

(Amended by Stats. 2022, Ch. 89, Sec. 1. (SB 938) Effective January 1, 2023.)

TITLE 7. PLANNING AND LAND USE [65000 - 66499.58]

(Heading of Title 7 amended by Stats. 1974, Ch. 1536.)

DIVISION 1. PLANNING AND ZONING [65000 - 66342]

(Heading of Division 1 added by Stats. 1974, Ch. 1536.)

CHAPTER 4. Zoning Regulations [65800 - 65912]

(Chapter 4 repealed and added by Stats. 1965, Ch. 1880.)

ARTICLE 2. Adoption of Regulations [65850 - 65863.13]

(Article 2 added by Stats. 1965, Ch. 1880.)

65859.

(a) A city may, pursuant to this chapter, rezone unincorporated territory to determine the zoning that will apply to that territory upon annexation to the city.

The zoning shall become effective at the same time that the annexation becomes effective.

(b) Pursuant to Section 56375, those cities subject to that provision shall complete rezoning proceedings as required by law.

(c) If a city has not rezoned territory which is annexed, it may adopt an interim ordinance pursuant to Section 65858.

(Amended by Stats. 1994, Ch. 939, Sec. 13. Effective September 28, 1994. Operative January 1, 1995, by Sec. 29 of Ch. 939.)

Zoning Ordinance

Chapter 17.02 GENERAL PROVISIONS

17.02.020 Purpose.

This title is enacted to preserve and promote the public health, safety and welfare of the city, and of the public generally and to facilitate growth and expansion of the municipality in a precise and orderly manner. More specifically, the zoning ordinance is adopted in order to achieve the following objectives:

- A. Foster a workable relationship among land uses;
- B. Promote the stability of existing land uses that conform to the district in which they occur;
- C. Ensure that public and private lands ultimately are used for purposes that are appropriate and most beneficial for the city;
- D. Prevent excessive population densities;
- E. Avoid a concentration of structures adjoining each other or juxtaposed too closely together in close proximity to each other;
- F. Promote a safe, effective traffic circulation system;
- G. Require adequate off-street parking and truck loading facilities;
- H. Facilitate the appropriate location of community facilities and institutions;
- I. Coordinate land use policies and regulations of the city in order to facilitate the transition of land areas from county to municipal jurisdiction and to protect agricultural producers in areas planned for urban expansion;
- J. Implement the goals, policies and map of the general plan. (Ord. 2017-01 (part), 2017: prior code § 7201)

Chapter 17.06 ZONE CLASSIFICATIONS

17.06.050 Boundary changes because of annexation or right-of-way abandonment.

A. All territory that is annexed to the city shall be classified to a zone that is consistent with the general plan as adopted by the city.

B. All territory that is unzoned or becomes unzoned through abandonment of a public street, alley or railroad right-of-way, shall be classified to the centerline the same as the property adjoining the street, alley or railroad right-of-way. (Ord. 2017-01 (part), 2017: prior code § 7230)

Chapter 17.44 ZONING AMENDMENTS

17.44.010 Purpose.

As a general plan for Visalia is put into effect, there will be a need for changes in zoning boundaries and other regulations of this title. As the general plan is reviewed and revised periodically, other changes in the regulations of this title may be warranted. Such amendments shall be made in accordance with the procedure prescribed in this chapter. (Ord. 2017-01 (part), 2017: prior code § 7580)

17.44.020 Initiation.

A. A change in the boundaries of any zone may be initiated by the owner of the property within the area for which a change of zone is proposed or by his authorized agent. If the area for which a change of zone is proposed is in more than one ownership, all of the property owners or their authorized agents shall join in filing the application, unless included by planning commission resolution of intention.

B. A change in boundaries of any zone, or a change in a zone regulation, off-street parking or loading facilities requirements, general provision, exception or other provision may be initiated by the city planning commission or the city council in the form of a request to the commission that it consider a proposed change; provided, that in either case the procedure prescribed in Sections 17.44.040 and 17.44.090 shall be followed. (Ord. 2017-01 (part), 2017: prior code § 7581)

17.44.030 Application procedures.

A. A property owner or his authorized agent may file an application with the city planning commission for a change in zoning boundaries on a form prescribed by the commission and that said application shall include the following data:

1. Name and address of the applicant;
2. Statement that the applicant is the owner of the property for which the change in zoning boundaries is proposed, the authorized agent of the owner, or is or will be the plaintiff in an action in eminent domain to acquire the property involved;
3. Address and legal description of the property;
4. The application shall be accompanied by such sketches or drawings as may be necessary to clearly show the applicant's proposal;
5. Additional information as required by the historic preservation advisory board.

B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of processing the application. (Ord. 2017-01 (part), 2017: prior code § 7582)

17.44.040 Public hearing—Notice.

The city planning commission shall hold at least one public hearing on each application for a change in zone boundaries and on each proposal for a change in zone boundaries or of a zone regulation, off-street parking or loading facilities requirements, general provisions, exception or other provision of this title initiated by the commission or the city council. Notice of the public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by publication in a newspaper of general circulation within the city, and by mailing 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. (Ord. 2017-01 (part), 2017: prior code § 7583)

17.44.050 Investigation and report.

The city planning staff shall make an investigation of the application or the proposal and shall prepare a report thereon that shall be submitted to the city planning commission. (Ord. 2017-01 (part), 2017: prior code § 7584)

17.44.060 Hearing.

A. At the public hearing, the city planning commission shall review the application or the proposal and may receive pertinent evidence as to why or how the proposed change is necessary to achieve the objectives of the zoning ordinance prescribed in Section 17.02.020.

B. If the commission's recommendation is to change property from one zone designation to another, the commission may recommend that conditions be imposed so as not to create problems adverse to the public health, safety and general welfare of the city and its residents. (Ord. 2017-01 (part), 2017: prior code § 7585)

17.44.070 Action of city planning commission.

The city planning commission shall make a specific finding as to whether the change is required to achieve the objectives of the zoning ordinance prescribed in Section 17.02.020. The commission shall transmit a report to the city council recommending that the application be granted, conditionally approved, or denied or that the proposal be adopted or rejected, together with one copy of the application, resolution of the commission or request of the Council, the sketches or drawings submitted and all other data filed therewith, the report of the city engineer and the findings of the commission. (Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: prior code § 7586)

17.44.080 [Reserved].

17.44.090 Action of city council.

A. Upon receipt of the resolution or report of the city planning commission, the city council shall review the application or the proposal and shall consider the resolution or report of the commission and the report of the city planning staff.

B. The city council shall make a specific finding as to whether the change is required to achieve the objectives of the zoning ordinance prescribed in Section 17.02.020. If the council finds that the change is required, it shall enact an ordinance amending the zoning map or an ordinance amending the regulations of this title, whichever is appropriate. The city council may impose conditions on the change of zone for the property where it finds that said conditions must be imposed so as not to create problems inimical to the public health, safety and general welfare of the city and its residents. If conditions are imposed on a change of zone, said conditions shall run with the land and shall not automatically be removed by a subsequent reclassification or change in ownership of the property. Said conditions may be removed only by the city council after recommendation by the planning commission. If the council finds that the change is not required, it shall deny the application or reject the proposal. (Ord. 2017-01 (part), 2017: prior code § 7587)

17.44.100 Change of zoning map.

A change in zone boundary shall be indicated on the zoning map. (Ord. 2017-01 (part), 2017: prior code § 7589)

17.44.110 New application.

Following the denial of an application for a change in a zone boundary, no application for the same or substantially the same change shall be filed within one year of the date of denial of the application. (Ord. 2017-01 (part), 2017: prior code § 7590)

17.44.120 Report by city planner.

On any amendment to the zoning code changing property from one zone classification to another, the city planner shall inform the planning commission and the city council of any conditions attached to previous zone changes as a result of action taken pursuant to Sections 17.44.060, 17.44.070 and 17.44.090. (Ord. 2017-01 (part), 2017: Ord. 9605 § 30 (part), 1996: prior code § 7591)

RESOLUTION NO. 2025-35

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA, RECOMMENDING APPROVAL OF A PREZONING ORDINANCE TO ANNEXATION NO. 2024-05: A REQUEST BY THE CITY OF VISALIA TO PREZONE BY ORDINANCE THE PROPERTY UNDERGOING ANNEXATION INTO THE CITY LIMITS OF VISALIA. THE PREZONE WILL CHANGE ZONES ON THE OFFICIAL ZONING MAP OF THE CITY OF VISALIA FROM 62 ACRES OF UNZONED TO APPROXIMATELY 55 ACRES OF R-1-5 (SINGLE-FAMILY RESIDENTIAL, 5,000 SQUARE FOOT MINIMUM SITE AREA) AND APPROXIMATELY 7 ACRES OF C-MU (MIXED USE COMMERCIAL), CONSISTENT WITH THE LAND USE DESIGNATIONS OF THE VISALIA GENERAL PLAN LAND USE MAP AND CONSISTENT WITH SECTION 17.06.050 OF THE VISALIA MUNICIPAL CODE. THE PROPOSED PROJECT IS LOCATED ON THE SOUTHEAST CORNER OF SOUTH SANTA FE STREET AND EAST CALDWELL AVENUE (APNS: 123-400-005 & 123-400-001).

WHEREAS, Prezone to Annexation No. 2024-05 is a request by the City of Visalia to adopt a prezoning ordinance for the property undergoing annexation into the City limits of Visalia. The prezoning will change zones on the Official Zoning Map of the City of Visalia from 62 acres of unzoned to approximately 55 acres of Single-Family Residential, 5,000 square foot minimum site area (R-1-5) zone designation and approximately 7 acres of Mixed Use Commercial (C-MU) zone designation, consistent with the land use designations of the Visalia General Plan Land Use Map and consistent with Section 17.06.050 of the Visalia Municipal Code; and

WHEREAS, San Joaquin Valley Homes has submitted entitlement applications with the City of Visalia for Tentative Subdivision Map No. 5602 and Annexation No. 2024-05, to facilitate the Blankenship Subdivision project, a 203-lot single-family residential development and future 7-acre mixed use commercial zone (not to be developed together with the residential project), located within the City of Visalia; and

WHEREAS, the specific changes of organization requested consist of detachment of the project area territory from the County of Tulare and annexation to the City of Visalia; and

WHEREAS, the territory to be annexed is within the Planning Area Boundary and the Urban Growth Boundary of the City of Visalia; and

WHEREAS, Government Code (CGC) § 56375(a)(7) requires, as a condition to annexation, that a city prezone of the territory to be annexed or present evidence satisfactory to the Local Agency Formation Commission (LAFCO) that the existing development entitlements on the territory are consistent with the city's general plan; and

WHEREAS, the proposed R-1-5 and C-MU zone districts are consistent with Single-Family Residential, 5,000 square foot minimum site area and Mixed Use Commercial land use designations of the General Plan, respectively, in accordance with Table 9-1: Consistency Between the Plan and Zoning; and

WHEREAS, pursuant to the City's Municipal Code and State Planning and Zoning Law, the Planning Commission of the City of Visalia is authorized to review and make recommendations to the City Council of the City of Visalia for actions related to the establishment of land use and zone designations on behalf of the City, which include General Plan Amendments and Change of Zones and extends to prezone actions; and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on July 14, 2025; and

WHEREAS, the Planning Commission of the City of Visalia considered the Prezone to Annexation No. 2024-05 to be in accordance with Chapter 17.02, Chapter 17.06, and Chapter 17.44 of the Zoning Ordinance of the City of Visalia and on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Planning Commission considers that the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Initial Study / Mitigated Negative Declaration (IS/MND) for the Blankenship Project (SCH# 2025040063), certified by the Visalia City Council on June 2, 2025, by Resolution No. 2025-31. The IS/MND adequately analyzed and addressed this proposed project and determined that with mitigation there would not be significant impacts resulting from the development of the Blankenship Project. A Mitigation and Monitoring Plan adopted with the IS/MND includes mitigation measures that reduce or eliminate the severity of some of these impacts to a level that is less than significant.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Visalia recommends approval to the City Council of an ordinance to prezone Annexation No. 2024-05 based on the following specific findings and evidence presented:

1. The proposed rezoning is consistent with the policies and intent of the General Plan and Zoning Ordinance of the City of Visalia.
2. The proposed rezoning would not be detrimental to the public interest, health, safety, convenience, or welfare of the city.
3. The proposed rezoning is internally consistent with other applicable provisions of these regulations.
4. The site is physically suitable (including ability to meet requested zoning regulations, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses.
5. That the proposed rezoning, being processed as a Zone Amendment in accordance with Chapter 17.44 of the Visalia Municipal Code, is being done to achieve the objectives of the Zoning Ordinance prescribed in Section 17.02.020, which are established as a means to preserve and promote the public health, safety and welfare of the city, and of the public generally and to facilitate growth and expansion of the municipality in a precise and orderly manner, and is being done to confirm the

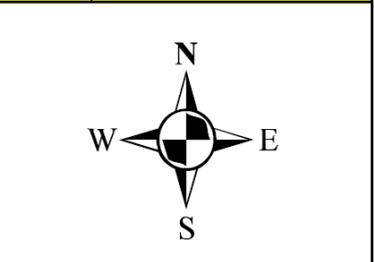
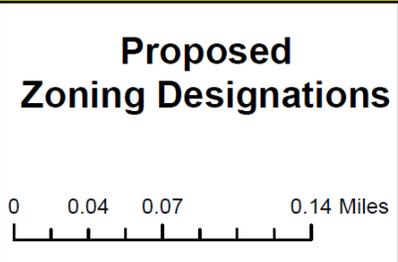
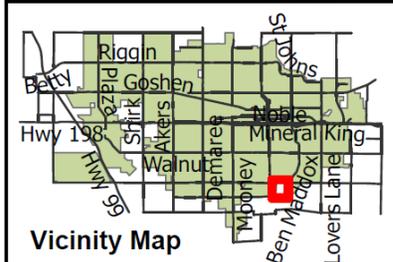
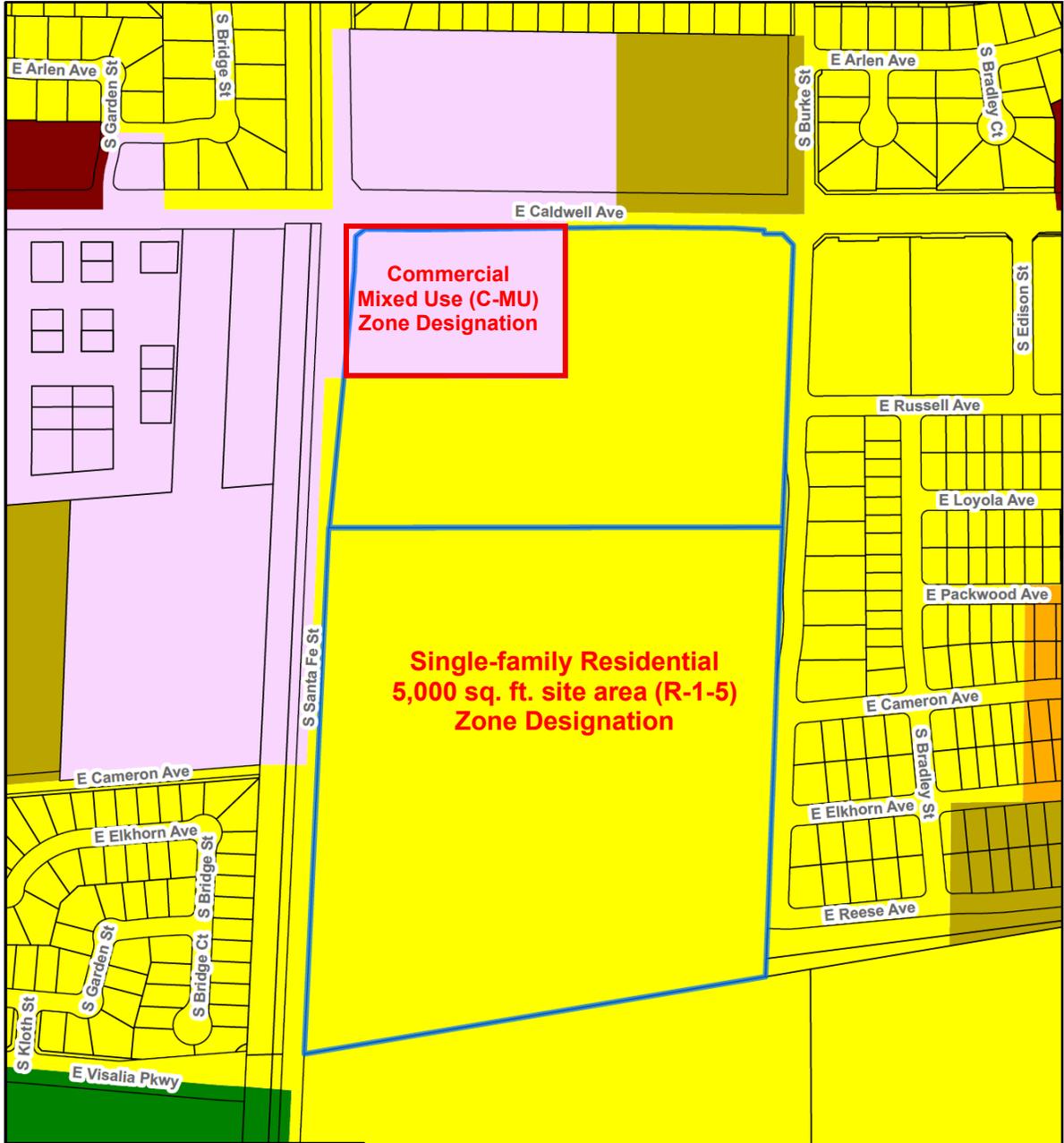
classification of the zone designation that is consistent with the Visalia General Plan, in accordance with Section 17.06.050 of the Zoning Ordinance.

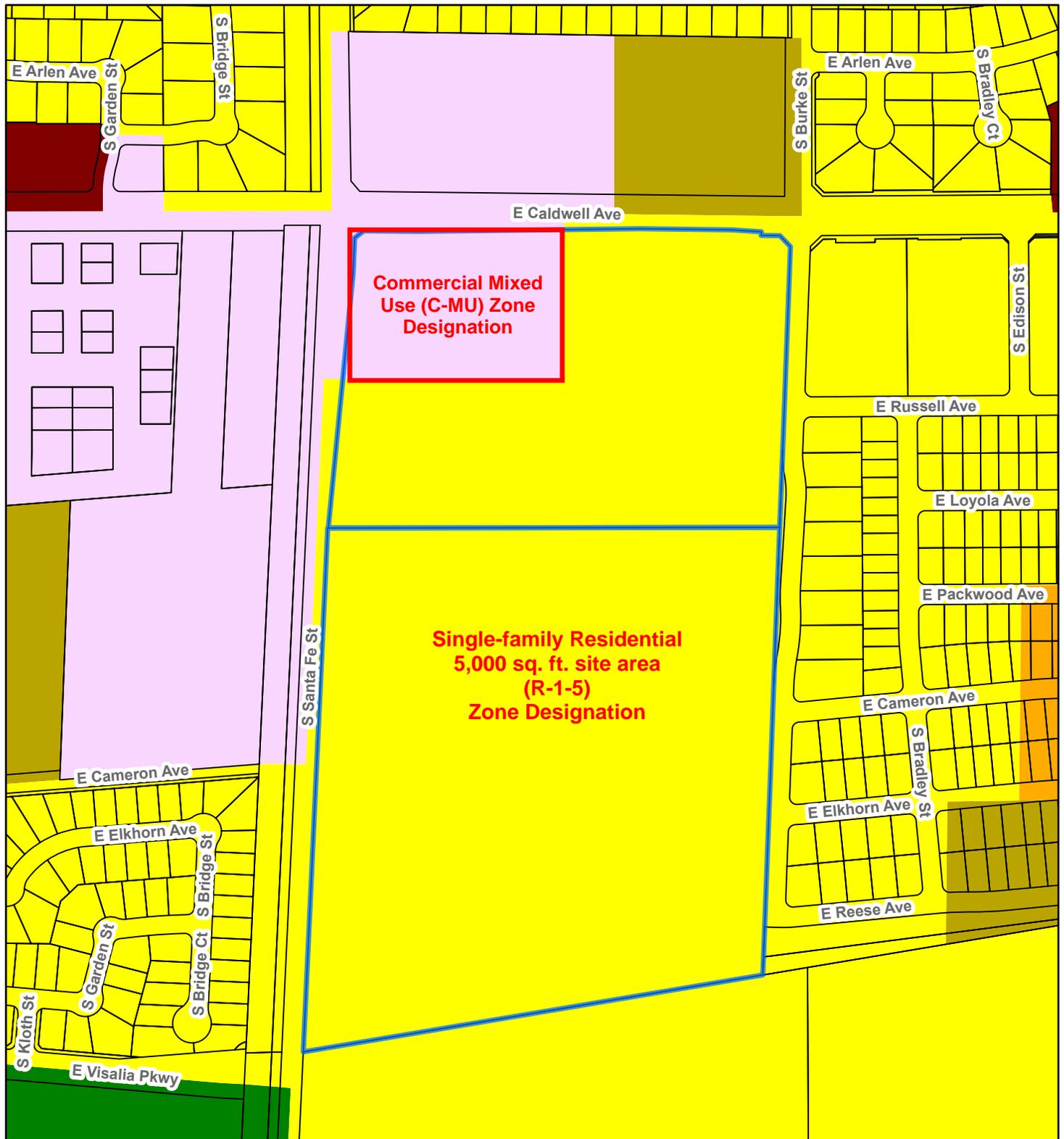
6. That the Initial Study / Mitigated Negative Declaration No. 2024-63 prepared and certified for the Blankenship Project (SCH# 2025040063) adequately addresses the impacts of the prezone since the project description anticipated the zoning on the property to be R-1-5 (Single-Family Residential, 5,000 square feet minimum site area) and C-MU (Mixed Use Commercial).
7. That no new information has arisen since certification of the Initial Study / Mitigated Negative Declaration that alters its analysis of impacts or conclusions as to effects and required mitigation. Therefore, the Initial Study / Mitigated Negative Declaration adequately addresses environmental impacts associated with this project.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of an ordinance to prezone Annexation No. 2024-05, as depicted per Exhibit "A", on the real property described herein, in accordance with the terms of this resolution and under the provisions of Chapter 17.02, Chapter 17.06, and Chapter 17.44 of the Ordinance Code of the City of Visalia.

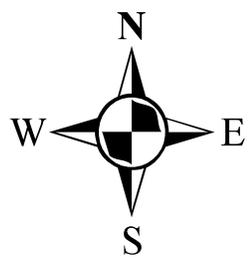
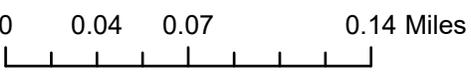
Exhibit "A"

Prezone to Annexation No. 2024-05
Planning Commission Resolution No. 2025-35





Proposed Zoning Designations





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 28, 2025

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

SUBJECT: Annexation No. 2024-05: A request by San Joaquin Valley Homes to annex two parcels totaling approximately 62.53 acres into the City limits of Visalia. Upon annexation, approximately 55.49 acres of the site would be zoned R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) and approximately 7.04 acres of the site will be zoned C-MU (Mixed Use Commercial), which is consistent with the General Plan Land Use Designation.

Blankenship Tentative Subdivision Map No. 5602: A request by San Joaquin Valley Homes to subdivide two parcels totaling 62.53 acres into 203 lots for single-family residential use, the site is zoned R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) and C-MU (Mixed Use Commercial). Development of the single-family homes will be restricted to the R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zone. Commercial development of the area within the project site zoned for commercial use is not part of this project and is a remainder.

Location: The site is located on the southeast corner of South Santa Fe Street and East Caldwell Avenue (APNs: 123-400-005 and 123-400-001).

STAFF RECOMMENDATION

Annexation No. 2024-05

Staff recommends that the Planning Commission recommend that City Council approve Annexation No. 2024-05, as conditioned, based on the findings and conditions in Resolution No. 2024-77. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan.

Tentative Subdivision Map No. 5602

Staff recommends approval of Tentative Subdivision Map No. 5602, as conditioned, based upon the findings and conditions in Resolution No. 2024-76. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinance.

RECOMMENDED MOTION

I move to recommend approval of Annexation No. 2024-05, based on the findings and conditions in Resolution No. 2024-77.

I move to approve Blankenship Tentative Subdivision Map No. 5602, based on the findings and conditions in Resolution No. 2024-76.

PROJECT DESCRIPTION

The applicant, San Joaquin Valley Homes, has filed two entitlement applications, one for the annexation of two parcels totaling 62.53 acres and the second for a tentative subdivision map for 203 single-family residential lots.

Annexation No. 2024-05 is a request to annex 62.53 acres located outside of the city limits, in the Tier II Urban Development Boundary (Exhibit "A"). Upon annexation, the Zoning designations for the project area will include approximately 7.04 acres zoned C-MU (Mixed Use Commercial) and approximately 55.49 acres zoned R-1-5 (Single-Family Residential, 5,000 sq. ft. minimum site area), which is consistent with the underlying General Plan land use designation. The area zoned



for commercial use is not part of this project submittal and will not be developed at this time.

The Blankenship Tentative Subdivision Map No. 5602 is a request to subdivide the annexed 55.49 acres into a 203-lot single-family residential subdivision. The subdivision will be developed in two phases, with the first phase developing 123 lots and the second phase developing the last 80 lots of the 203-lot subdivision (Exhibit "B"), with a remainder of 7.04 acres of C-MU (Mixed Use Commercial) zoning, not to be developed with this project. The project will adhere to the R-1-5 zoning district for lot sizes of 5,000 square feet or greater, ensuring compatibility with the General Plan. The proposed subdivision will be developed at a density of 3.65 dwelling units per acre, which is consistent with the Residential Low Density land use designation for the site of 2 to 10 units per acre.

The proposed subdivision is located on the southeast corner of South Santa Fe Street and East Caldwell Avenue and is bounded by South Santa Fe Street on the west and South Burke Street on the east. The project also includes construction of streets, extension of sewer lines and sewer laterals, connection to the storm drainage system and extension of other utilities and services (e.g. electricity, gas, water, etc.). Additional major street improvements include the widening of the Santa Fe roadway, improvements along Caldwell Avenue including curb, gutter and sidewalk, as well as completing remaining frontage improvements, along Burke Street.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Mixed Use Commercial / Residential Low Density
Zoning:	County Zoning – Outside of the City limits
Zoning Upon Annexation:	C-MU (Mixed Use Commercial) & R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area)
Surrounding Zoning and Land Use:	North: C-MU (Mixed Use Commercial) & R-M-3 (Multi-Family, 1,200 sq. ft. min. site area) / Vacant Parcel South: X (County) – Outside of City limits East: R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) / Diamond Oaks Subdivision West: C-MU (Mixed Use Commercial) / Commercial business, mini-storage
Environmental Review:	Mitigated Negative Declaration No. 2024-63
Special Districts:	None
Site Plan Review:	SPR No. 2024-177-1

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. 2024-05 will facilitate a new community on a 55.49-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, east, and west.

Furthermore, staff recommends approval of the Blankenship Tentative Subdivision Map No. 5602, 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.

Annexation No. 2024-05

The applicant has filed an application to initiate the annexation of two parcels totaling 62.53 acres (Annexation No. 2024-05) to facilitate the development of the 203-lot subdivision. This is required in order to annex the project site into the City's land use jurisdiction. The annexation can be supported on the basis that the proposed use is consistent with Land Use Policy LU-P-21, which allows for annexation and development of residential land to occur within the Urban Development Boundary (Tier II) consistent with the City's Land Use Diagram. The site can be serviced with all the requisite utilities 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 (LAFCO) but cannot approve a final subdivision map until after the land is annexed and the annexation recorded through the Tulare County Recorder. Staff has included this requirement as Condition No. 2 of Annexation No. 2024-05.

General Plan Consistency

The proposed 203-lot single-family residential subdivision is located within the Tier II Urban Development Boundary. The stated purpose of the Urban Development Boundaries are to guide the timing, type, and location of growth, to preserve resource lands, natural features, and open space, and to promote infill and redevelopment. The Visalia General Plan Policy LU-P-21 includes phasing thresholds based on the issuance of building permits for allowing annexation and development of urban land within the Urban Development Boundary Tier II. The threshold of issuing building permits for 5,850 housing units since April 1, 2010, that is necessary to expand from Tier I to Tier II has been met. As of July 1, 2021, the City has issued permits for 5,868 housing units. Due to meeting this threshold, the Urban Development Boundary expanded from Tier I to Tier II by Resolution No. 2021-38 at the July 19, 2021, City Council meeting. The Blankenship annexation and subdivision area lies within Tier II which aligns with the General Plan Policy.

Furthermore, the annexation and development of the subdivision allows for "*balanced growth amongst Visalia's four quadrants*," which is a longstanding "*tenet of the city's approach to land use planning*." Per the General Plan, "*the quadrant that sees that highest percentage of development is the Northwest, owing to several new neighborhoods and buildout of the Industrial Park*. Development of the Southeast quadrant, where this project is located at, should "*develop in roughly equal proportion in the Second and Third Tiers*" (General Plan, pg. 2-28).

The project is consistent with General Plan 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*." In addition, the project is also consistent with General Plan Policy LU-P-55 which supports the development of R-1-5 zoned properties with single-family subdivisions. Existing utility infrastructure (i.e. sewer, storm, and water) can be extended from nearby urban development to accommodate the project build out. The proposed 203-lot single family residential will be compatible with existing residential development surrounding the site.

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

Street Connectivity and Improvements

The developer of the subdivision will be required to widen and install South Santa Fe Street roadway, located to the west of the project site, to a standard Collector Road as well as remaining frontage improvements along South Burke Street to the east. Additionally, there will be street block connectivity within the subdivision with local city standard streets. Improvements on all streets located within and surrounding the subdivision include curb, gutter, sidewalks, parkway landscaping, and street lighting.

The developer of the subdivision is also required to coordinate with the City of Visalia’s Capital Improvements (CIP) Engineering Division for improvements along Caldwell Avenue, regarding the Caldwell Avenue Improvement Project, which is located north of the project site. These improvements along Caldwell Avenue including the remainder commercial parcel include but are not limited to curb, gutter, sidewalks, parkway landscaping and street lighting. This area of the project site is part of a larger project, the Avenue 280 corridor widening project sponsored by the City of Visalia, Tulare County Association of Governments (TCAG), the County of Tulare, the City of Farmersville, and the City of Exeter¹. The project aims to upgrade existing pavement to carry increased traffic loads as well as median islands to improve safety. When completed, the Avenue 280 project will provide a four-lane divided roadway from State Route 99 to the City of Exeter.

The Site Plan Review comments for this project are attached and conditioned as part of the project which notes the above requirements of improvements.

Development Standards

All of the proposed lots will meet the standard R-1-5 zoning (Single-Family Residential, 5,000 square foot minimum site area) standards for lot size and setbacks.

The average lot size for the subdivision is approximately 7,395 square feet, with the minimum lot size being 5,111 square feet (Lot 175) and the maximum lot size being 18,407 square feet (Lot 80). Each lot within the subdivision will conform to the development standards of the Visalia Municipal Code Chapter 17.12 Single-Family Residential which requires the following minimum lot area and 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

Infrastructure Improvements (Storm Drainage & Sanitary Sewer)

Water Service

Staff has included Condition No. 3 that requires a valid Will Serve letter from the California Water Service Company.

Storm Drainage

Storm water retention will be required with the subdivision. An additional storm drainage main installation is required in accordance with the City Master Plan on South Santa Fe Street. The applicant has been instructed to coordinate with City Engineer for conformance.

Sanitary Sewer

The project will have to connect to the existing sanitary sewer main located on South Santa Fe Street.

The Site Plan Review comments relating to storm drainage and sanitary sewer are attached and conditioned as part of the project which note the above requirements as well as subjecting the site to ongoing analysis and update of the City’s Storm Drain and Sewer master plans.

¹ [City of Visalia - Caldwell Improvement Project](#)

Landscape and Lighting District (LLD) and Block Walls

An LLD will be required for the long-term maintenance of the landscaping, lighting, pocket park, outlot areas and block walls within the subdivision. The pocket park will be located along the Tulare Irrigation Canal, that is along the south of the project site with a required setback of 18-ft (15-ft minimum) from top of ditch of the Tulare Irrigation District. The outlot areas (A – F) are located along the perimeter of the subdivision along South Santa Fe Street and South Burke Street within the subdivision. City standard block walls shall be required along the major street frontages (South Santa Fe Street, East Caldwell Avenue and South Burke Street). 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 adjoining residential lots (Lots 8, 9, 17, 18, 36, 68, 153, 166, and 167). Staff has included Condition No. 4 regarding the LLD for the above-mentioned areas within the subdivision. Please note that a block wall will be required along the shared property lines between the commercial zoned property and properties zoned residential; however, the requirement to install this block wall will be deferred until the commercial zoned property is developed.

Oak Tree Preservation (VMC Chapter 12.24)

The City has a municipal ordinance in place to protect valley oak trees. Per the Biological study submitted by the applicant, the tentative subdivision map, and a staff visit on April 16, 2025, to the project site, oak trees are located along the perimeter of the site. All existing valley oak trees located near or within the project site are subject to the valley oak tree ordinance. The ordinance clearly provides the requirements for removal, pruning, as well as mitigation if the oak trees are to be removed. If the applicant requests to remove the valley oak trees, an Oak Tree Removal Permit shall be submitted and reviewed for approval or denial. Staff has added this as Condition No. 5 of the Blankenship Tentative Subdivision Map.

Agricultural Land Preservation Program Ordinance (VMC Chapter 18)

The 62.53-acre project site is located within the City's Tier II growth boundary and is also defined as Prime Farmland per the Tulare County Farmland Mapping and Monitoring Program. Based on the project's location and designation, the development of this site is subject to the City's Agricultural Preservation Ordinance.

The Agricultural Preservation Ordinance (APO) was effective, 30 days after ordinance adoption on May 15, 2023. The adoption of the ordinance is a necessary step for projects located within the Tier II growth boundary to move forward with development. The purpose and intent of the ordinance is to implement the goals of the City of Visalia General Plan and address the conversion of prime farmland and farmland of statewide importance through the adoption of an agricultural land preservation program. In addition, the ordinance 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 on this ordinance.

The developer of the project is subject to comply with the requirements of the adopted ordinance. The preserved land obligation shall be calculated at a ratio of one acre of preserved land for each acre 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) of the APO, 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 of the APO.

Please note that Great Valley Land Trust has obtained an agricultural easement for the developer of the Blankenship subdivision project that was approved to form by the City Council at their November 18, 2024, meeting. The agricultural easement was recorded on December 6, 2024, which satisfies the provisions of the City’s APO.

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 single-family residential development standards. The lots proposed for the Blankenship 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 continue the development of the local street to the east, South Burke, which facilitates street connectivity within the neighboring subdivision (Diamond Oaks).

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 maps have 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, subject to City Council approval of the General Plan for the proposed Low Density Residential land use designation. This is included as recommended Finding No. 3 of the Tentative Subdivision Map.
(d) That the site is not physically suitable for the	The site is physically suitable for the proposed map

proposed density of development.	and its affiliated development plan, which is designated as Low Density Residential and developed at a density of 3.65 units per acre. This is included as recommended Finding No. 4 of the Tentative Subdivision 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 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

An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA). The Initial Study / Mitigated Negative Declaration No. 2024-63 (SCH 2025040063) disclosed that environmental impacts are determined to be less than significant with the incorporation of mitigation to address significant impacts to the following:

- The Biological Habitat Assessment prepared by Soar Environmental Consulting provided four (4) mitigation measures pertaining to Biological Resources to reduce impacts to Nuttall's Woodpecker.
 - The Nuttall's Woodpecker (a species located on site) is a species listed as a United States Fish and Wildlife Services (USFWS) Bird of Conservation Concern (BCC). This species was found during a site assessment of the project site nesting within oak tress located along the perimeter of the project site and in utility poles and shrubs.

Additionally, 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. This letter was provided to the applicant. 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. 7 of the Blankenship Tentative Subdivision Map is incorporated in the project's conditions of approval as follows:

- a. That prior to site disturbance, the developer/homebuilder will consult with an appropriately licensed (CA-registered) individual or agency on recommendation for obtaining soil samples to test for OCP's and arsenic. If suggested to be performed, developer/homebuilder shall have an appropriately licensed (CA-registered) individual or agency perform the soil sampling per *DTSC's Preliminary Endangerment Assessment Guidance Manual*. The developer/homebuilder shall provide the Planning and Community Preservation Director with a copy of all correspondence between the developer/homebuilder and an appropriately licensed (CA-registered) individual or agency 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) and reference the *DTSC Information Advisory Clean Imported Fill Material Fact Sheet*.

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. 2024-05

1. That the annexation is consistent with the policies and 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 62.53 acres if AE-20 (Agricultural Exclusive 20-acre) County zone district to R-1-5 (Single-Family Residential, 5,000 minimum square foot site area) and C-MU (Mixed Use Commercial) zone district, which will not impose new land uses or development that will adversely affect the subject site or adjacent properties.
3. That the parcels are 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 the California Environment Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant with mitigation and that Mitigated Negative Declaration No. 2024-63, incorporating the Mitigation Monitoring Program included within, is hereby adopted.

Blankenship Tentative Subdivision Map No. 5602

1. That the proposed location and layout of the Blankenship Subdivision Map No. 5602 its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance. The 62.53-acre project site, which is the site of the proposed 203-lot single-family residential subdivision and a remaining 7.04-acre mixed use commercial lot, 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 Blankenship Tentative Subdivision Map No. 5602, 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.
3. That the site is physically suitable for the proposed tentative subdivision map. The Blankenship Subdivision Map No. 5606 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 and Mixed Use Commercial General Plan Land Use Designation. The proposed location and layout of the Blankenship Tentative Subdivision Map No. 5602, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance. The 62.53-acre project site, which is the site of the proposed 203-lot single-family residential subdivision and remaining 7.04-acre mixed use commercial lot, 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 Blankenship Tentative Subdivision Map No. 5606, 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 203-lot single-family residential subdivision and remaining 7.04-acre lot is designed to comply with the City's Engineering Improvement Standards. The development of the site with a 203-lot single-family residential subdivision and remaining 7.04-acre mixed use commercial lot 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, frontage street improvements along East Caldwell Avenue.
6. That an Initial Study was prepared for this project, consistent with the California Environment Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant with mitigation and that Mitigated Negative Declaration No. 2024-63, incorporating the Mitigation Monitoring Program included within, is hereby adopted.

RECOMMENDED CONDITIONS

Annexation No. 2024-05

1. Upon annexation, the territory shall be zoned R-1-5 (Single-Family Residential, 5,000 minimum square foot site area) and C-MU (Mixed Use Commercial) consistent with the pre-zoning designated by the General Plan Land Use Map.
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. 2024-77. The agreement is subject to final approval by the City Council of the City of Visalia.

Tentative Subdivision Map No. 5602

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2024-177-1.
2. That the project shall be developed and maintained in substantial compliance with the site plan in Exhibit A, unless otherwise specified in the conditions of approval.
3. That prior to development, of the subdivision the applicant/developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
4. That a Landscape and Lighting District be established for the long-term maintenance of local roads, street lighting, block walls, pocket park, and any additional outlots and areas for public use. This includes the transition to three-foot height block walls within the 15-ft front yard setback areas if adjoining lots within the subdivision (Lots 8, 9, 17, 18, 36, 68, 153, 166, and 167).
5. That any oak trees located within or along the perimeter of the project site shall comply with the Oak Tree Preservation Ordinance of the Visalia Municipal Code (Chapter 12).
6. That the developer shall inform and have future homeowners of the Blankenship subdivision sign and acknowledge the "Right to Farm" Act. This informs future residential owners that the surrounding farming operations are protected and cannot be declared a nuisance if operating in a manner consistent with proper and accepted customs and standards.
7. That the Mitigation Monitoring and Reporting Program and its mitigation measures adopted with the Initial Study / Mitigated Negative Declaration No. 2024-63 (State Clearinghouse 2025040063) and all conditions of the Blankenship Tentative Subdivision Map No. 5602, 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 Soar Environmental on recommendation for obtaining soil samples to test for OCP's and arsenic. If suggested to be performed, developer/homebuilder shall have Soar Environmental 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 Soar Environmental 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).
8. That approval of the Blankenship Tentative Subdivision Map No. 5602 shall not become effective unless Annexation No. 2024-05, 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. 2024-05.

9. 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.

10. 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. 2024-77 – Annexation No. 2024-05
- Resolution No. 2024-76 – Tentative Subdivision Map No. 5602
- Exhibit "A" – Annexation Exhibit
- Exhibit "B" – Tentative Subdivision Map Site Plan & Phasing Plan
- Exhibit "C" – Park Concept
- Site Plan Review Comments No. 2024-177-1
- Mitigated Negative Declaration No. 2024-63 and DTSC Comments
- Biological Habitat Assessment
- Cultural Resources Assessment
- 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-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; and

Commercial: after permits for 480,000 square feet of commercial space on designated Commercial Mixed Use, Downtown Mixed Use, Office, and Service Commercial land have been issued.

Regional Retail: New Regional Retail areas in the Tier II Growth Boundary shall be eligible for urban development upon satisfactory demonstration that the following criteria have been met:

1. Existing Regional Retail Commercial zoned land south of Caldwell Avenue. that was undeveloped as of the date of adoption of the General Plan has received at least 922,383sq.ft. of commercial building permits [formula: 121 acres @43,560sq. ft. per gross acre = 5,270,760sq.ft. x .25 (assumed FAR for Regional Retail development) x 0.7 (recommended flex factor)]
2. The uses and tenants proposed for the area will substantially further the community's goal of providing high level regional retail goods and services.
3. That there is sufficient roadway capacity and adequate public facilities and infrastructure to accommodate the proposed development.

The regional retail zone classification shall provide for permitted and conditional uses that are of a regional draw only. Uses that are not exclusively of a regional draw may be allowed where a finding is made that such uses are ancillary or associated with the regional uses. Uses of a neighborhood or convenience level draw only shall not be permitted.

- "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, starting from April 1, 2010:

Residential: after permits for 12,800 housing units have been issued.

Commercial: after permits for 960,000 square feet of commercial space space on designated Commercial Mixed Use, Downtown Mixed Use, Office, and Service Commercial land have been issued; and

Industrial: after permits for 2,800,000 square feet of commercial space space on designated Industrial, Light Industrial, and Business Research Park land have been issued.

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.

**Chapter 12.24
OAK TREE PRESERVATION
Article 1. Purpose and Definitions**

12.24.010 Purpose.

A. In order to promote the public health, safety and general welfare, to enhance the beauty of Visalia and to complement and strengthen zoning, subdivision and land use standards and regulations, while at the same time recognizing individual rights to develop private property, the city council finds it necessary to establish basic standards, measures and compliance requirements for the preservation and protection of native Valley oak trees and landmark trees.

B. The provisions of this chapter are enacted to:

1. Enhance natural scenic beauty;
2. Assist in the overall goal of preservation, maintenance and regeneration of a healthy urban forest and tree cover;
3. Promote the conservation of energy resources and regulation of temperature through the provision of shade, evaporative cooling and wind break provided by trees;
4. Improve the quality of air, water, and soil resources;
5. Sustain and enhance property values;
6. Promote the well-being of the community;
7. Provide for recreational settings, wildlife habitat, and ecological balance;
8. Provide for safety through responsible and safe standards for the trimming and/or removal of oak trees;
9. Promote Visalia's unique identity. (Ord. 2007-02 § 2 (part), 2007; Ord. 9907 § 2 (part), 1999)

12.24.020 Definitions.

As used in this chapter, the following terms are defined in this section:

"City Manager" means the city manager of the city or his or here designated representative.

"Crown-drip-line" means the outer perimeter of an oak tree's canopy.

"Oak tree" means Valley Oak Tree (*Quercus lobata*). "Oak tree" may also mean a "landmark tree."

"Landmark tree" means any native or non-native tree recognized by city council resolution for its age, size, location, outstanding habitat value, superior beauty, historical, and/or cultural significance.

"Person" means individuals, associations, corporations, public agencies, joint ventures, partnerships, independent contractors, and other agents and employees.

"Pruning standards" means those pruning standards established by the Western Chapter of the International Society of Arboriculture dated 1995, as revised by the Society from time to time, and as amended by this chapter.

(Ord. 2021-03 § 2, 2021; Ord. 2007-02 § 2 (part), 2007; Ord. 2003-07 § 1, 2003; Ord. 9907 § 2 (part), 1999)

Article 2. Destruction Prohibition - Removal Permit Requirements

12.24.025 Willful destruction of oak trees prohibited.

It is unlawful for any person to willfully remove, destroy, damage, mutilate, poison, or attempt to kill an oak tree in the city, except as may be allowed pursuant to a removal permit as provided for in Section 12.24.030 of this Chapter, or as designated in a notice to prune an oak tree that satisfies of

YPERLINK "https://codelibrary.amlegal.com/codes/visalia/latest/visalia_ca/0-0-0-28711" \| "JD_Title12Ch.12.24Art.3"Article 3 of this Chapter. As used in this section, the term "damage" shall include the pruning of an oak tree in a manner that is inconsistent with the pruning standards as established by section 12.24.070. (Ord. 2007-02 § 2 (part), 2007)

12.24.030 Oak tree removal permit required.

A. Any person desiring to destroy or remove an oak tree with a trunk diameter of eighteen (18) inches or greater at a point 4.5 feet above the root crown (also referred to as "18 inches Diameter Breast Height (D.B.H.)") on private or public property must first apply for and obtain a removal permit. Such application shall be in writing to the city clerk, who shall forward such application to the city manager of the city or their designee. The application shall contain the number, size and location of the oak trees and a brief statement of the reason of the requested action.

B. Within five calendar days of receipt of such application, the city manager or their designee shall post a notice on the subject tree, in a manner reasonably intended to inform the general public, stating that an application for removal of the tree has been filed and is pending with the city manager or their designee. Within fourteen calendar days of receipt of such application, the city manager or their designee shall inspect the premises whereon such oak trees are located, and shall issue an intended decision in writing as to whether or not the application will be approved, and if so, what mitigation shall be required as a condition to approval, consistent with Section 12.24.035 below; provided, however, that failure to render an intended decision within such period shall not be deemed approval.

C. The city manager or their designee shall not grant a removal permit unless one of three findings enumerated in Section 12.24.035 can be made based on substantial evidence and, where necessary, expert advice of a certified arborist. The applicant may submit his or her own supporting material, including a report of an independent certified arborist, for consideration by the city manager. However, the city manager or their designee shall retain the discretion for determining the weight and value to be given to such independent reports.

D. Upon determination that one of the three findings enumerated in Section 12.24.035 can be met and a removal permit may be granted, the city manager or their designee shall establish mitigation requirements in a manner consistent with the policy to be developed and implemented pursuant to Section 12.24.037. No mitigation shall be required for oak trees removed pursuant to subsections A. or C. of section 12.24.035, unless the city manager or their designee determines that the applicant's negligence or willful conduct contributed to the decline of the health of the oak tree. The mitigation requirements established by the city manager or their designee shall attach to the permit as conditions, and shall be enforceable as a lien against the applicant's real property. In no event shall the availability of mitigation measures, or the willingness of the applicant to agree to such measures, be a factor in determining whether removal of the tree is warranted. (Ord. 2021- 03 § 2, 2021; Ord. 2007-02 § 2 (part), 2007; Ord. 9907 § 2 (part), 1999)

12.24.035 Removal standards.

No removal permit shall be granted pursuant to section 12.24.030 of this Chapter unless the city manager determines that substantial evidence supports one of the following three findings:

A. The general health of the oak tree warrants removal. A removal permit may be granted based on the health of the tree only if one of the following tests can be satisfied:

1. The oak tree is in danger of falling or is deemed to be structurally unsound, according to generally accepted arboricultural standards, and is in proximity to existing or proposed structures; or

2. The oak tree is a host for plant, pest, or disease endangering other species of trees or plants with infection or infestations.

3. Protection of pre-existing improvements that have been interfered with by the oak tree, or otherwise allow the reasonable enjoyment of private property.

4. The oak tree is causing damage to a dwelling, building or structure, including foundational support for same, and/or damaging the essential utilities servicing the dwelling, building or structure. A professional evaluation by a certified arborist, licensed plumber, landscape architect or structural engineer detailing the damage being caused shall be required as part of the application for removal permit identified in Section 12.24.030.

B. Removal of the oak tree is necessary to allow construction of new improvements or the repair or protection of pre-existing improvements that have been interfered with by the oak tree, or otherwise allow

the reasonable enjoyment of private property. The city manager shall apply the following factors in determining the necessity of removal of an oak tree for purposes of this subsection:

1. The size and age of the oak tree to be removed, and its historic, aesthetic or cultural value; a larger, older and more historically, aesthetically, or culturally valuable tree may be removed only if each of the other factors weigh heavily in favor of removal.

2. The necessity of the removal of the oak tree for new construction or expansion of existing improvements.

3. The lack of any reasonable alternative to the proposed improvement that does not require removal of the oak tree. The availability of funds from the Oak Tree Maintenance Fund to assist the property owner in repairing or reconfiguring improvements in a manner to save an oak tree should be taken into account in determining whether reasonable alternatives to removal exist such that a permit on this grounds should not be granted.

C. Urban forestry or land management practices warrant removal of the oak tree. An oak tree may be removed based on urban forestry or land management practices if one of the following conditions exist:

1. Removal of the oak tree will substantially benefit the topography of the land and the soil retention, water retention, and diversion or increased flow of surface waters.

2. Removal of the oak tree will not be detrimental to the general public because the number, species, size, and location of existing trees in the area offset the removal of the oak tree, and the removal will not have an adverse effect on shade areas, air pollution, historic values, scenic beauty, and the general welfare of the city as a whole.

3. Removal of the oak tree is consistent with good urban forestry practices such as, but not limited to, the number of healthy trees the subject parcel of land will support.

4. The property owner proposing to remove the tree can establish by adequate proof that the subject tree did not exist prior to the current owner's purchase of the property; this provision shall only apply to trees with a DBH of six (6) inches or less.

(Ord. 2021-03 § 2, 2021; Ord. 2007-02 § 2 (part), 2007)

12.24.037 Mitigation requirements.

In recognition and furtherance of the purposes of this Chapter, as enumerated in Section 12.24.010, it is the policy of the City of Visalia that property owners who are granted a permit to remove an oak tree pursuant to Subparagraph B. of section 12.24.035 offset the loss of the oak tree by either replacing the oak tree removed with new oak trees on the same property (in-kind mitigation) or by paying mitigation fees intended to be used for the establishment of new oak trees on other property or on public property for the benefit of the general public (in-lieu mitigation). In furtherance of this policy, the city manager shall develop an Oak Tree Mitigation Policy establishing in-kind and in-lieu mitigation measures to be required for oak tree removals. The Oak Tree Mitigation Policy, and any subsequent amendment thereto, shall be submitted to the city council for approval by resolution. (Ord. 2007-02 § 2 (part), 2007)

12.24.040 Notice of action and appeals.

A. Notice of the city manager's intended decision on a permit application submitted pursuant to section 12.24.030 shall be given by personal delivery or first class mail to the applicant and to any person filing a written request with the city manager for notice of all permit approvals under this ordinance. Further, notice of the intended decision shall be posted on the subject tree in a manner reasonably intend to inform the general public of the decision, and the right to appeal.

B. Any person aggrieved or affected by the city manager's intended decision, or any member of the city council, may appeal the intended decision to the city council by filing a written notice of appeal with the city clerk within ten business days, excluding weekends and holidays, after the delivery or mailing of the notice. Any such notice of appeal shall be accompanied by an appeal fee in the amount specified by the city council.

C. If no appeal is filed within such time, the city manager shall promptly implement the intended decision by denying or issuing the permit, with or without conditions. An appeal automatically stay execution of the implementation of the intended decision until the appeal has been considered and decided by the city council. (A member of the city council shall be exempt from the requirement of an appeal fee).

D. The city clerk shall place all such appeals on the agenda of the next regular council meeting and shall give notice to the applicant and/or appellant. The city council shall consider and decide all issues raised in the appeal, and the decision of the council shall be final. (Ord. 2007-02 § 2 (part), 2007; Ord. 9907 § 2 (part), 1999)

12.24.050 Emergencies.

A. In the case of emergency caused by the dangerous condition of an oak tree requiring immediate action for the protection of life or property, a tree may be cut down in whole or in part on the order of the city manager or any on-duty public works or public safety personnel.

B. Public utilities subject to the jurisdiction of the Public Utilities Commission of the state of California may also take such action as may be necessary to maintain a safe operation for their facilities. (Ord. 2007-02 § 2 (part), 2007; Ord. 9907 § 2 (part), 1999)

Article 3. Pruning Standards and Requirements

12.24.060 Pruning notice required

A. Except in cases of emergencies as described in Section 12.24.050, no person shall prune or cause to be pruned any oak tree with a trunk diameter of ten (10) inches or greater at a point 4.5 feet above the root crown (also referred to as "10 inches Diameter Breast Height (D.B.H.)") within the city without first submitting a completed oak tree intent to prune notice with the city manager, as provided herein.

B. The notice shall be delivered to the city manager prior to the start of the work to be performed.

C. The notice shall be in a form as provided by the city manager and shall include the following information:

1. The name, address and telephone number of the property owner.
2. The name, address and telephone number of the person(s) intending to prune the tree.
3. The date(s) of the pruning.
4. A description of the tree(s) to be pruned including the approximate size and location of the tree with sufficient specificity to enable the city manager to precisely locate and identify the subject tree(s).
5. If the work is to be performed in any public right-of-way, proof of insurance coverage for general liability, property damage, and workers' compensation in case of injury or damage to person or property.
6. Proof of the possession of a valid city business license.

D. A copy of the notice must be in the possession of the person pruning the oak tree at all times during the course of the work being performed.

(Ord. 2021-03 § 2, 2021; Ord. 2007-02 § 2 (part), 2007; Ord. 9907 § 2 (part), 1999)

12.24.070 I.S.A. pruning standards.

That certain document known and designated as ANSI A300 Pruning Standards and the International Society of Arboriculture Best Management Practices for Tree Pruning, as amended from time to time, is adopted by the council of the city as the standards for pruning trees located within the city to all intents and purposes and to the same effect as if each and every section, paragraph, sub-paragraph, word, phrase, clause or illustration contained therein were fully set forth herein except for the deletion of any provisions as provided for in the chapter. A copy of such standards shall be on file with the city clerk and shall be available for purchase in the office of the city clerk. (Ord. 2007-02 § 2 (part), 2007; Ord. 9907 § 2 (part), 1999)

12.24.080 Copies of standards on file.

Reference is made to three copies of said standards filed in the office of the city clerk of the city which are now so filed for full particulars of said pruning standards. (Ord. 9907 § 2 (part), 1999)

12.24.090 Enforcement.

Except as otherwise provided herein, the provisions of this chapter shall be administered and enforced by the director in his or her capacity as enforcement officer. In the enforcement of this chapter such enforcement officer and his or her deputies may enter upon private or public property to examine any oak tree, and may issue citations for any violations of this chapter. (Ord. 9907 § 2 (part), 1999)

12.24.100 Public assistance for property owners.

A. If the city manager determines that a property owner, who has submitted a notice of intent to prune or remove an oak tree, cannot properly prune or remove his or her oak tree without the assistance of a professional tree trimmer, and that said property owner cannot afford to hire a professional tree trimmer because he or she does not have the financial resources to pay for such services, the city manager may provide financial assistance to said property owner for the purpose of pruning or removal of the tree or trees, if all the following conditions are met and funds are available:

1. The property owner uses the property where the tree(s) is located as his or her principal place of residence;

2. The aggregate gross income of all persons eighteen (18) years of age or older residing on the property does not exceed the minimum amount as may be set from time to time, by resolution of the city council, pursuant to this subdivision; and

3. The city manager determines that it is necessary to prune or remove the tree to remove hazardous conditions, remove disease, rot, pests, other harmful conditions, or promote healthy growth of the tree(s).

B. Such financial assistance may include, but not be limited to, low interest loans, work done by the city with the cost borne in part or in whole by the property owner, work done by the city with the cost borne by the city to be repaid by the property owner upon such terms as the city and property owner shall agree, or any combination thereof.

(Ord. 2021-03 § 2, 2021; Ord. 2007-02 § 2 (part), 2007; Ord. 9907 § 2 (part), 1999)

12.24.110 Oak maintenance fund.

For purposes of providing such financial assistance as described in Section 12.24.100, and for accomplishing the oak tree mitigation goals as described in the Oak Tree Mitigation Policy developed pursuant to Section 12.24.037, it is established the "oak maintenance fund" which shall be funded either in part or in whole by those portions of fines which may be assessed by the courts, or through the administrative penalty process, known as "civil penalty assessments" for violations of this chapter, and by mitigation fee payments ordered pursuant to the Oak Tree Mitigation Policy established pursuant to Section 12.24.037. The Oak Tree Maintenance Fund shall be managed as described in the Oak Tree Mitigation Policy. (Ord. 2007-02 § 2 (part), 2007; Ord. 9907 §2 (part), 1999)

Article 4. Development proposals; protection of oak trees

12.24.120 Encroachment into drip-line of oak trees during construction.

A. With respect to any application for a building or development permit, all encroachment by permanent structures into the crown drip-line of a Valley Oak is prohibited unless approved by the City Manager or his/her designee. If encroachment into the crown drip line is approved, the city shall require special construction techniques to be employed, as determined by the city manager.

B. The existing ground surface within crown-drip-line (measured horizontally) of the trunk of any oak tree shall not be cut, filled, compacted or paved without the consent of the city manager. Tree wells may be used when advisable. Excavation adjacent to any oak tree shall not be permitted where material damage to the root system will result.

C. The city council shall, by resolution adopt guidelines for commercial, industrial, and residential development and construction on property within the city, and city-initiated projects, where any oak tree is located. Such guidelines adopted pursuant to this subsection shall be made a part of this subsection and shall be enforced as hereinafter set forth. (Ord. 2007-02 § 2 (part), 2007; Ord. 2003-07 § 2, 2003; Res. 2003-61 (part), 2003; Ord. 9907 § 2 (part), 1999)

12.24.130 Building permits.

A. When any building permit, grading permit, or development permit is applied for pursuant to the city code and a proposed structure or construction project would require the destruction, removal, or pruning of an oak tree, or encroachment into the crown-drip-line of an oak tree, said permit shall not issue until the city manager has confirmed that all requirements of this chapter, including the obtaining of a removal or pruning permit or the imposition of encroachment conditions, can be met. In no event shall any disturbance of the premises, disturbance of the oak trees, or encroachment into the crown-drip-line be allowed until all requirements of the chapter are met and a building permit with appropriate conditions

and oak tree removal permit are issued. The issuance of a building permit notwithstanding this section shall in no event serve as a defense to a violation of any provision of this Chapter.

B. In the event a permit to destroy or remove an oak tree is issued in order to enable the applicant to carry out some project of development or improvement of the property, such permit shall be valid and effective only in connection with the actual accomplishment of such project.

C. In the event conditions related to removal or pruning of oak trees, or encroachment into the crown-drip-line, are attached to a building, grading or development permit, a minimum \$10,000 deposit (or amount deemed necessary by the city manager) shall be posted and maintained to ensure compliance with such conditions. The deposit shall be posted in a form approved by the City Attorney prior to any grading or movement of heavy equipment onto the site or issuance of any permits. Each violation of any condition regarding tree preservation shall result in forfeiture of a portion or the entirety of the deposit, at the discretion of the city manager. No deposit shall be required where the potential impacts to oak trees, and the required conditions to avoid such impacts, although present, are minimal. (Ord. 2007-02 § 2 (part), 2007; Ord. 9907 § 2 (part), 1999)

12.24.140 Willful destruction of oak trees.

It is unlawful for any person to willfully destroy, mutilate, poison, or attempt to kill an oak tree in the city. Exceptions to this section are to be found in Section 12.24.050 which provides for emergency destruction, removal, or pruning of an oak tree. (Ord. 9907 § 2 (part), 1999)

12.24.150 City projects.

City-initiated projects should comply with standards referred to in Section 12.24.120. (Ord. 2007-02 § 2 (part), 2007; Ord. 9907 § 2 (part), 1999)

Article 5. Enforcement

12.24.155 Enforcement.

Except as otherwise provided herein, the provisions of this chapter shall be administered and enforced by the city manager in his or her capacity as enforcement officer. In the enforcement of this chapter such enforcement officer and his or her deputies may enter upon private or public property to examine any oak tree, and may issue citations for any violations of this chapter. (Ord. 2007-02 § 2 (part), 2007)

12.24.160 Nuisances.

A. It is declared a public nuisance for any person owning, leasing, occupying or having charge of any premises in the city which has one or more oak trees located thereon to intentionally, negligently accidentally, or otherwise maintain said premises in such a manner so as to cause harm to and of said oak trees, by reason of any of the following conditions:

1. Water saturation or deprivation;
2. Nailing, screwing, stapling, bolting, or otherwise attaching boards, fences, signs, placards, posters, or other material which might cause injury to the oak tree;
3. Neglect in the pruning or trimming of overgrown, diseased, decaying, dead, or rotting limbs, branches and foliage.

B. In addition to enforcing provisions of this code that constitute a public nuisance through criminal citations, civil action or administrative enforcement, the city manager may enforce against and abate any and all nuisances declared pursuant to this section in a manner consistent with applicable provisions of the Visalia Municipal Code pertaining to the procedure for abatement of nuisances, or absent such provisions, in a manner consistent with the laws of the State of California pertaining to abatement of nuisances. (Ord. 2007-02 § 2 (part), 2007; Ord. 9907 § 2 (part), 1999)

12.24.170 Abatement.

All premises or oak trees declared to be such public nuisances and ordered to be abated may be abated by watering, conditioning the soil, constructing berms, pruning or trimming, or removing offending materials affixed to the tree which might cause injury to said tree, pursuant to the procedures set forth in this code. (Ord. 9907 § 2 (part), 1999)

12.24.180 Notice of hearing to abate.

A. Within thirty (30) days of the passage of said resolution, the city clerk shall cause to be conspicuously posted on the premises, where the oak tree(s) are located, a certified copy of the resolution of the city council, which said notices shall be titled: "NOTICE OF HEARING" in letters of not less than one inch in height and shall be substantially in the following form:

NOTICE OF HEARING
TO ABATE NUISANCE

Notice is hereby given that on the ___ day of ___, ___, the City Council of the City of Visalia passed a resolution declaring that certain Oak Tree(s) located or standing upon that certain lot, piece or parcel of land, situated in the City of Visalia, State of California, known and designated as, in said City, and more particularly described as Lot No., Tract No., or name of subdivision in said City, constitutes a public nuisance and must be abated by the rehabilitation of such premises by the watering, pruning, trimming, or other methods; otherwise said nuisance will be abated by the municipal authorities of the City, in which case the cost of such rehabilitation, watering, pruning or trimming will be assessed upon the land on which said Oak Tree(s) is or are located and such cost will constitute a lien upon such land until paid. (Reference is hereby made to said resolution for further particulars.)

B. The city clerk shall cause to be served upon the owner of each of the oak tree(s) declared to be a public nuisance and sought to be rehabilitated by watering, pruning or trimming one copy of said notice and a certified copy of the resolution of the city council, in accordance with these provisions.

C. Said notices and resolutions must be posted and served as aforesaid, at least thirty (30) days before the time fixed for the hearing before the city council and proof of posting and service of such notices and resolutions shall be made by affidavit which shall be filed with the city council. (Ord. 9907 § 2 (part), 1999)

12.24.190 Form of proper service of notice.

Proper service of said notice and resolution shall be by personal service upon the person owning the property as such person's name and address appears on the last equalized assessment roll, if he is found within the city limits, or if he is not to be found within the city limits, by depositing a copy of said notice and resolution in the U.S. post office properly enclosed in a sealed envelope and with the posting thereon fully prepaid. Said mail shall be registered or certified and addressed to said owner at the last known address of said owner. The service is complete at the time of deposit. (Ord. 9907 § 2 (part), 1999)

12.24.200 Hearing by city council.

A. At the time stated in the notices, the city council shall hear and consider all objections or protests, shall receive testimony and other evidence from owners, witnesses and parties interested relative to such alleged public nuisance and as to rehabilitation of such premises by the watering, pruning or trimming, or by other abatement thereof, and may continue the hearing from time to time.

B. Upon the conclusion of said hearing, the city council shall allow or overrule any or all of said protests. If the city council finds that good and sufficient cause does exist why said premises should be rehabilitated, or oak tree(s) should be watered pruned, trimmed, or treated, the city council shall prepare and file a report of such findings with the city clerk.

C. Following said public hearing, the city council may by resolution order the director to abate said nuisance, after a period of thirty (30) days, by having the oak tree(s) watered, pruned, trimmed, treated, or the nuisance otherwise abated, and the director and his or her authorized representatives are hereby expressly authorized to enter upon private property for that purpose. (Ord. 9907 § 2 (part), 1999)

12.24.210 Service on owner of resolution to abate.

A copy of said resolution ordering the director to abate said nuisance shall be served upon the owner of said property in accordance with the provisions of this chapter and shall contain a detailed list of needed corrections. Any property owner shall have the right to have any such oak tree(s) watered, pruned, trimmed, treated, or the nuisance otherwise abated at his or her own expense, provided the same is completed prior to the expiration of the time set forth in said resolution. (Ord. 9907 § 2 (part), 1999)

12.24.220 Record of cost for abatement.

The director shall keep an account of the cost (including incidental expenses) of abating such nuisance on each separate lot, or parcel of land where the work has been done and shall render an itemized report in writing to the city council showing the cost of watering, pruning, trimming, or treating said oak tree(s), and incidental expenses, on each separate lot or parcel of land; provided, that before said report is submitted to the city council, a copy of the same shall be posted for at least five days upon the premises or property upon which such oak tree(s) are situated, or the nuisance committed, together with a notice of the time when said report shall be submitted to the city council for confirmation; and a copy of said report and notice shall be served upon the owner of said property, in accordance with the provisions of this chapter at least five days prior to submitting the same to the council; proof of said posting and service shall be made by affidavit and filed with city clerk. The term "incidental expenses" shall include, but not be limited to the expenses and costs of the city in the preparation of notices, specifications and contacts, and in inspecting the work, and the costs of printing and mailing required hereunder. (Ord. 9907 § 2 (part), 1999)

12.24.230 Hearing and proceedings.

At the date and time fixed for receiving and considering said report the city council shall hear and pass upon the report of the director, together with any objection or protests which may be raised by any of the owners of property liable to be assessed for the work of abating such nuisance any other interest persons. Thereupon, the city council may make such revision, correction or modification in the report as it may deem just, after which by resolution the report, as submitted, or as revised, corrected or modified, shall be confirmed; provided that said hearing or consideration may be continued from time to time. The decision of the city council on all protests and objections which may be made, shall be final and conclusive. (Ord. 9907 § 2 (part), 1999)

12.24.240 Assignment of costs against property--Lien.

The amount of the costs of abating such nuisance upon any lot or parcel of land, as confirmed by the city council, shall constitute a special assessment against the respective lot or parcel of land, and as thus keep a lien on said property for the amount of such assessment. After the confirmation of said report, a copy shall be turned over to the assessor and the tax collector of the county of Tulare, acting on behalf of the city, whereupon it shall be the duty of said assessor and tax collector to add the amounts of the respective assessments to the next regular bills of taxes levied against the said respective lots and parcels for land for municipal purposes, and thereafter said amounts shall be collected at the same time and in the same manner as other municipal taxes are collected, and shall be subject to the same penalties and the same procedure under foreclosure and sale in case of delinquency as provided for other municipal taxes. (Ord. 9907 § 2 (part), 1999)

12.24.250 Authority.

Any and all nuisances declared and abated hereunder shall be processed pursuant to the authority set forth in Sections 38771 et seq., of the Government Code of the state of California, in the manner described herein above. (Ord. 9907 § 2 (part), 1999)

12.24.260 Penalties.

A. Unless otherwise noted herein, a violation of any provision of this Chapter shall constitute a misdemeanor.

B. Any violation of any provision of Sections 12.24.060 and 12.24.070 shall be deemed an infraction and be punishable upon conviction as hereinafter set forth.

C. Any person convicted of a misdemeanor under this chapter shall be punished by a fine not to exceed one thousand dollars (\$1,000.00) and/or six months in the county jail. Each day that a violation continues shall be regarded as a separate offense.

D. Any person convicted of an infraction of this chapter shall be punished by a fine not to exceed five hundred dollars (\$500.00). Each day the violation continues shall be regarded as a new and separate offense.

E. Upon a person being convicted of any violation under this chapter, the court shall, in addition to, or in lieu of, the above penalties, or any other penalty provided and imposed under this chapter, order the

defendant to pay a civil penalty assessment to the City of Visalia to be used in the manner described in the Oak Tree Maintenance Fund, as described in Section 12.24.110 herein, which Civil Penalty is designed as restitution to compensate the city and the community for the loss or diminution of economic, aesthetic, environmental, and property values resulting from the loss of any oak tree or portion thereof, and for the city's costs and attorney's fees in prosecuting the matter. In cases of un-permitted removal of an oak tree in violation of Section 12.24.025, such civil penalty shall be calculated by doubling the in-lieu mitigation amount as indicated in the Oak Tree Mitigation Policy implemented pursuant to Section 12.24.037, which would have been imposed for the specific tree had a permit been obtained. In cases of purposeful damage to an oak tree in violation of Section 12.24.025, the civil penalty imposed shall be calculated by multiplying one half times the in-lieu mitigation amount as indicated in the Oak Tree Mitigation Policy implemented pursuant to Section 12.24.037, which would have been imposed for the specific tree had a removal permit been obtained.

F. Any violation of any provision of this chapter may result in the immediate suspension of any permit previously issued for the construction and/or development of property upon which said violation occurred, until compliance with all mitigation measures required by this ordinance is demonstrated to the satisfaction of the city manager.

(Ord. 2007-02 § 2 (part), 2007; Ord. 9907 § 2 (part), 1999)

12.24.270 Severability.

A. If any section, subsection, paragraph, sentence, clause, or phrase of this chapter is held to be unconstitutional or invalid or ineffective by any court or tribunal of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this chapter, or any part thereof.

B. If the application of any provision of this chapter or any person, property, or circumstance is found to be unconstitutional or invalid or ineffective in whole or in part by any court or tribunal of competent jurisdiction, the effect of such decision shall be limited to the person, property, or circumstance immediately involved in the controversy, and the application of any such provision to other persons, properties or circumstances shall not be affected. (Ord. 2007-02 § 2 (part), 2007; Ord. 9907 § 2 (part), 1999)

RESOLUTION NO. 2024-77

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF VISALIA RECOMMENDING THAT THE CITY COUNCIL INITIATE PROCEEDINGS FOR ANNEXATION NO. 2024-05: A REQUEST BY SAN JOAQUIN VALLEY HOMES TO ANNEX TWO PARCELS TOTALING APPROXIMATELY 62.53 ACRES INTO THE CITY LIMITS. UPON ANNEXATION, APPROXIMATELY 55.49 ACRES OF THE SITE WILL BE ZONED R-1-5 (SINGLE-FAMILY RESIDENTIAL, 5,000 SQUARE FOOT MINIMUM SITE AREA) AND APPROXIMATELY 7.04 ACRES OF THE SITE WILL BE ZONED C-MU (MIXED USE COMMERCIAL), WHICH IS CONSISTENT WITH THE GENERAL PLAN LAND USE DESIGNATION. THE SITE IS LOCATED ON THE SOUTHEAST CORNER OF SOUTH SANTA FE STREET AND EAST CALDWELL AVENUE (APNS: 123-400-005 & 123-400-001).

WHEREAS, the project proponent desires 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, the territory proposed to be annexed is uninhabited; 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 mitigation measures; 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 April 28, 2025, and found it to be consistent with the General Plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council adopt Mitigated Negative Declaration No. 2024-63 prepared for Annexation No. 2024-05 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 recommends that the City Council initiate proceedings for Annexation No. 2024-04, and makes the following specific findings with regards to the project:

1. That the annexation is consistent with the policies and 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 62.53 acres if AE-20 (Agricultural Exclusive 20-acre) County zone district to R-1-5 (Single-Family Residential, 5,000 minimum square foot site area) and C-MU (Mixed Use Commercial) zone district, which will not impose new land uses or development that will adversely affect the subject site or adjacent properties.
3. That the parcels are 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 the California Environment Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant with mitigation and that Mitigated Negative Declaration No. 2024-63, incorporating the Mitigation Monitoring Program included within, is hereby adopted.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of the Annexation described in Exhibit "A" attached herein, subject to the following conditions:

1. Upon annexation, the territory shall be zoned R-1-5 (Single-Family Residential, 5,000 minimum square foot site area) and C-MU (Mixed Use Commercial) consistent with the pre-zoning designated by the General Plan Land Use Map.
2. That the 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. 2024-77. The agreement is subject to final approval by the City Council of the City of Visalia.

Exhibit “A” of Planning Commission Resolution No. 2024-77 – Annexation Legal and Plat

EXHIBIT A
GEOGRAPHIC DESCRIPTION
CITY OF VISALIA
ANNEXATION NO. 2024-05

Being a portion of the West half of the Northeast quarter and a portion of the East 160 feet of the Northwest Quarter of Section 8, Township 19 South, Range 25 East M.D.M. in the County of Tulare, State of California described as follows:

Commencing at the North Quarter corner of said Section 8; thence N89°56'49"E along the North line of said Northeast quarter a distance of 57.31 feet; thence S00°03'11"E a distance of 55.59 feet to a point on the South right-of-way of Caldwell Avenue as established by the property conveyed to the City of Visalia in the Deed recorded January 8, 2024 as Document No. 2024-0000958 of Official Records and on the existing city limits, said point also being the **TRUE POINT OF BEGINNING**;

Thence along said city limit line, the following courses:

Course 1: Thence S89°22'40"E 223.67 feet;

Course 2: Thence N89°32'02"E 10.00 feet;

Course 3: Thence S89°26'02"E 208.35 feet;

Course 4: Thence S89°15'29"E 668.31 feet;

Course 5: Thence S89°15'28"E 51.75 feet;

Course 6: Thence S44°15'16"E 42.40 feet;

Course 7: Thence S02°09'49"W along said city limit line and the East line of the West half of said Northeast quarter a distance of 2035.09 feet to the South quarter corner of said Northeast quarter;

Course 8: Thence S80°30'43"W along the South Line of said Northeast quarter a distance of 1454.25 feet to a point on the West right of way line of the Tulare Valley Railroad and a point of intersection with the existing city limit line;

Course 9: Thence along said city limit line, N02°27'49"E along said West right of way line a distance of 2335.00 feet to a point on the south right of way line of Caldwell Avenue;

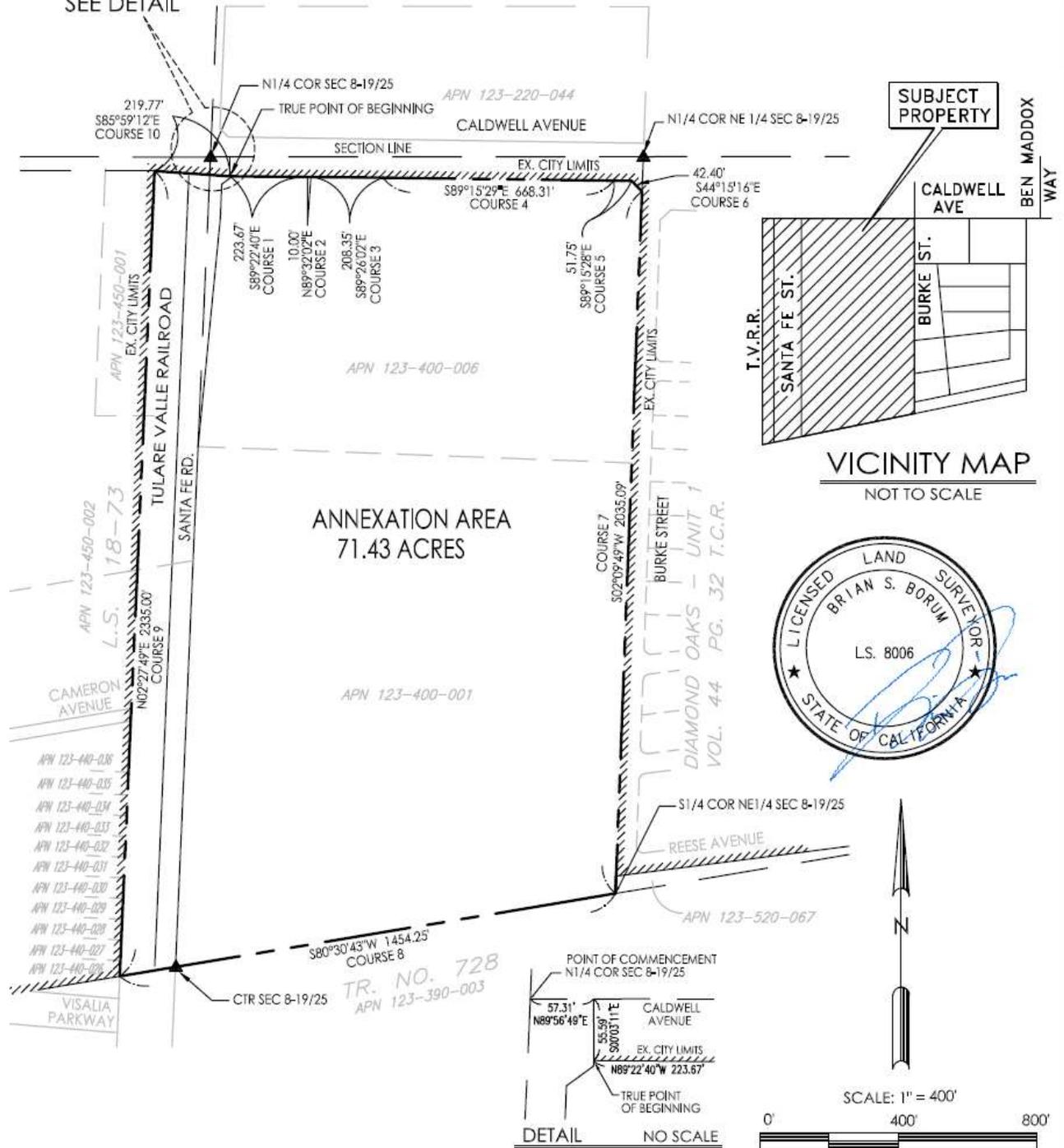
Course 10: Thence along said city limit line, S85°59'12"E 219.77 feet to the **TRUE POINT OF BEGINNING**.

Containing 71.43 Acres. More or Less



PORTION WEST HALF, NORTHEAST QUARTER SECTION 8,
TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN

SEE DETAIL



DATE:	1-22-25
DRAWN:	BM
CHECKED:	BB
PROJECT:	24075

EXHIBIT B
CITY OF VISALIA
ANNEXATION NO. 2024 - 05
ANNEXATION TO THE CITY OF VISALIA

BLS
Borum Land Surveying Inc.
www.borumlandsurveying.com
1445 W. Grand Ave. Ste. C
Grover Beach, Ca 93433

Exhibit "B" of Planning Commission Resolution No. 2024-77

Pre-Annexation Agreement

This Pre-Annexation Agreement ("Agreement") is made and entered into this ___ day of _____, 20___, by and among the City of Visalia, a charter law city ("City") and Gerald Jr & Jean Kristy Blankenship, (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 62.53 acres, and no 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 _____, 20___, initiated proceedings to annex the Property; and

WHEREAS, finding adoption of Resolution No. 20__-____ 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 \$495 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 (recordation 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: Gerald Blankenship Jr. & Jean Kristy Blankenship
 1515 Bonnie Doone
 Corona Del Mar, CA 92625

San Joaquin Valley Homes
Attn: Steven Macias
5607 Avenida de los Robles
Visalia, CA 93291

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 “Prezoning”). 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 prezoning contemplated by this subsection II(E) and consider its approval thereof. If City approves the prezoning contemplated by this subsection II(E), the terms and conditions of such prezoning 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: _____
Reyna Rivera, City Clerk

Approved as to Form:

Date: _____

By: _____
Kenneth J. Richardson, City

Attorney

OWNERS

Date: _____

By: _____

Date: _____

By: _____

RESOLUTION NO. 2024-76

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING BLANKENSHIP TENTATIVE SUBDIVISION MAP NO. 5602, A REQUEST BY SAN JOAQUIN VALLEY HOMES TO SUBDIVIDE TWO PARCELS TOTALING 62.53 ACRES INTO 203 LOTS FOR SINGLE-FAMILY RESIDENTIAL USE, THE SITE IS ZONED R-1-5 (SINGLE-FAMILY RESIDENTIAL; 5,000 SQUARE FOOT MINIMUM SITE AREA) AND C-MU (MIXED USE COMMERCIAL). DEVELOPMENT OF THE SINGLE-FAMILY HOMES WILL BE RESTRICTED TO THE R-1-5 (SINGLE-FAMILY RESIDENTIAL; 5,000 SQUARE FOOT MINIMUM SITE AREA) ZONE. COMMERCIAL DEVELOPMENT OF THE AREA WITHIN THE PROJECT SITE ZONED FOR COMMERCIAL USE IS NOT PART OF THIS PROJECT. THE SITE IS LOCATED ON THE SOUTHEAST CORNER OF SOUTH SANTA FE STREET AND EAST CALDWELL AVENUE (APN: 123-400-005 AND 123-400-001).

WHEREAS, Blankenship Tentative Subdivision Map No. 5602, a request by San Joaquin Valley Homes to subdivide two parcels totaling 62.53 acres into 203 lots for single-family residential use, the site is zoned R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) and C-MU (Mixed Use Commercial). Development of the single-family homes will be restricted to the R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zone. Commercial development of the area within the project site zoned for commercial use is not part of this project and is a remainder. The project is located on the southeast corner of South Santa Fe Street and East Caldwell Avenue; and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 28, 2025; 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, an Initial Study was prepared which disclosed that environmental impacts are determined to be less than significant with mitigation measures; and,

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council adopt Mitigated Negative Declaration No. 2024-63 prepared for Tentative Subdivision Map No. 5602 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 Blankenship Subdivision Map No. 5602 its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance. The 62.53-acre project site, which is the site of the

proposed 203-lot single-family residential subdivision and a remaining 7.04-acre mixed use commercial lot, 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 Blankenship Tentative Subdivision Map No. 5602, 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.
3. That the site is physically suitable for the proposed tentative subdivision map. The Blankenship Subdivision Map No. 5606 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 and Mixed Use Commercial General Plan Land Use Designation. The proposed location and layout of the Blankenship Tentative Subdivision Map No. 5602, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance. The 62.53-acre project site, which is the site of the proposed 203-lot single-family residential subdivision and remaining 7.04-acre mixed use commercial lot, 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 Blankenship Tentative Subdivision Map No. 5606, 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 203-lot single-family residential subdivision and remaining 7.04-acre lot is designed to comply with the City’s Engineering Improvement Standards. The development of the site with a 203-lot single-family residential subdivision and remaining 7.04-acre mixed use commercial lot 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, frontage street improvements along East Caldwell Avenue.
6. That an Initial Study was prepared for this project, consistent with the California Environment Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant with mitigation and that Mitigated Negative Declaration No. 2024-63, incorporating the Mitigation Monitoring Program included within, is hereby adopted.

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 project be developed consistent with the comments and conditions of the Site Plan Review No. 2024-177-1.
2. That the project shall be developed and maintained in substantial compliance with the site plan in Exhibit A, unless otherwise specified in the conditions of approval.
3. That prior to development, of the subdivision the applicant/developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
4. That a Landscape and Lighting District be established for the long-term maintenance of local roads, street lighting, block walls, pocket park, and any additional outlots and areas for public use. This is including the transition to three-foot height block walls within the 15-ft front yard setback areas if adjoining lots within the subdivision (Lots 8, 9, 17, 18, 36, 68, 153, 166, and 167).
5. That any oak trees located within or along the perimeter of the project site shall comply with the Oak Tree Preservation Ordinance of the Visalia Municipal Code (Chapter 12).
6. That the developer shall inform and have future homeowners of the Blankenship subdivision sign and acknowledge the "Right to Farm" Act. This informs future residential owners that the surrounding farming operations are protected and cannot be declared a nuisance if operating in a manner consistent with proper and accepted customs and standards.
7. That the Mitigation Monitoring and Reporting Program and its mitigation measures adopted with the Initial Study / Mitigated Negative Declaration No. 2024-63 (State Clearinghouse 2025040063) and all conditions of the Blankenship Tentative Subdivision Map No. 5602, 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 Soar Environmental on recommendation for obtaining soil samples to test for OCP's and arsenic. If suggested to be performed, developer/homebuilder shall have Soar Environmental 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 Soar Environmental 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).

8. That approval of the Blankenship Tentative Subdivision Map No. 5602 shall not become effective unless Annexation No. 2024-05, 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. 2024-05.
9. 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.

10. That all applicable federal, state, regional, and city policies and ordinances be met.

**EXHIBIT A
GEOGRAPHIC DESCRIPTION
CITY OF VISALIA
ANNEXATION NO. 2024-05**

Being a portion of the West half of the Northeast quarter and a portion of the East 160 feet of the Northwest Quarter of Section 8, Township 19 South, Range 25 East M.D.M. in the County of Tulare, State of California described as follows:

Commencing at the North Quarter corner of said Section 8; thence N89°56'49"E along the North line of said Northeast quarter a distance of 57.31 feet; thence S00°03'11"E a distance of 55.59 feet to a point on the South right-of-way of Caldwell Avenue as established by the property conveyed to the City of Visalia in the Deed recorded January 8, 2024 as Document No. 2024-0000958 of Official Records and on the existing city limits, said point also being the **TRUE POINT OF BEGINNING**;

Thence along said city limit line, the following courses:

Course 1: Thence S89°22'40"E 223.67 feet;

Course 2: Thence N89°32'02"E 10.00 feet;

Course 3: Thence S89°26'02"E 208.35 feet;

Course 4: Thence S89°15'29"E 668.31 feet;

Course 5: Thence S89°15'28"E 51.75 feet;

Course 6: Thence S44°15'16"E 42.40 feet;

Course 7: Thence S02°09'49"W along said city limit line and the East line of the West half of said Northeast quarter a distance of 2035.09 feet to the South quarter corner of said Northeast quarter;

Course 8: Thence S80°30'43"W along the South Line of said Northeast quarter a distance of 1454.25 feet to a point on the West right of way line of the Tulare Valley Railroad and a point of intersection with the existing city limit line;

Course 9: Thence along said city limit line, N02°27'49"E along said West right of way line a distance of 2335.00 feet to a point on the south right of way line of Caldwell Avenue;

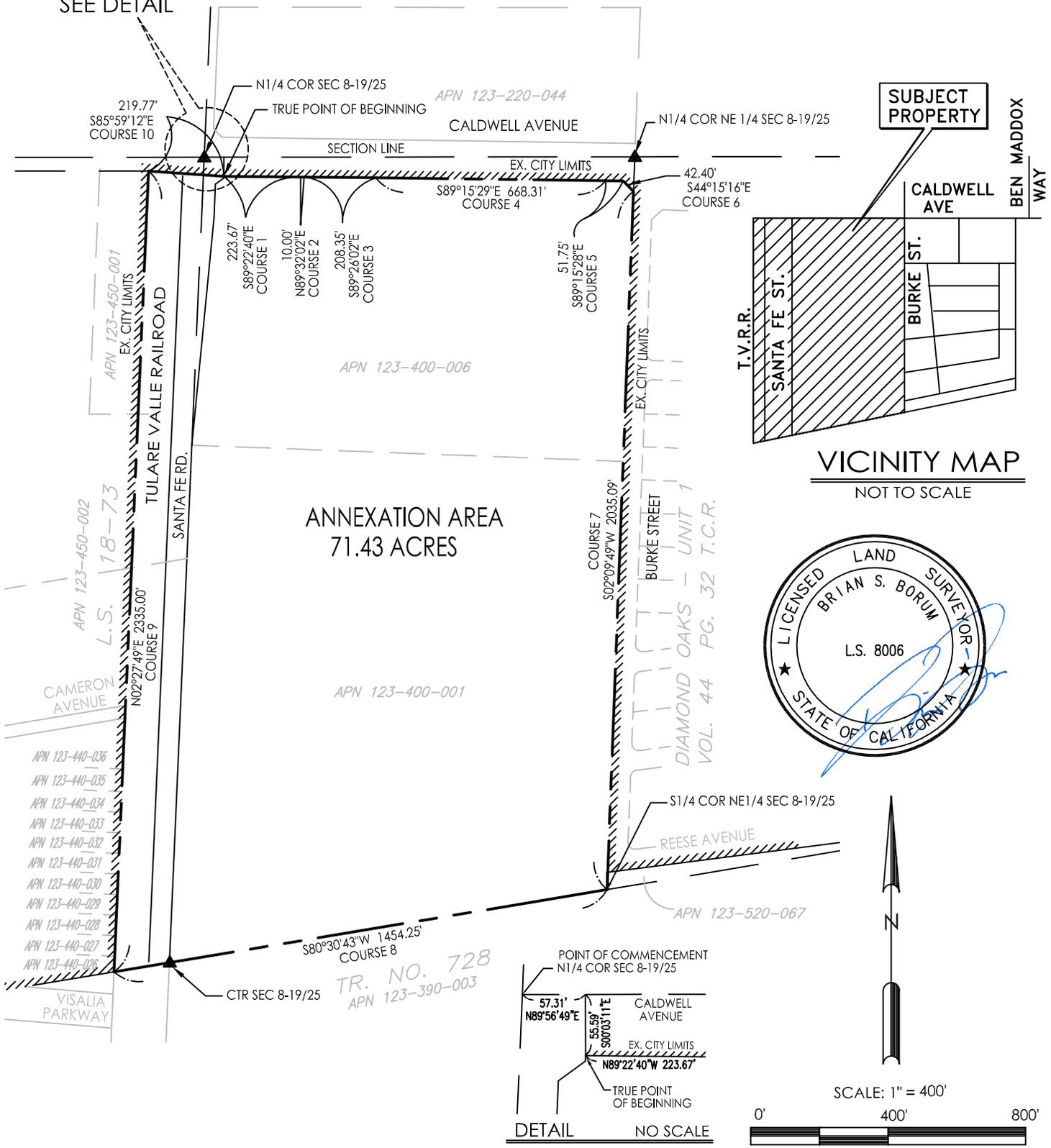
Course 10: Thence along said city limit line, S85°59'12"E 219.77 feet to the **TRUE POINT OF BEGINNING**.

Containing 71.43 Acres. More or Less



PORTION WEST HALF, NORTHEAST QUARTER SECTION 8,
TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN

SEE DETAIL



DATE:	1-22-25
DRAWN:	BM
CHECKED:	BB
PROJECT:	24075

EXHIBIT B
CITY OF VISALIA
ANNEXATION NO. 2024 - 05
ANNEXATION TO THE CITY OF VISALIA

BLS
Borum Land Surveying Inc.
www.borumlandsurveying.com
1445 W. Grand Ave. Ste. C
Grover Beach, Ca 93433

TENTATIVE SUBDIVISION MAP

BEING A PORTION OF THE W 1/2 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 25 EAST, M.D.B.&M IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

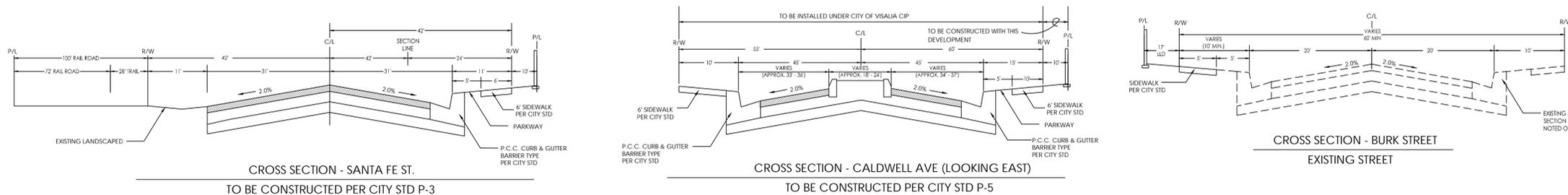
OCTOBER, 2024

OWNERS:
 GERALD BLANKENSHIP JR. & JEAN KRISTY BLANKENSHIP
 TRUSTEES OF THE BLANKENSHIP FAMILY TRUST UNDER TRUST AGREEMENT DATE FEBRUARY 8, 1996
 &
 GERALD B. BLANKENSHIP JR.

APPLICANT: SAN JOAQUIN VALLEY HOMES
 5607 AVE DE LAS ROBLES
 VISALIA, CALIFORNIA 93291

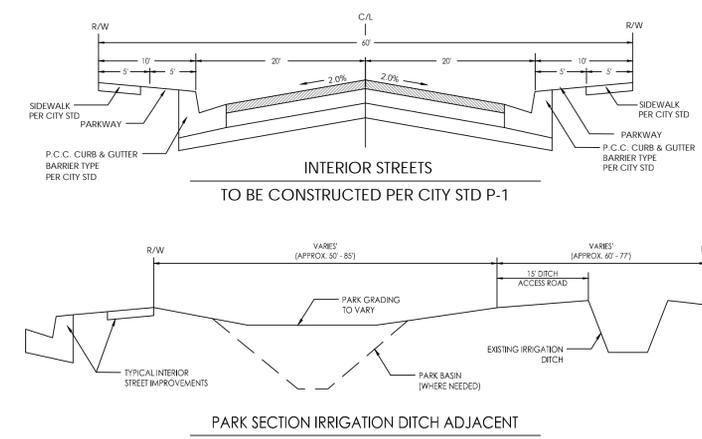
ENGINEER: AWEEngineering
 810 ACEQUIA AVE.
 VISALIA, CALIFORNIA 93291
 (559) 713-6139
 AW@iams@awe-inc.com

LOT COUNT
 PHASE 1: 123
 PHASE 2: 80
 TOTAL LOT COUNT: 203

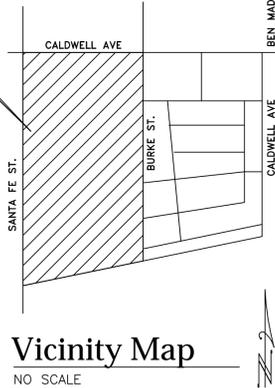
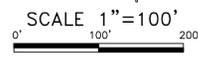


- NOTES:
- EXISTING PROPERTY USE: AG/RES
 - PROPOSED PROPERTY USE: RES
 - A.P.N.: 123-400-001 & 005
 - ZONING (E.): AE-20
 - ZONING (N.): R-1.5
 - WATER: CAL WATER
 - SEWAGE: CITY OF VISALIA
 - STORM DRAIN: CITY OF VISALIA
 - FLOOD ZONE: AE/X
 - TOTAL AREA: 62.53 AC.
 - 7.04 AC. (COMMERCIAL-C-MU)
 - 50.27 AC. (RESIDENTIAL R-1.5)
 - 3.59 AC. (PARK/BASIN AREA)
 - 1.63 AC. (DITCH ACCESS ROAD)

ACCEPTED
 ENGINEERING: AR
 DATE: 4.11.25



SUBJECT PROPERTY



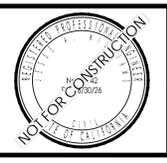
SCALE:	AS NOTED	NO.	REVISION	INIT	DATE
DATE:	4/3/25				
DRAWN BY:	---				
CHECKED BY:	---				

AWEEngineering
 CIVIL ENGINEERS & LAND SURVEYORS
 810 W ACEQUIA AVENUE, VISALIA CA 93291
 559-713-6139

APPROVED BY:
 JESSE ALLEN WILLIAMS R.C.E. 64742

APPROVED BY:
 [Signature]

DATE



FOR: SAN JOAQUIN VALLEY HOMES
 5607 AVE. DE LAS ROBLES
 VISALIA, CA 93291

PROJECT: BLANKENSHIP TRACT
 S. SANTA FE ST. AND CALDWELL AVE.
 VISALIA, CA 93277

SHEET TITLE: TENTATIVE SUBDIVISION MAP

SHEET 1

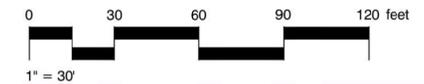
FLOOD ZONE AE & X

JOB NUMBER 24075

Santa Fe St.

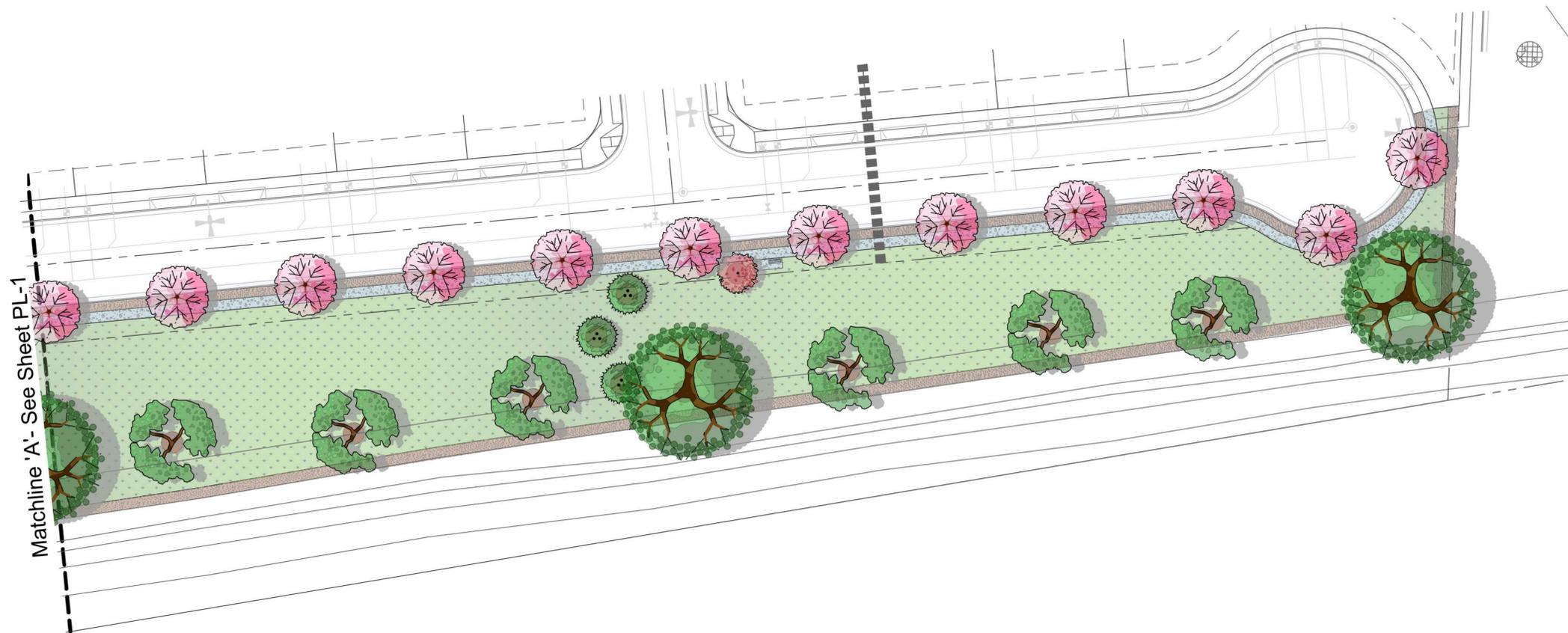


Matchline 'A' - See Sheet PL-1



PRELIMINARY LANDSCAPE PLAN
BLANKENSHIP SUBDIVISION
 VISALIA, CA

W:\24124077_WA-Blankenship Subdivision (AWE)\LandSchematic\Schematic 0124077_WA-s1.dwg 24.01.2025 by tyson carroll



Matchline 'A'- See Sheet PL-1



PRELIMINARY LANDSCAPE PLAN
BLANKENSHIP SUBDIVISION
 VISALIA, CA

WOOD ARCHITECTURE
 Project: 24077_WA
 Date: 1.24.2025
 Scale: 1" = 30'
PL-2
www.iwoodarchitecture.com

W:\24124077_WA-Blankenship Subdivision (AWE)\LandSchematic\Schematic 0124077_WA-s1.dwg 24.01.2025 by tyson carroll

Notes:
 1 - Graphic quantities take precedence over written quantities
 2 - All plants shall be of quality as prescribed in the details and specifications.
 Any tree not meeting such requirements shall be removed from the site and replaced at no cost to the owner.
 3 - Trees shall not be planted within:
 a. 6'-0" of drive approaches
 b. 6'-0" of sewer lines
 c. 6'-0" of water lines
 d. 10'-0" of fire hydrants
 e. 20'-0" of light standards
 4 - All quantities and amounts shown on the plans are best estimates for the benefit of the contractor. In field conditions may vary compared to what is shown on the plans. Therefore, it is the Contractor's responsibility to verify all lengths, square footages, and amounts prior to bidding the project.



Pistacia chinensis 'Keith Davey' Keith Davey Chinese Pistache



Quercus virginiana Southern Live Oak



Acer buergerianum Trident Maple



Platanus racemosa 'Roberts' Roberts California Sycamore



Quercus lobata Valley Oak

Schematic Tree Legend

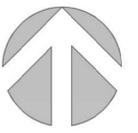
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	TYPE	USE	WUCOLS	STYLE	CA NATIVE	QTY	UNIT COST	TOTAL
	AB	Acer buergerianum Trident Maple	15 gal	Deciduous	Accent Tree	Medium	Standard	No	4	\$65	\$260
	PK	Pistacia chinensis 'Keith Davey' Keith Davey Chinese Pistache	15 gal	Deciduous	Street Tree	Low	Standard	No	22	\$105	\$2,310
	PM	Platanus racemosa 'Roberts' Roberts California Sycamore	15 gal	Deciduous	Specimen Tree	Medium	Standard	Yes	16	\$75	\$1,200
	QL	Quercus lobata Valley Oak	15 gal	Deciduous	Specimen Tree	Low	Standard	Yes	6	\$125	\$750
	QV	Quercus virginiana Southern Live Oak	36"box	Evergreen	Screen Tree	Low	Standard	No	9	\$65	\$585
TOTAL COST:											\$5,105

Schematic Material Legend

	SIDEWALK	6,892 sf	\$6/sq.ft.	\$41,352
	PLANTING AREA This includes the cost for plant material, planting soils, irrigation and installation.	18,308 sf	\$5/sq.ft.	\$91,540
	TURF This includes the cost of planting soils, irrigation and hydroseeding with the cost of installation.	92,381 sf	\$5/sq.ft.	\$461,905
	DETENTION BASIN	49,248 sf	\$2.16/sq.ft.	\$106,376
	BACKGROUND Includes demolition/removal, rough grading, wet and dry utilities.	170,205 sf	\$3.18/sq.ft.	\$541,252
TOTAL COST:				\$1,242,425

Schematic Plant Palette

- | Shrubs and Groundcover | |
|---------------------------------|--------------------------------|
| Achillea spp. | Yarrow |
| Agave spp. | Maguey |
| Aloe spp. | Aloe |
| Arctostaphylos spp. | Manzanita |
| Artemisia sp. + cvs. | Coastal Sage |
| Baccharis sp. + cvs. | Coyote Bush |
| Bouteloua gracilis + cvs. | Blue Gamma Grass |
| Calamagrostis sp. + cvs. | Reed Grass |
| Callistemon 'Little John' | Dwarf Bottlebrush |
| Carex sp. | Sedge |
| Carpenteria californica | Bush Anemone |
| Ceanothus sp. + cvs. | Wild Lilac |
| Chondropetalum tectorum | Cape Rush |
| Cistus sp. + cvs. | Rockrose |
| Cotoneaster 'Coral Beauty' | Prostrate Cotoneaster |
| Correa x 'Ivory Bells' | Ivory Bells Australian Fuchsia |
| Dasyliroon spp. | Desert Spoon |
| Dianella sp. + cvs. | Blue Flax Lilly |
| Echium candicans | Pride of Madera |
| Eriogonum sp. + cvs. | Buckwheat |
| Hesperaloe parvifolia | Red Yucca |
| Heteromeles arbutifolia cvs. | Toyon |
| Juniperus sp. + cvs. | Juniper |
| Lantana x 'New Gold' | New Gold Lantana |
| Lavendula sp. + cvs | Lavender |
| Leucophyllum sp. + cvs. | Texas Ranger |
| Leymus 'Canyon Prince' | Wild Rye |
| Mahonia repens | Creeping Mahonia |
| Muhlenbergia sp. | Muhly Grass |
| Nepeta x faasseni 'Walkers Low' | Catmint |
| Olea 'Lil Olie' | Dwarf Olive |
| Pennisetum sp. + cvs. | Feather Grass |
| Penstemon sp. + cvs. | Beard Tongue |
| Rhamnus californica cvs. | Coffeeberry |
| Rhamnus alaternus | Italian Buckthorn |
| Rhus integrifolia | Lemonadeberry |
| Rosemarinus sp. + cvs. | Rosemary |
| Salvia sp. + cvs. | Sage |
| Teucrium sp. + cvs. | Germander |
| Verbena lilacina 'De La Mina' | De La Mina Verbena |
| Westringia fruticosa + cvs. | Coast Rosemary |
| Yucca sp. + cvs. | Yucca |
| Zauschneria sp. + cvs. | California Fuchsia |



NORTH

PRELIMINARY LANDSCAPE PLAN
BLANKENSHIP SUBDIVISION
 VISALIA, CA

W:\24124077_WA-Blankenship Subdivision (AWE)\Land\Schematic\Schematic 0124077_WA-s1.dwg,24.01.2025 by tysoncarroll



October 31, 2024

Site Plan Review No. 2024-177-1:

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 **September 4, 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, appearing to read "Paul Bernal", is written over a light blue circular stamp.

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

Attachment(s):

- Site Plan Review Comments



MEETING DATE September 4, 2024
 SITE PLAN NO. 2024-177-1
 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 7:30 a.m. and 5:00 p.m., Monday through Thursday, offices closed on Fridays.

Your plans must be reviewed by:

CITY COUNCIL REDEVELOPMENT

PLANNING COMMISSION PARK/RECREATION

TSM

HISTORIC PRESERVATION OTHER:

ADDITIONAL COMMENTS:

SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division (559) 713-4003

Date: September 4, 2024

SITE PLAN NO: 2024-177-1
PROJECT: Blankenship
DESCRIPTION: THE PROJECT IS A 62 ACRE 200 LOT SUBDIVISION ON THE SE CORNER OF CALDWELL AVE AND SANTA FE ST. THE PROJECTS APN NUMBERS ARE 123-400-005 AND 123-400-001
APPLICANT: NIC PETERS
LOCATION TITLE: SOUTHEAST CORNER OF S. SANTA FE STREET AND E. CALDWELL AVENUE
APN TITLE: 123-400-001, 005
GENERAL PLAN: Residential Low Density, Commercial Mixed Use
ZONING: Tulare County Jurisdiction

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Annexation
- Tentative Subdivision Map
- Conditional Use Permit
- Traffic Impact Analysis
- Biological Study
- Cultural Resources Study
- Tribal Consultation under AB 52
- Agricultural Mitigation Program

PROJECT SPECIFIC INFORMATION: September 4, 2024

1. All previous comments still apply.
2. The applicant is requested to detail compliance with pocket park criteria of the Visalia General Plan, Open Space and Conservation Element.
3. Tulare Irrigation Canal is not identified as a water way, there is concern for the scale of open area abutting it. The applicant shall work with TID to identify the required development setback.
4. Double fronting lots will be required to provide an LLD lot along them.
5. The cul-de-sacs are required to have pedestrian access points.

PROJECT SPECIFIC INFORMATION: July 3, 2024

6. The project site is subject to both the Residential Low Density and Commercial Mixed Use land use designations (R-1-5 Single Family Residential, 5,000 sq. ft. minimum site area and C-MU Mixed Use Commercial).
7. The following shall be required:
 - 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 with street and lot dimensions;
 - iii. Operational Statement/Project Narrative;
 - iv. Building Elevations.
 - v. Landscape Plan. The rendering shall also indicate any amenities within the open space areas.
 - vi. Lot Exhibits for unconventional lots confirming that residences can be placed and meet required

setbacks (for example Lots 101, 109, 172).

c. Conditional Use Permit, for the development of residential lots within a commercial zone.

8. The project shall be subject to the Agricultural Mitigation Program.
9. 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.
10. A Biological Study shall be required.
11. A Traffic Impact Analysis shall be required.
12. Fencing/block wall details shall be provided on the site plan, including material, height, and location.
13. A sewer analysis shall be provided for the project site.
14. Correct the positioning of the north arrow on the site plan.
15. The site plan shall depict proposed improvements at the southern end of the project site.
16. The site plan shall depict how the road at the southeast corner of the project site will connect with the subdivision to the east.
17. The site plan shall identify the adjacent creek and show any proposed trails, improvements, and 25 foot riparian setbacks.
18. The site plan shall identify any outlots proposed.
19. Depict any amenities proposed in the parking/ponding basin. It is highly recommended that the park be centrally located within the subdivision, and approximately 2 to 5 acres in size.
20. A conceptual development plan shall be provided for the commercial portion of the project site.
21. The cul-de-sac between Lots 111 and 112 shall be removed, and replaced with an access to Burke Avenue.
22. The project shall accurately depict the area C-MU / Commercial Mixed Use area at the northwest corner of the project site. It appears smaller than what is designated.
23. It is recommended that a street connection be provided from the subdivision to the commercial area.

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

17.34 Off-street parking and loading facilities

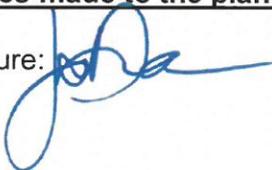
17.34.020(A)(1) Single-family dwelling

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"/>	Edelma Gonzalez	713-4364
<input checked="" type="checkbox"/>	Sarah MacLennan	713-4271
<input type="checkbox"/>	Luqman Ragabi	713-4362

ITEM NO: <u>4</u>	DATE: <u>SEPTEMBER 4, 2024</u>
SITE PLAN NO.:	24-117~1
PROJECT TITLE:	BLANKENSHIP
DESCRIPTION:	THE PROJECT IS A 62 ACRE 200 LOT SUBDIVISION.
APPLICANT:	NIC PETERS
PROP. OWNER:	BLANKENSHIP GERALD JR & JEAN KRISTY (TRS)
LOCATION:	SE CORNER OF CALDWELL AND SANTA FE
APN:	123-400-005, 123-400-001

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 Santa Fe and Caldwell. 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. **Maintainance 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.
- 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. .**
 - 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, Santa Fe, 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. **Subdivision to widen and install Santa Fe roadway to City's 84' Collector 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 10' parkway, 5' 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.>>>Still applies.**
2. **Provide cross sections of all roads.>>> Cross section of Santa Fe to be revised per Collector Stds. Caldwell cross section to show outlot, blockwall, 5' pkwy, and 10' dual path as shown on CIP project.**
3. **Comment to provide cross section of ditch channel.>>> still not addressed.**
4. **Storm water retention will be required with subdivision. Additional SD main installation in accordance with City master plan will be required in Santa Fe. Project to design infrastructure to temp basin to allow future abandonment and reroute to SD trunk line. The City's future basin is located on the West side of Santa Fe just south of Visalia Parkway. Further coordinate with City Engineer for conformance to SD master plan update.>>> Still applies. Temp basin location appears to be adequate.**
5. **Project to connect to existing SS main on Santa Fe.>>>Still applies.**

6. *Project subject to ongoing analysis and update of the City's Storm Drain and Sewer master plans. Additional improvements may apply.>>>Still applies. Coordinate with City staff accordingly.*
7. *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 modification, and medians.>>>Still applies.*
8. *Developer shall coordinate with CIP division for improvements along Caldwell Ave. The current CIP project will complete frontage improvements along Caldwell Ave. Contact project manager Eric Bons for coordination. CIP project is scheduled for bid this fall. >>>Still applies. City expects to award contract before end of year and estimates 12-15 month duration of construction.*
9. *Santa Fe is identified in the City's Transportation Impact Fee (TIF) program. 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.>>>Still applies.*
10. *Development will incur impact fees due at time of final map and building permits.>>>Still applies.*
11. *Current design does not allow for connection of southern street with existing street at the east of subdivision. Redesign required, or provide turnaround at street terminal.*
12. *TSM to define out lots. >>> comment still not addressed.*
13. *TID dedication set back shall be 15' min, 18' requested. Show top of ditch on TSM and dedication setback along TSM boundary.>>>Still applies.*
14. *TSM to show how civils will layout City Std for infrastructure. Show curb alignment improvements.*
15. *TSM shall show Section Lines and dedication areas to meet city street section.*
16. *Project to provide master plans for storm, sewer, streetlight, landscaping etc., if phased.>>>Still applies.*
17. *Street intersections are required to be right angles or as close to 90 degrees as possible.>>>Still applies, see traffic comments.*
18. *Provide storm drain calcs for proposed basin at time of civil review.>>>Still applies.*
19. *City is currently reviewing the Culvert Crossing at Santa Fe, and will provide further details and instructions. Coordinating with City engineer will be required.>>>Design and widening of Santa Fe at culver crossing is required.*

Additional Comments (08/21/2024):

20. *In order for the Engineering Division to adequately define improvements that will be required with each phase of the proposed development, please detail if project will be phased and proposed improvement with each of the phases. Phasing plan may initiate additional comments.>>>Still applies*
21. *Site plan to clearly show lot sizes, dimensions, lettered outlots to be dedicated to the City, block wall locations, radius at curb returns, and any remainders.>>>Still applies*
22. *Install directional pedestrian ramps at street intersections.>>>Still applies*

23. *Provide pedestrian path connection to Burk Ave. at the end of cul-de sacs.>>>Still applies*
24. *Comply with City Std for P-16 and P-17 for Cul-De-Sac and street bulb out connection.>>>Still applies*
25. *Project may be impacted by future Visalia Parkway road alignment. Further coordinate with City Engineer.>>>Still applies*
26. *Comply with City Oak Tree Ordinance for removal or construction around Valley Oak trees. Coordinate with Urban Forestry. >>>Still applies*
27. *Provide additional information of the commercial parcel. Will this parcel be created with TSM or left as a remainder?>>>Still applies*
28. *Be mindful of drive approach locations for commercial mixed use parcel. Refer to City Std. C-32 for Drive approach locations. >>>Still applies*
29. *Pocket park to be included in the LLD.>>>Still applies*
30. *Comply with FEMA requirements for parcels located in Flood Zone AE. >>>Still applies*

Additional Comments (09/04/2024):

31. *Parcel Map may be required to provide access restriction along Caldwell Ave.*
32. *Blue Border shall include entire existing parcel to waterway. Entire site shall be developed.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **24-117-I**
Date: **08/21/2024**

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: **08/17/2024**)
(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	\$1,018/UNIT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$55/LF (SANTA FE)
<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	\$3,300/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.



Sarah MacLennan

City of Visalia
Building: Site Plan
Review Comments

SPR 24177-1
BLANKENSHIP
123400001

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 CARCIA 9/4/24
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	September 4, 2024
Item #	4
Site Plan #	24177-1
APN:	123400001

- 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: 09/04/24
 Item: 4
 Site Plan: SPR24177-1
 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: _____

- 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:

- Access for future commercial/mixed use will be right in/out only on Caldwell. Caldwell to have full median. Driveway access location on both Caldwell and Santa Fe to be located a minimum of 200-ft from the intersection.
- Most southerly East-West roadway. How does this align with intersection at Burke?
- Long roadways 900-ft or longer will induce speeding. Traffic calming measures required in design.
- Residential intersections required to have a minimum straight tangent 100-ft. for all legs.
- Provide AASHTO intersection sight triangles for intersections to ensure proper sight distance is achieved.
- 4-legged local road intersection will require traffic calming raised intersection.
- Decel lane evaluation required in traffic study. See COV Procedures for TIA for minimum threshold criteria.
- VMT analysis may be required unless screened out.

Leslie Blair

Leslie Blair



CALIFORNIA WATER SERVICE

Visalia District 216 North Valley Oaks Drive
Visalia, CA 93292 Tel: (559) 624-1600

Site Plan Review Comments From: California Water Service Scott McNamara, Superintendent 216 N Valley Oaks Dr. Visalia, CA 93292 559-624-1622 smcnamara@calwater.com	Date: 09/04/2024 Item #: 5 Site Plan #: 24-177-1 Project: Blankenship Description: Subdivision Applicant: Steve Macias APN: 094-302-023 Address: SEC of Santa Fe and Caldwell
--	--

The following comments are applicable when checked:

- No New Comments
- Pulled from agenda

Water Mains

Comments:

- Water main fronting your project
- No existing water main fronting this project – Water main will need to be installed on Caldwell from Santa Fe to 360' (+/-) east of Burke (any water main that is installed on Caldwell will need to be tied into that water main that currently stops west of the railroad tracks), on Santa Fe from Caldwell to the south property line of your project on Santa Fe, and on the interior portion of your subdivision.

Water Services

Comments:

- Existing service(s) at this location.
 - Domestic/Commercial
 - Irrigation
 - Fire Protection

The following will be paid for by the property owner/developer:

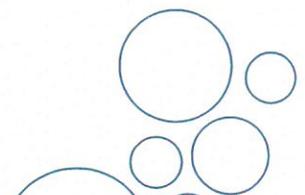
- Any additional services for the project.
- Relocation of any existing service that is to land within a new drive approach.
- Abandonment of any existing service that is not utilized.
- If the existing service(s) is not sufficient in size to meet the customer's demand:
 - Installation of the correct size service.
 - Abandonment of the insufficient size service.

- Service(s) will need to be installed for this project.

Fire Hydrants

Comments:

- Fire hydrants will be installed per the Visalia Fire Departments requirements.
- If new fire hydrants are required for your project off an existing water main:





- Cal Water will utilize our own contractor (West Valley) for the installation.
- This work is to be paid for by the property owner/developer.

CALIFORNIA WATER SERVICE

Backflow Requirements

Comments:

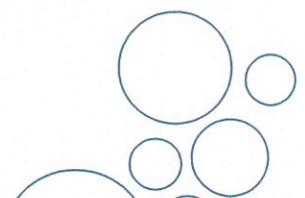
A backflow is required if any parcel meets any of the following parameters:

- Designated as multi-family
- Commercial building
- Has multiple dwellings (residential or commercial)
- Has multiple services
 - Any combination of the following:
 - Domestic/Commercial
 - Irrigation
 - Fire Protection

Please contact Cross Connection Control Specialist Juan Cisneros at 559-624-1670 or visaliabackflow@calwater.com for a backflow install packet.

Additional Comments:

- If your project requires the installation of Cal Water facilities, please contact New Business Superintendent Mike Andrada at 559-624-1689 or mandrada@calwater.com to receive your new business packet to start your project with Cal Water.
- Cal Water may work with the developer to purchase a piece of property for a future tank site and/or a new source of water.
- If Cal Water infrastructure is to be installed on private property, a dedicated easement will be required for our infrastructure.
- If you need to request existing utility information, please contact Construction Superintendent Scott McNamara at smcnamara@calwater.com for the information and requirements needed to obtain this information.
- If a fire flow is needed for your project, please contact Distribution Superintendent Alex Cardoso at 559-624-1661 or lcardoso@calwater.com for information and requirements.
- If you need a construction meter for your project, please call our Operations Center at 559-624-1650.
- If you need to sign up for an existing service, please call 559-624-1600.



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

24177-1

September 4, 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 city standard R-1 OR R-2 & 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.

Comment City standard (3-can) services to be assinged per address.

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: Rajput, Rosy@DOT <Rosy.Rajput@dot.ca.gov>
Sent: Thursday, September 5, 2024 10:52 AM
To: Susan Currier; Josh Dan
Cc: Padilla, Dave@DOT; Deel, David@DOT; lorena.mendibles@dot.ca.gov
Subject: Response from D6 Caltrans : SITE PLAN REVIEW for 09-04-2024

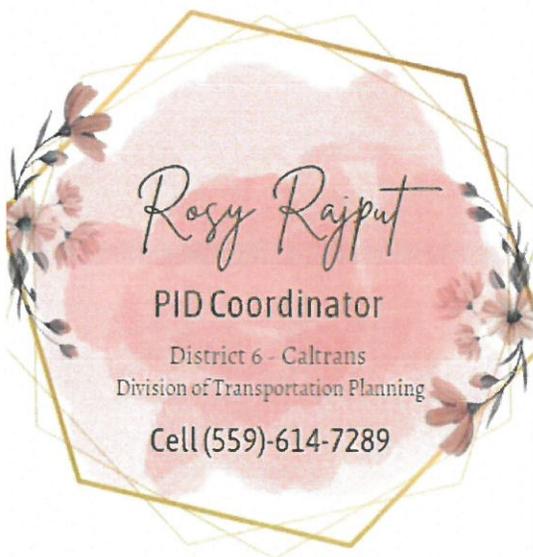
Hi Josh and Susan,

This email summarizes Caltrans response to the following site plans:

- **SPR24032-1-1-1 –David Parcel Map:** No comment
- **SPR24119-1-1 – Orchard Walk West - Phase 3:** Caltrans comments still apply from the previous letter provided on July 1st, 2024 (Please see the attached letter)
- **SPR24014-1 – FreshFill:** Routed for comments
- **SPR24177-1 – Blankenship:** No comment
- **SPR24194 – Parcel Map:** No comment for now. We would like to request to inform Caltrans of any future developments on Parcel 3. Any proposed plans or changes will need to be reviewed and routed accordingly.
- **SPR24195 – Parking Lot - Mercado Sol Del Valle:** No comment
- **SPR24196 – Zen Massage Therapy:** No comment
- **SPR24198 – Sakura Spa:** No comment
- **SPR24199 – Pickleball Court Development:** No comment

If you have any questions, please feel free to reach out to me.

Thank you,



MITIGATED NEGATIVE DECLARATION

Project Title: Annexation No. 2024-05 and Blankenship Tentative Subdivision Map No. 5602

Project Description: Annexation No. 2024-05 is a request by San Joaquin Valley Homes to annex two parcels totaling approximately 62.53 acres into the City limits of Visalia. Upon annexation, approximately 55.49 acres of the site would be zoned R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) and approximately 7.04 acres of the site will be zoned C-MU (Mixed Use Commercial), which is consistent with the General Plan Land Use Designation. The project is supported by a Tentative Subdivision Map.

Blankenship Tentative Subdivision Map No. 5602 is a request by San Joaquin Valley Homes to subdivide two parcels totaling 62.96 acres into 203 lots for single-family residential use. Upon annexation, the site will be zoned R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) and C-MU (Mixed Use Commercial). Development of the single-family homes will be restricted to the R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zone. Commercial development of the area zoned for commercial use is not part of this project and is a remainder that will be developed at a later time. The residential subdivision will meet the city's development standards for the zone. Additionally, the project will also include the construction of streets, extension of sewer lines and laterals, future connection to the storm drainage system and extension of utilities and services (electricity, gas, water). Frontage improvements along East Caldwell Avenue including curb, gutter and parkway landscape will also be installed per city standards. Development improvements will also be included along South Santa Fe Street.

Project Location: The site is located on the southeast corner of South Santa Fe Street and East Caldwell Ave (APNs: 123-400-005, 123-400-001).

Project Facts: Refer to Initial Study for project facts, plans and policies, and discussion of environmental effects.

Attachments:

Initial Study	(X)
Environmental Checklist	(X)
Maps	(X)
Mitigation Measures	(X)
Biological Evaluation	(X)

DECLARATION OF NO SIGNIFICANT EFFECT:

This project will not have a significant effect on the environment for the following reasons:

- (a) The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
- (b) The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- (c) The project does not have environmental effects which are individually limited but cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual 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.

- (d) The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

This Mitigated Negative Declaration has been prepared by the City of Visalia Planning Division in accordance with the California Environmental Quality Act of 1970, as amended. A copy may be obtained from the City of Visalia Planning Division Staff during normal business hours.

APPROVED
Brandon Smith, AICP
Environmental Coordinator

By:  _____

Date Approved: March 31, 2025

Review Period: 20 days

INITIAL STUDY

I. GENERAL

A. Annexation No. 2024-05 is a request by San Joaquin Valley Homes to annex two parcels totaling approximately 62.96 acres into the City limits of Visalia. Upon annexation, approximately 55.49 acres of the site would be zoned R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) and approximately 7.04 acres of the site will be zoned C-MU (Mixed Use Commercial), which is consistent with the General Plan Land Use Designation.

Blankenship Tentative Subdivision Map No. 5602 is a request by San Joaquin Valley Homes to subdivide two parcels totaling 62.53 acres into 203 lots for single-family residential use. Upon annexation, the site will be zoned R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) and C-MU (Mixed Use Commercial). Development of the single-family homes will be restricted to the R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zone. Commercial development of the area zoned for commercial use is not part of this project and is a remainder that will be developed at a later time. The residential subdivision will meet the city’s development standards for the zone. Additionally, the project will also include the construction of streets, extension of sewer lines and laterals, future connection to the storm drainage system and extension of utilities and services (electricity, gas, water). Frontage improvements along East Caldwell Avenue including curb, gutter and parkway landscape will also be installed per city standards. Development improvements will also be included along South Santa Fe Avenue.

B. Identification of the Environmental Setting:

The project is located south of Caldwell Avenue between South Santa Fe Street and South Burke Street. The parcels are currently undeveloped with one parcel having a vacant single-family dwelling on the southwest corner of East Caldwell Avenue and South Burke Street. Additionally, there are Valley Oak trees along the perimeter of the project site along South Burke Street and along the Tulare Irrigation Canal. The site is bounded by East Caldwell Avenue to the north, South Burke Street to the east, South Santa Fe Street to the west and the Tulare Irrigation District canal to the south. The project is supported by an Annexation to bring the property within city limits, it is within the Tier II Urban Growth Boundary.

The surrounding uses, Zoning, and General Plan for the project area are as follows:

	General Plan	Zoning	Existing uses
North:	Mixed Use Commercial / Residential High Density	C-MU (Mixed Use Commercial), R-M-3 (Multi-Family Residential, 1,200 sq. ft. minimum site area)	Vacant, undeveloped parcel
South:	Residential Low Density	X (outside of the city limits)	Vineyards / Agriculture Crops
East:	Residential Low Density, Residential Medium Density	R-1-5 (Single-family Residential), R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area)	Diamond Oaks Subdivision (Single-Family homes and duplex units)
West:	Mixed Use Commercial / Residential Low Density	C-MU (Mixed Use Commercial), R-1-5 (Single-family Residential)	Commercial business, mini storage, Salierno Estates subdivision (Single-Family Residential)

Fire and police protection services, street maintenance of public streets, refuse collection, and wastewater treatment will be provided by the City of Visalia upon annexation and the development of the project area.

C. Plans and Policies: The General Plan Land Use Diagram designates the site as Residential Low Density and Mixed Use Commercial. The site is zoned R-1-5 (Single-family residential, 5,000 square foot minimum site area) and C-MU (Mixed Use Commercial). The proposed project is consistent with the Land Use Element Land Use Element of the General Plan, and consistent with the standards for single-family residential development pursuant to the Visalia Municipal Code Title 17 (Zoning Ordinance) Chapter 17.12. No development is proposed at this time for the portion of project area zoned for Commercial Mixed Use, and there is no inconsistency with plans and policies related to this designation.

II. ENVIRONMENTAL IMPACTS

No significant adverse environmental impacts have been identified for this project. The City of Visalia Land Use Element, Zoning Ordinance and Oak Tree Ordinance contain mitigation measures that are designed to reduce/eliminate impacts to a level of non-significance.

III. MITIGATION MEASURES

The following mitigation measures, which are listed below under IV. Mitigation Monitoring Program, will reduce potential environmental impacts related to the biological resource impacts to a less than significant level as described below:

Biological Habitat Assessment of a species located on site, the Nuttall’s Woodpecker (a species listed as a United States Fish and Wildlife Services (USFWS) Bird of Conservation Concern (BBC), due to declining population. This species was found during a site assessment of the project site nesting within the oak trees surrounding the perimeter of the project site and in utility poles and shrubs.

To ensure that there will not be significant impacts to the species, the project shall be developed with the Avoidance and Minimization Measures as stated on page 27, Recommendations (Section 8) of the Biological Habitat Assessment prepared by Soar Environmental Consulting as well as the City of Visalia Municipal Code Chapter 12.24 Oak Tree Preservation.

IV. MITIGATION MONITORING PROGRAM

<u>Mitigation Measure</u>	<u>Responsible Party</u>	<u>Timeline</u>
Mitigation Measure 4a (Construction Timeline) – In order to avoid impacts to nesting migratory birds and raptors, construction will commence outside the nesting season, prior to February 15. If any special status species are observed during construction activities, work shall be stopped immediately, and CDFW shall be contacted.	Project Applicant	Mitigation shall be enforced by the City of Visalia and carried out by the project applicant during construction activity.
Mitigation Measure 4b (Pre-construction Survey). If it is not possible to initiate construction between September and February, a preconstruction survey for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during the implementation of the Project. A Pre-construction survey shall be conducted no more than 14 days prior to the initiation of construction activities.	Project Applicant	Mitigation shall be enforced by the City of Visalia and the pre-construction survey shall be submitted to the City no more than 14 days prior to the initiation of construction activities.

<p>Mitigation Measure 4c (Avoidance and minimization measures for woodpecker damage). If it doesn't cause structural damage, remove or fill in ledges, cracks, and crevices near the site of the inactive woodpecker holes with non-toxic substances. Cover inactive woodpecker holes with shiny aluminum flashing. Do not cover existing nest. Install statuette of their predators such as eagles or owls. Trees with woodpecker damage will be observed for woodpecker activity before each tree is removed.</p>	<p>Project Applicant</p>	<p>Mitigation shall be enforced by the City of Visalia and carried out by the project applicant during construction activity.</p>
<p>Mitigation Measure 4d (Avoidance measures for active woodpecker cavities). Observe from a distance periodically to check woodpecker activity near the cavity. Treat every cavity as if it is an active nest. Only a qualified biologist should be making the determination whether the cavity is inactive and if the area used by the woodpecker is a nest.</p>	<p>Project Applicant</p>	<p>Mitigation shall be enforced by the City of Visalia and carried out by the project applicant during construction activity.</p>

V. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

The project is compatible with the General Plan and Zoning Ordinance as the project relates to surrounding properties.

VI. SUPPORTING DOCUMENTATION

The following documents are hereby incorporated into this Negative Declaration and Initial Study by reference:

- Visalia General Plan Update. Dyett & Bhatia, October 2014.
- Visalia City Council Resolution No. 2014-38 (Certifying the Visalia General Plan Update) passed and adopted October 14, 2014.
- Visalia General Plan Update Final Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, June 2014.
- Visalia General Plan Update Draft Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, March 2014.
- Visalia City Council Resolution No. 2014-37 (Certifying the EIR for the Visalia General Plan Update) passed and adopted October 14, 2014.
- Visalia Municipal Code, including Title 17 (Zoning Ordinance).
- California Environmental Quality Act Guidelines.
- City of Visalia, California, Climate Action Plan, Draft Final. Strategic Energy Innovations, December 2013.
- Visalia City Council Resolution No. 2014-36 (Certifying the Visalia Climate Action Plan) passed and adopted October 14, 2014.
- City of Visalia Storm Water Master Plan. Boyle Engineering Corporation, September 1994.
- City of Visalia Sanitary Sewer Master Plan. City of Visalia, 1994.
- City of Visalia Zoning Ordinance Update. City of Visalia, March 2017.
- Tulare County Important Farmland 2018 Map. California Department of Conservation, 2018.
- City of Visalia VMT Thresholds and Implementation Guidelines. LSA, 2021. Together with City of Visalia VMT Screening Application. <https://gis1.lsa.net/visaliaVMT/>
- Blankenship Housing Subdivision Development Project, Phase I Cultural Resources Assessment. Soar Environmental Consulting, January 17, 2025.
- Blankenship Subdivision Development Project, Biological Habitat Assessment. Soar Environmental Consulting, January 20, 2025.

VII. NAME OF PERSON WHO PREPARED INITIAL STUDY



Colleen A. Moreno
Assistant Planner



Brandon Smith, AICP
Environmental Coordinator

- 1 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?

V. CULTURAL RESOURCES

Would the project:

- 1 a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code Section 15064.5?
1 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?
1 c) Disturb any human remains, including those interred outside of formal cemeteries?

VI. ENERGY

Would the project:

- 2 a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
1 b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

VII. GEOLOGY AND SOILS

Would the project:

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
1 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.
1 ii) Strong seismic ground shaking?
1 iii) Seismic-related ground failure, including liquefaction?
1 iv) Landslides?
2 b) Result in substantial soil erosion or loss of topsoil?
1 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?
1 d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
1 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?
1 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- 2 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
2 b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 1 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
1 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?
1 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
1 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?
1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
1 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

X. HYDROLOGY AND WATER QUALITY

Would the project:

- 1 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
1 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
2 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:
2 i) result in a substantial erosion or siltation on- or off-site;
2 ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;
2 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;
2 iv) impede or redirect flood flows?
1 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
1 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

XI. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
1 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?

XII. MINERAL RESOURCES

Would the project:

- 1 a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?
- 1 b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

XIII. NOISE

Would the project:

- 2 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?
- 2 b) Generation of excessive groundborne vibration or groundborne noise levels?
- 1 c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

XIV. POPULATION AND HOUSING

Would the project:

- 1 a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- 1 b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

XV. PUBLIC SERVICES

Would the project:

- 1 a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
 - 1 i) Fire protection?
 - 1 ii) Police protection?
 - 1 iii) Schools?
 - 1 iv) Parks?
 - 1 v) Other public facilities?

XVI. RECREATION

- 2 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?
- 1 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?

XVII. TRANSPORTATION / TRAFFIC

Would the project:

- 1 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- 1 b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?
- 1 c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 d) Result in inadequate emergency access?

XVIII. TRIBAL CULTURAL RESOURCES

- 1 a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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:
 - 1 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
 - 1 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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 2 a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- 1 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 1 c) Result in a determination by the waste water 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?
- 1 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?
- 1 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

XX. WILDFIRE

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

- 1 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 1 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?

- 2 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?
- 2 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?

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

- 2 a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 2 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)?
- 2 c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors*, (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised 2019

Authority: Public Resources Code sections 21083 and 21083.09

Reference: Public Resources Code sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3/ 21084.2 and 21084.3

DISCUSSION OF ENVIRONMENTAL EVALUATION

I. AESTHETICS

- a. This proposed project is a new subdivided residential construction which will meet City standards for setbacks, landscaping, and height requirements. The project will not adversely affect the view of any scenic vistas. The Sierra Nevada Mountain range may be considered a scenic vista; however, the view will not be adversely impacted by the project.
- b. There are no scenic resources on the site. However, there are oak trees located along the perimeter of the project site. The City of Visalia has an Oak Tree Preservation Ordinance, which once the site is annexed into the City, the project shall comply with the ordinance and is part of the mitigation measures for the project.
- c. The project site is located within an urbanized area and the City has development standards related to landscaping and other amenities that will ensure that the visual character of the area is enhanced and not degraded upon any future development. Thus, the project would not substantially degrade the existing visual character of the site and its surroundings.
- d. The project will facilitate the construction of a new subdivision, as well as the required infrastructure and development such as streetlights, creating new sources of light that are typical of that use. The City has development standards that require light to be directed and/or shielded so it does not fall upon adjacent properties.

II. AGRICULTURAL RESOURCES

- a. The project is located on property that is identified as Prime Farmland on maps prepared by the California Department of Conservation, and will involve the conversion of the property to non-agricultural use.

The City of Visalia 2030 General Plan has designated the Project site for urban uses under the Urban Growth Development Tier 2. The implementation of this Project will support the General Plan designation for future urban land use and Policy LU-P-21 for residential development. The General Plan established criteria, dependent upon land use type, for when development may advance from the first tier (Tier 1) to subsequent tiers (Tiers 2 and 3), which are contained in Policy LU-P-21 of the General Plan. For residential uses, the threshold is the issuance of permits for 5,850 housing units within Tier 1 since April 1, 2010. The City met the residential permit threshold in July 2021 and now considers development located within Tiers 1 and/or 2 (City of Visalia, 2021).

General Plan Policy LU-P-34 contained a requirement for an Agricultural Mitigation Program to address the conversion of Prime Farmland and Farmland of Statewide Importance within the Tier 2 and Tier 3 growth boundaries. Policy LU-P-34 requires the adoption of this type of program notwithstanding that such a program would not reduce the environmental effects from the loss of such farmland to a level of less than significant. In order to meet the requirements of this policy, the City prepared an

Agricultural Preservation Ordinance applicable to properties within Tier 2 and Tier 3 that requires a 1:1 ratio of agricultural land preserved to agricultural land converted towards urban development. The Ordinance was adopted in May 2023 and is necessary for other pending entitlements submitted to the City of Visalia that are located within Tier 2 to be developed. The Ordinance requires that an equivalent amount of agricultural land converted be preserved outside the urban development boundary and within the southern San Joaquin Valley, or that a project comply with regulations within the Ordinance that will cause an equivalent amount of agriculture land to be preserved. Additionally, the preserved agricultural land must demonstrate adequate water supply and agricultural zoning. Policy LU-P-34 notes that such a program shall, to the extent feasible and practicable, be integrated with the agricultural easement programs adopted by Tulare County and nearby cities. The City of Visalia's program shall allow for compliance with the preservation ordinance to be completed by purchase of easements, and that such easements be held by a qualifying entity, such as a local land trust, and require the submission of annual monitoring reports to the City. Prior to the adoption of the Ordinance the Project proponent could mitigate for the loss of agricultural land and begin conversion of agricultural lands by providing verification to the City that it has preserved agricultural land at a 1:1 ratio using easements that meet the requirements identified in Policy LU-P-34 or participation in an agricultural preservation program adopted by another agency within the southern San Joaquin Valley that meet these requirements for preserving agricultural land.

As this is a requirement for consistency with the General Plan, the Project's compliance is mandatory. Therefore, compliance with the Agriculture Mitigation Ordinance will allow the Project to convert Prime Farmland and preserve offsite farmland outside of the urban development boundaries at an equivalent ratio and will result in a less-than-significant impact.

- b. The project is not located on property that is party to a Williamson Act contract. Existing Tulare County zoning for the area is AE-20 (Exclusive Agriculture Zone 20 Acre Minimum). Although the site is zoned for agriculture no nearby agriculture would be hindered and agriculture has ceased operations on the site.
- c. The City of Visalia does not have a zoning classification for forest land, additionally the site is not considered forest land and is currently vacant. Therefore, the site will not conflict with any forest land.
- d. There is no forest land currently located on the site.
- e. The project site is located directly south of East Caldwell Ave and is bounded by properties within City Limits on the north, east and west of the site. The surrounding area is primarily developed with Residential and commercial uses. The project will not result in conversion of Farmland to nonagricultural use or the conversion of forest land to non-forest use.

III. AIR QUALITY

- a. The project site is located in an area that is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The project itself does not disrupt implementation of the San Joaquin Regional Air Quality Management Plan and will therefore not be a significant impact.
- b. Development of site under the Visalia General Plan may result in emissions that exceed thresholds established by the SJVAPCD for PM10 and PM2.5. The project is also supported by a request to annex 62.96 acres of County area into the City Limits. The annexation itself will not result in emissions that violate air quality standards or contribute substantially to existing or projected air quality violations as it is solely the changing of a boundary line.

The development of the project area for the residential subdivision is required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

In addition, the development of the project will be subject to the SJVAPCD Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. The Applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD. Per the SJVAPCD, an Air Impact Assessment was completed for the project and the District has determined that the project is exempt from the requirements and as such the project complies with the emission reduction requirements of District Rule 9510 and is not subject to payment of off-site fees.

Tulare County is designated non-attainment for certain federal ozone and state ozone levels. The development of the subdivision on the project site, may result in a net increase of criteria pollutants.

- c. Uses located near the project area may be exposed to pollutant concentrations as a result of the construction activities. The project could result in short-term air quality impacts related to dust generation and exhaust due to construction activities. The project is required to adhere to requirements administered by SJVAPCD to reduce emissions to a level of compliance. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

In addition, development of the project will be subject to the SJVAPCD Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. Per Rule 9510, any development project which requires discretionary approval and upon full build out will include 50 residential units is subject to the rule. The applicant will be required to submit an Air Impact Assessment (AIA) to the SJVAPCD obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD. The impact is considered less than significant.

- d. The proposed project will not involve the generation of objectionable odors.

IV. BIOLOGICAL RESOURCES

- a. City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR) for conversion to urban use.

A Biological Habitat Assessment was submitted by Soar Environmental Consulting. Soar staff conducted a site visit in December 2024, to observe biological conditions, and during that assessment, one special-status wildlife species, Nuttall's woodpecker was observed near the property. This species is a United States Fish and Wildlife Service (USFWS) Bird of Conservation Concern (BCC).

Additionally, based on the site visit, it was concluded that there is no suitable nesting habitat within the project boundary, except for the valley oak tress around the perimeter, which are not required to be removed for the development of the project. Therefore, with mitigation, the project will not likely adversely impact native plant or wildlife species.

The following measures will be implemented for the protection of nesting birds including the Nuttall's woodpecker:

Mitigation Measure 4a (Construction Timeline): In order to avoid impacts to nesting migratory birds and raptors, construction will commence outside the nesting season, prior to February 15. If any special status species are observed during construction activities, work shall be stopped immediately, and CDFW shall be contacted.

Mitigation Measure 4b (Pre-construction Survey): If it is not possible to initiate construction between September and February, a preconstruction survey for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during the implementation of the Project. A Pre-construction survey shall be conducted no more than 14 days prior to the initiation of construction activities.

Mitigation Measure 4c (Avoidance and minimization measures for woodpecker damage): If it doesn't cause structural damage, remove or fill in ledges, cracks, and crevices near the site of the inactive woodpecker holes with non-toxic substances. Cover inactive woodpecker holes with shiny aluminum flashing. Do not cover existing nest. Install statuette of their predators such as eagles or owls. Trees with woodpecker damage will be observed for woodpecker activity before each tree is removed.

Mitigation Measure 4d (Avoidance measures for active woodpecker cavities): Observe from a distance periodically to check woodpecker activity near the cavity. Treat every cavity as if it is an active nest. Only qualified biologist should be making the determination whether the cavity is inactive and if the area used by the woodpecker is a nest.

- b. The project is not located within an identified sensitive riparian habitat or other natural community. Cameron Creek is located approximately 1,000 feet to the south of the project site and will not be affected by the proposed development.

In addition, City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that certain sensitive natural communities may be directly or indirectly affected

by future development within the General Plan Planning Area, particularly valley oak woodlands and valley oak riparian woodlands. Such effects would be considered significant. However, the General Plan contains multiple policies, identified under Impact 3.8-2 of the EIR, that together work to reduce the potential for impacts on woodlands located within in the Planning Area. With implementation of these policies and being that the project is not located within or adjacent to an identified sensitive riparian habitat or other natural communities, including woodlands, impacts on woodlands will be less than significant.

- c. The project is located adjacent to the Tulare Irrigation Canal which is identified as a riverine feature in the National Wetland Inventory (NWI). At the site visit, it was observed that the irrigation canal has a bare-ground bottom substrate and would not provide suitable habitat for any special-status aquatic species.

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 the Planning Area. With implementation of these policies, impacts on wetlands will be less than significant.

- d. This development would not interfere 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.

Citywide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that the movement of wildlife species 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 3.8-4 of the EIR, that together work to reduce the potential for impacts on wildlife movement corridors located within the Planning Area. With implementation of these policies, impacts on wildlife movement corridors will be less than significant.

- e. 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. All existing valley oak trees which are located on the permitter of the project site will be under the jurisdiction of this ordinance. Any oak trees to be removed from the site are subject to the jurisdiction of the municipal ordinance.
- f. There are no local, regional or state habitat conservation plans for the area.

V. CULTURAL RESOURCES

- a. Based on the submitted Cultural Resources Assessment conducted by Heather Froshour, M.A., R.P.A., Senior Archaeologist with Soar Environmental Consulting on

January 17, 2025 there are no known historical resources located within the project area. If some potentially historical or cultural resource is unearthed during development all work should cease until a qualified professional archaeologist can evaluate the finding and make necessary recommendations.

- b. Based on the submitted Cultural Resources Assessment, there are no known archaeological resources located within the project area. If some archaeological resource is unearthed during development all work should cease until a qualified professional archaeologist can evaluate the finding and make necessary recommendations.
- c. There are no known human remains buried in the project vicinity. If human remains are unearthed during development all work should cease until the proper authorities are notified and a qualified professional archaeologist can evaluate the finding and make any necessary recommendations.

VI. ENERGY

- a. Development of the site includes construction of 201-unit single-family subdivision, as well as the required infrastructure such as the construction of streets, extension of sewer lines and laterals, future connection to storm drainage system and extension of other utilities and services (gas, electricity, water) and improvements such as curb and gutter, sidewalks, streetlights. This development may increase the energy consumption related to worker trips and operation of construction equipment. This increase would be temporary and limited through the compliance with local, state, and federal regulations. Once the subdivision is complete, the energy consumption would be typical of a single family home subdivision, similar to what is located directly east of the site.
- b. The 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.

VII. GEOLOGY AND SOILS

- a. The State Geologist has not issued an Alquist-Priolo Earthquake Fault Map for Tulare County. The project area is not located on or near any known earthquake fault lines or areas prone to seismic activity or landslides. Therefore, the project will not expose people or structures to potential substantial adverse impacts involving earthquakes.
- b. Development of this site will require movement of topsoil. Existing City Engineering Division standards require that a grading and drainage plan be submitted for review to the City to ensure that on- and off-site improvements will be designed to meet City standards.
- c. The project area is relatively flat and the underlying soil is not known to be unstable and have a low capacity for landslides, lateral spreading, subsidence, liquefaction, or collapse. Soils in the Visalia area have few limitations with regard to development. Due to low clay content and limited topographic relief, soils in the Visalia area have low expansion characteristics.
- d. Due to low clay content, soils in the Visalia area have an expansion index of 0-20, which is defined as very low potential expansion.

- e. The project site area is currently vacant and future development will not include any development that would utilize the need of septic tanks or alternative waste water disposal systems since sanitary sewer lines will be installed and utilized for the disposal of wastewater at this site.
- f. There are no unique geological features and no known paleontological resources located within the project area. If some potentially unique paleontological or unique geological resources are unearthed during development all work should cease until a qualified professional paleontologist can evaluate the finding and make necessary mitigation recommendations.

VIII. GREENHOUSE GAS EMISSIONS

- a. The project is expected to generate Greenhouse Gas (GHG) emissions in the short-term as a result of the construction of residences within the subdivision map and in the long-term as a result of day-to-day operations of the proposed residences.

The City has prepared and adopted a Climate Action Plan (CAP), which includes baseline GHG emissions inventories, reduction measures, and reduction targets consistent with local and State goals. The CAP was prepared concurrently with the proposed General Plan and its impacts are also evaluated in the Visalia General Plan Update EIR.

The Visalia General Plan and the CAP both include policies that aim to reduce the level of GHG emissions emitted in association with buildout conditions under the General Plan. Although emissions will be generated as a result of the project, implementation of the General Plan and CAP policies will result in fewer emissions than would be associated with a continuation of baseline conditions. Thus, the impact to GHG emissions will be less than significant.

- b. The State of California has enacted the Global Warming Solutions Act of 2006 (AB 32), which included provisions for reducing the GHG emission levels to 1990 "baseline" levels by 2020 and to a level 80% below 1990 baseline levels by 2050. In addition, the State has enacted SB 32 which included provisions for reducing the GHG emission levels to a level 40% below 1990 baseline levels by 2030.

The proposed project will not impede the State's ability to meet the GHG emission reduction targets under AB 32. Current and probable future state and local GHG reduction measures will continue to reduce the project's contribution to climate change. As a result, the project will not contribute significantly, either individually or cumulatively, to GAG emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS

- a. No hazardous materials are anticipated with the project.
- b. Construction activities associated with development of the subdivision may include maintenance of on-site construction equipment, which could lead to minor fuel and oil spills. The use and handling of any hazardous materials during construction activities would occur in accordance with applicable federal, state, regional, and local laws. Therefore, impacts are considered to be less than significant.

- c. There are no schools located within one-quarter of a mile of the project site and therefore, there is no reasonably foreseeable condition or incident involving the project that could affect existing or proposed school sites or areas within one-quarter mile of school sites.
- d. The project area does not include any sites listed as hazardous materials sites pursuant to Government Code Section 65692.5.
- e. The Tulare County Comprehensive Airport Land Use Plan shows the project area is located outside the Airport Influence Area and the Airport Safety Zones. Therefore, the project will not result in a safety hazard or excessive noise for people residing or working in the project area.
- f. The project will not interfere with the implementation of any adopted emergency response plan or evacuation plan.
- g. There are no wildlands within or near the project area.

X. HYDROLOGY AND WATER QUALITY

- a. The project will not violate any water quality standards of waste discharge requirements. Future development of the project site of the single-family subdivision would be required to meet the City's improvement standards for directing storm water runoff to the existing City storm water drainage system, consistent with the City's adopted City Storm Drain Master Plan.
- b. The project will not substantially deplete groundwater supplies in the project vicinity. The project site will be served by a water lateral for domestic, irrigation, and fire protection use.

The project area overlies the southern portion of the San Joaquin unit of the Central Valley groundwater aquifer. Development within the project area will result in an increase of impervious surfaces, which might affect the amount of precipitation that is recharged to the aquifer. As the City of Visalia is already largely developed and covered by impervious surfaces, the increase of impervious surfaces through this project will be small by comparison. The project therefore might affect the amount of precipitation that is recharged to the aquifer. The City of Visalia's water conservation measures and explorations for surface water use over groundwater extraction will assist in offsetting the loss in groundwater recharge.

- c. The project will not result in substantial erosion on- or off-site. Development of the site will not alter the course of any rivers or streams as neither are located near the site.

Development of the site has the potential to affect drainage patterns in the short term due to erosion and sedimentation during construction activities and in the long term through the expansion of impervious surfaces. The City's existing standards may require the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the SWRCB's General Construction Permit process, which would address erosion control measures.

The project will not substantially alter the existing drainage pattern of the site or area or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. The development of the site will also not impede or redirect flood flows.

Development of the site will create additional impervious surfaces, such as streets. However, existing and planned improvements to storm water drainage facilities as required through the Visalia General Plan policies will reduce any potential impacts to a less than significant level.

The project will not create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The development will be required to meet the City's improvement standards for directing storm water runoff to the existing City storm water drainage system; consistent with the City's adopted City Storm Drain Master Plan.

- d. The project area is partially located within Zone AE, which indicates an area that is within a high-risk flood hazard area. This is due to the proximity to Tulare Irrigation Canal. The project area is located adjacent to the Tulare Irrigation Canal; however, it is outside potentially hazardous areas for seiches and tsunamis. Due to the site's proximity to Tulare Irrigation Canal there is the potential for mudflow occurrence, however these impacts are less than significant.

The project area along with the entirety of the City of Visalia lies within the dam inundation area of Terminus Dam, located approximately 35 miles to the east from the project site. In the case of dam failure, people and structures would be exposed to flooding risk and potentially pollutants. This impact is considered significant and unavoidable.

- e. The project will not conflict with or obstruct implementation of a water quality plan or sustainable groundwater management plan. The Visalia General Plan Update Environmental Impact Report (EIR) has already considered the environmental impacts of the placement of people and structures to an area at risk of dam failure. The General Plan contains multiple policies that address the issue, and the County of Tulare maintains the Tulare County Hazard Mitigation Plan and a Mass Evacuation Plan that will help to reduce the impact.

Because there is still a significant impact, a Statement of Overriding Considerations was previously adopted with the Visalia General Plan Update EIR.

XI. LAND USE AND PLANNING

- a. The project will not physically divide an established community. Upon annexation, the project will be zoned R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) and C-MU (Mixed Use Commercial), which is consistent with the surrounding land use designations and the future use of the site. The project site is bordered by Caldwell Avenue, a Minor Arterial, to the north, Santa Fe Street, a Collector, to the west, and will share the Local road Burke Street to the east.
- b. The project does not conflict with any land use plan, policy or regulation of the City of Visalia. The proposed project is to be developed on land designated for RLD (Low Density Residential) and CMU (Commercial Mixed Use) which is consistent with the surrounding land use designations as identified in Table 9-1 "*Consistency between the Plan and Zoning*" of the General Plan.

XII. MINERAL RESOURCES

- a. No mineral areas of regional or statewide importance exist within the Visalia area.
- b. There are no mineral resource recovery sites delineated in the Visalia area.

XIII. NOISE

- a. The project will not result in noise generation typical of urban development. Future development of the subdivision will result in noise generation typical of urban development, but not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance. Noise levels will increase temporarily during the construction of these facilities but shall remain within noise limits and will be restricted to the allowed hours of construction defined by the City of Visalia Noise Ordinance. Temporary increase in ambient noise levels is considered to be less than significant.

Furthermore, the Visalia General Plan contains multiple policies, identified under Impact N-P-3 through N-P-5, that work to reduce the potential for noise impacts to sensitive land uses. With implementation of Noise Impact Policies and existing City Standards, noise impacts to new noise sensitive land uses would be less than significant.

- b. Ground-borne vibration or ground-borne noise levels may occur as a result of construction activities associated with development of the subdivision. Any construction activities will be temporary and will not expose persons to such vibration or noise levels for an extended period of time; thus the impacts will be less than significant. There are no existing uses near the project area that create ground-borne vibration or ground-borne noise levels.
- c. The project site is not located within the Airport Influence Area nor within the Airport Safety Zones nor near a private airstrip and therefore will not expose people residing or working in the project area to excessive noise levels.

XIV. POPULATION AND HOUSING

- a. The project will not directly induce substantial population growth that is in excess of that planned in the General Plan.
- b. Development of the subdivision will not displace any housing or people as the proposed site is currently vacant.

XV. PUBLIC SERVICES

- a.
 - i. Current fire protection facilities are located at Visalia Station 56 and can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - ii. Current police protection facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - iii. The project will generate new students for which existing schools in the area would need to accommodate. In addition, to address direct impacts, the project will be required to pay residential impact fees. These fees are considered to be conclusive mitigation for direct impacts.

- iv. Current Park facilities can adequately serve the site without a need for alteration. Impact fees will be paid upon development to mitigate the project's proportionate impact on these facilities.
- v. Other public facilities can adequately serve the site without a need for alteration.

XVI. RECREATION

- a. The project will directly generate new residents and will therefore directly 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. Residential developments will pay impact fees to mitigate impacts.
- b. The proposed project includes a small pocket park but does not include recreational facilities or requires the construction or expansion of recreational facilities within the area that might have an adverse physical effect on the environment.

XVII. TRANSPORTATION AND TRAFFIC

- a. The project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Future development will result in an increase to traffic levels on arterial and collector roadways, although the City of Visalia's Circulation Element has been prepared to address this increase in traffic.
- b. Development of the site will result in increased traffic in the area, but will not cause a substantial increase in traffic on the city's existing circulation pattern. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for urban use. Additionally, a Traffic Impact Analysis was not required for the project.

The City of Visalia, in determining the significance of transportation impacts for land use projects, recognizes the adopted City of Visalia Vehicle Miles Travelled (VMT) Thresholds and Implementation Guidelines (LSA, 2021, herein referred to as "Guidelines") recommended threshold as the basis for what constitutes a significant or less than significant transportation impact. The Guidelines recommend a 16% reduction target based on the Greenhouse Gas emission reduction target for 2035 for the Tulare County region set by the SB 375 Regional Plan Climate Target. Therefore, residential projects exceeding 16% below the existing VMT per capita is indicative of a significant environmental impact.

For the metric measuring VMT per trip distance, a map of the City of Visalia, produced by Tulare County Association of Governments (TCAG), provides areas with 84% or less average VMT per trip distance, or 16% below the regional average. The areas with 84% or less average VMT per trip distance, and are consistent with the City's General Plan, are presumed to have similar low VMT profiles and could be screened out from further VMT analysis. The map was initially included in the Guidelines as Figure 6 and is updated online with the most recent data from the Tulare County Association of Governments Regional Transportation Plan Travel Demand Model.

In the subject site's traffic analysis zone (TAZ), there is no established average trip distance based on no population.

However, in all TAZs immediately surrounding this TAZ, the current average trip distance experienced measures less than 84% of the average VMT per trip distance for the region, and no adjacent TAZ experienced measures above 84% of the average VMT per trip distance. Thus, although there is currently no population in this TAZ, it can be deducted that the proposal would likewise be screened out of performing a VMT analysis and the project will have a less than significant impact with regards to compliance with CEQA Guidelines section 15064.3, subdivision (b)

- c. Development of the site will not cause any hazards due to geometric design feature or incompatible uses. There are no planned designs that are considered hazardous.
- e. The project will not result in inadequate emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

Tribal notification was circulated in accordance with Senate Bill 52. No response was received pertaining to the project. The proposed project would not 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.

- a. The site is not 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).
- b. The site has been determined to not 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, because it is an isolated infill site surrounded by existing urban development.

Pre-consultation letters were sent to local tribes in accordance with AB 52, providing tribes with a 30-day early review period. Staff did not receive correspondence in return from any of the tribes which were noticed.

Further, the EIR (SCH 2010041078) for the 2014 General Plan update included a thorough review of sacred lands files through the California Native American Heritage Commission. The sacred lands file did not contain any known cultural resources information for the Visalia Planning Area.

XIX. UTILITIES AND SERVICE SYSTEMS

- a. The project will be connecting to existing City sanitary sewer lines, consistent with the City Master Plan and will not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. The Visalia wastewater treatment plant has a current rated capacity of 22 million gallons per day but currently treats an average daily maximum month flow of 12.5 million gallons per day. With the completed project, the plant has more than sufficient capacity to accommodate impacts associated with the project. The proposed project will therefore not cause significant environmental impacts.

The development onsite will be required to install City storm water drainage lines that handle on-site and street runoff. Usage of these lines is consistent with the City Storm Drain Master Plan. These improvements will not

cause significant environmental impacts. The project also does not require the relocation or construction of new or expanded electric power, natural gas, or telecommunications.

- b. California Water Service Company has determined that there are sufficient water supplies to support the site, and that service can be extended to the site.
- c. The City has determined that there is adequate capacity existing to serve the site's projected wastewater treatment demands at the City wastewater treatment plant upon development of the project.
- d. Current solid waste disposal facilities can adequately serve the site without a need for alteration.
- e. The project will be able to meet the applicable regulations for solid waste. Removal of debris from future construction will be subject to the City's waste disposal requirements.

XX. WILDFIRE

- a. The project will not substantially impair an adopted emergency response plan or emergency evacuation plan.
- b. The project site is located on a flat area of agriculture and urban land which is considered to be at little risk of fire.
- c. The development of the site will include the development of infrastructure such as roads, sewer lines, power lines and utilities, however all improvements would be subject to City standards and Fire Marshal approval. The

proposed project would not exacerbate fire risk.

- d. The project site is flat and therefore is not susceptible to downslope or downstream flooding or landslides as a result of post-fire instability, or drainage changes.

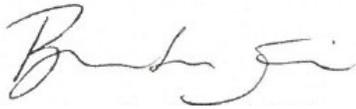
XXI. MANDATORY FINDINGS OF SIGNIFICANCE

- a. The Biological Resources Assessment found the project is not likely to have any permanent impact on the special status species or associated habitats through the implementation of appropriate avoidance and minimization measures. The proposed project will not impact the Valley Oak woodland habitat surrounding the property and the associated nesting birds and special-status species may occur.
- b. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update for the area's conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.
- c. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment. **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 the mitigation measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that as a result of the proposed project no new effects 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.**



Brandon Smith, AICP
Environmental Coordinator

March 26, 2025
Date



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

April 9, 2025

Colleen A. Moreno
Assistant Planner
City of Visalia
315 E. Acequia Ave
Visalia, CA 93291
colleen.moreno@visalia.city

RE: MITIGATED NEGATIVE DECLARATION FOR ANNEXATION NO. 2024-05 &
BLANKENSHIP TENTATIVE SUBDIVISION MAP NO. 5602 DATED APRIL 1, 2025,
STATE CLEARINGHOUSE NUMBER [2025040063](#)

Dear Colleen A. Moreno,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for Annexation No. 2024-05 & Blankenship Tentative Subdivision Map No. 5602. Annexation No. 2024-05 is a request by San Joaquin Valley Homes to annex two parcels totaling approximately 62.53 acres into the City limits of Visalia. Upon annexation, approximately 55.49 acres of the site would be zoned R-1-5 (Single-Family Residential 5,000 square foot minimum site area) and approximately 7.04 acres of the site will be zoned C-MU (Mixed Use Commercial), which is consistent with the General Plan Land Use Designation. The project is supported by the Blankenship Tentative Subdivision Map No. 5602, which is a request by San Joaquin Valley Homes to subdivide two parcels totaling 62.96 acres into 203 lots for single-family residential use. Upon annexation, the site will be zoned R-1-5 and C-MU. Development of single-family homes will be restricted to the R-1-5 zone. Commercial development of the area zoned for commercial use is not part of this project and the remainder will be developed later. The residential subdivision will meet the City's development standards for the zone.

DTSC recommends and requests consideration of the following comments:

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, a number of contaminants of concern (COCs) 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 dichloro-diphenyl-trichloroethane, 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 local area baselines or thresholds. If they do not, remedial action must take place to mitigate them below those thresholds. Additional COCs may be found in mixing/loading/storage areas, 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 and/or Total Petroleum Hydrocarbons may be required.
2. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. 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 material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC would like to thank you for the opportunity to comment on the MND for Annexation No. 2024-05 & Blankenship Tentative Subdivision Map No. 5602. 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 clarification on

Colleen A. Moreno

April 9, 2025

Page 3

DTSC's comments, please respond to this letter or via our [CEQA Review email](#) for additional guidance.

Sincerely,



Dave Kereazis

Associate Environmental Planner

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

Dave.Kereazis@dtsc.ca.gov

cc: (via email)

Governor's Office of Land Use and Climate Innovation

State Clearinghouse

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Biological Habitat Assessment

Blankenship Subdivision Development Project

Assessor Parcel Number 123-400-001 and 123-400-005
Caldwell Avenue and Santa Fe Street in Visalia, California



Prepared for
San Joaquin Valley Homes
5607 Avenida de los Robles
Visalia, California 93291

Prepared by



1322 East Shaw Avenue, Suite 400
Fresno, CA 93710

January 20, 2025

Executive Summary

Soar Environmental Consulting Inc. (Soar Environmental) was retained by San Joaquin Valley Homes (Client) to conduct a literature review and reconnaissance-level survey for the proposed Andover Place Unit 1. The project is located within the City of Visalia, California, south of Caldwell Avenue between Santa Fe Street and Burke Street, USGS 7.5 Minute Quad: Visalia, NW Corner Section 8 Township 19S, Range 25E (Project). The survey identified vegetation communities and the potential for the occurrence of special-status species or habitats that could support special-status wildlife species, and recorded all plants and animals observed or detected within the Project boundary. This Habitat Assessment is designed to address potential effects of the proposed project on any species currently listed or formally proposed for listing as endangered or threatened under the Federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA) or species designated as sensitive by the California Department of Fish and Wildlife (CDFW) or the California Native Plant Society (CNPS). The information in this document is in accordance with accepted scientific and technical standards and is consistent with the requirements of the United States Fish and Wildlife Service (USFWS) and CDFW. Additionally, the site was surveyed for drainage features that would meet the definition of the Waters of the U.S. (WOUS), Waters of the State (WOS), or CDFW jurisdiction.

This Habitat Assessment was conducted in accordance with CEQA guidelines §15060. The objectives of the assessment are to 1) provide a general characterization of biological resources for the property; 2) inventory plant and wildlife species; 3) evaluate the potential for federally listed plant and animal species to occur or be adversely affected; and 4) describe the property's sensitive biological resources.

This Habitat Assessment provides information about the biological resources within the Project area. Prior to field activities, Soar Environmental researched the California Natural Diversity Database (CNDDDB), the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), and the California Native Plant Society's (CNPS) Inventory of Rare and Endangered Plants of California, to compile a list of special-status species that could potentially be present in the vicinity of the Project area. Soar Environmental researched specific species and habitat requirements for the species noted in the CNDDDB, IPaC, and CNPS databases and included species listing status and proximal species observations in this report.

Based on documented occurrences of special-status species from the data record search and analysis of current environmental conditions, it was determined there is potential for Nuttall's woodpecker (*Picoides nuttallii*) to occur within the vicinity of the Project area. No other special-status plant or wildlife species were observed in the Project area during the Habitat Assessment, and no other listed species were found likely to occur. With the implementation of appropriate mitigation measures, the proposed development of this property is unlikely to have any permanent impact on Nuttall's woodpecker or any other listed species identified in this report.



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1. Introduction

The proposed Project is a residential housing development on a 62.54-acre property located at East Caldwell Avenue and Santa Fe Street in the city of Visalia, Tulare County, California. Soar Environmental Consulting Inc. (Soar Environmental) has been tasked to prepare technical studies to support the California Environmental Quality Act (CEQA) compliance on behalf of the City of Visalia, Tulare County, CA.

The Project area consists entirely of disturbed, agricultural, and ruderal habitat types. The property contains walnut orchards and is permeated by non-native grasses. The site is surrounded by paved roadways except for the southern boundary, which is bordered by an irrigation canal and vineyards. Large, sparsely distributed valley oak trees line the project site on the south and eastern borders of the project. Surrounding vegetation includes both native and non-native ornamental trees and shrubs, and ruderal weeds associated with urbanized landscapes.

This Habitat Assessment presents the findings of our Literature Review (**Section 3.1**) based on the California Department of Fish and Wildlife (CDFW) Natural Diversity Data Base (CNDDDB), the California Native Plant Society (CNPS) online electronic inventory of rare and endangered California plants, the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) for reported occurrences of special-status vegetation communities, plants, and animals.

Based on the proximity of documented occurrences of special-status species from the Literature Review and Habitat Assessment, the following special-status species were identified as having the potential to occur in the vicinity of the Project area and were considered for further analysis:

Potentially Occurring Special-Status Wildlife Species

Species with Low Potential for Occurrence:

- | | |
|---------------------------------|---|
| 1) California gull | (<i>Larus californicus</i>) |
| 2) Crotch's bumblebee | (<i>Bombus crotchii</i>) |
| 3) Oak titmouse | (<i>Baeolophus inornatus</i>) |
| 4) San Joaquin kit fox | (<i>Vulpes macrotis mutica</i>) |
| 5) Swainson's hawk | (<i>Buteo swainsoni</i>) |
| 6) Western pond turtle | (<i>Emys marmorata</i>) |
| 7) Western yellow-billed cuckoo | (<i>Coccyzus americanus occidentalis</i>) |
| 8) Nuttall's woodpecker | (<i>Picoides nuttallii</i>) |

****Tables 3 & 4 provide a complete list of special status species considered in this report's analysis.***

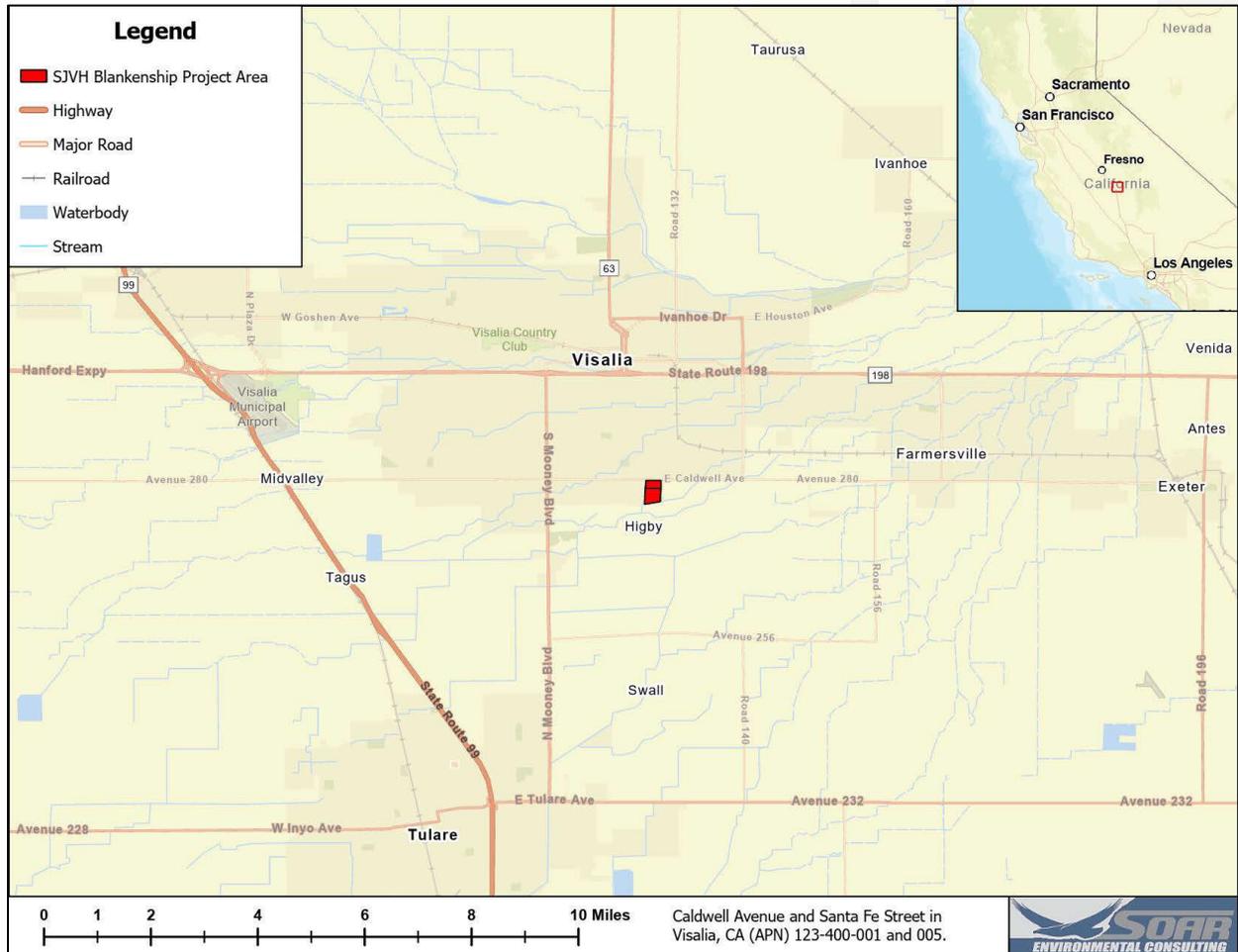
A qualified biologist from Soar Environmental conducted a habitat assessment on December 13, 2024. During the assessment, one special-status wildlife species, Nuttall's woodpecker (*Picoides nuttallii*), was observed near the property. No special-status plant species were observed in the Project area. Suitable habitat features on the project site included Valley Oak Woodland Habitat, largely composed from heritage-size valley oak trees. Other potential nesting bird habitats surrounding the site, including Walnut orchards, ornamental trees and shrubs, and utility poles.

Based on the findings of the Habitat Assessment, the proposed development of this Project is not likely to adversely affect any of the special-status species identified in the Literature Review section of this report through the use of appropriate Avoidance and Minimization Measures.

1.1 Project Location

The project is located on the southern edge of the City of Visalia, California, south of Caldwell Avenue between Santa Fe Street and Burke Street. It is comprised of Assessor Parcel Numbers (APN) 123-400-001 and 123-400-005, at an elevation of approximately 325 feet. The Project area is on the southeastern side of the city, approximately two miles south of California State Route (SR) 198. The Project area is in the U.S.G.S. 7.5 Minute Quad: *Visalia*, NW Corner Section 8, Township 19S, Range 25E.

Figure 1. Project Location

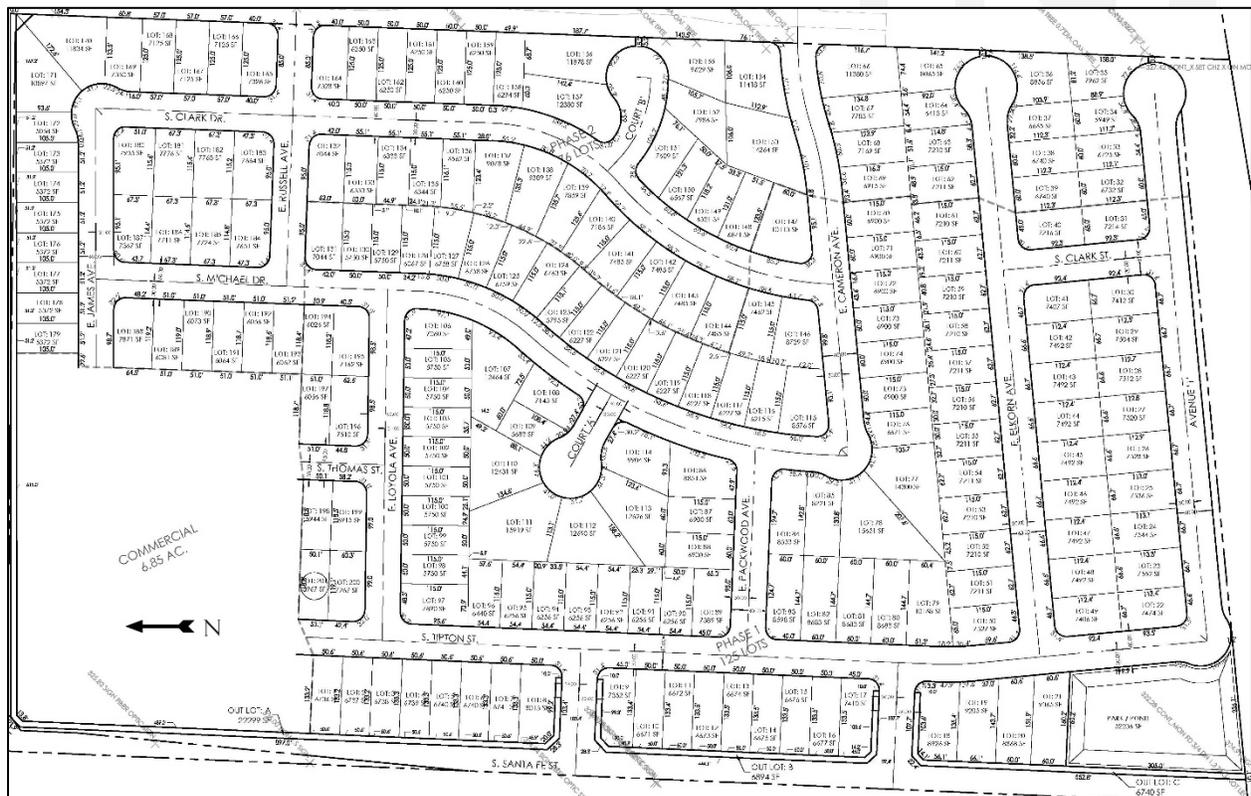


Caldwell Avenue and Santa Fe Street in Visalia, California Assessor Parcel Number (APN) 123-400-001 and 123-400-005.

1.2 Project Description

The proposed project is a housing development comprising 201 units, including a 6.85-acre lot zoned for commercial use. The Project site is a 62.54-acre agricultural orchard consisting of Assessor Parcel Numbers (APN) 123-400-001 and 123-400-005. Project activities will be limited to the property boundary. Upon completion, the development site will be bordered by decorative landscaping, including the existing Valley oak trees around the parcel boundary's perimeter. Ground-disturbing activities are expected to commence outside of the nesting bird breeding season (February 1 and September 15). Therefore, no impact on nesting bird species will result from project-related activities.

Figure 2. Site Plan



A detailed site plan is shown in Appendix F.

1.3 Regulatory Background

1.3.1 Federal Endangered Species Act

The Federal Endangered Species Act (ESA) prohibits the “take” of federally listed endangered or threatened wildlife species. “Take” is defined to include harassing, harming (including significantly modifying or degrading habitat), pursuing, hunting, shooting, wounding, killing, trapping, capturing, or

collecting wildlife species or any attempt to engage in such conduct (16 USC 1532, 50 CFR 17.3). Actions that result in take can result in civil or criminal penalties. The federal ESA and Section 404 guidelines prohibit the issuance of wetland permits for projects that would jeopardize the existence of threatened or endangered species. The US Army Corps of Engineers (ACOE or Corps) must consult with the U.S. Fish and Wildlife Service (USFWS) and possibly the National Marine Fisheries Service (NMFS) when threatened or endangered species may be affected by the proposed project to determine whether issuance of a Section 404 permit would jeopardize the continued existence species. In the context of the project site, the federal ESA would be triggered if development resulted in the take of a threatened or endangered species or if the issuance of a Section 404 permit or other federal agency action could adversely affect or jeopardize a threatened or endangered species.

1.3.2 California Endangered Species Act

The state ESA is similar to the federal ESA but pertains to state-listed endangered and threatened species. It required state agencies to consult with the California Department of Fish and Game when preparing California Environmental Quality Act (CEQA) documents to ensure that the state lead agency actions do not jeopardize the existence of listed species. It directs agencies to consult with DFG on projects or actions that could affect listed species, directs DFG to determine whether jeopardy would occur, and allows DFG to identify “reasonable and prudent alternatives” to the project consistent with conserving the species. Agencies can approve a project that affects a listed species if they determine that there are “overriding considerations”; however, the agencies are prohibited from approving projects that would result in the extinction of a listed species. The state ESA prohibits the taking of state-listed endangered or threatened plant and wildlife species. DFG exercises authority over mitigation projects involving state-listed species, including those resulting from CEQA mitigation requirements. DFG may authorize “take” if an approved habitat management plan or management agreement that avoids or compensates for possible jeopardy is implemented. DFG required preparation of mitigation plans in accordance with published guidelines.

1.3.3 California Environmental Quality Act (CEQA)

CEQA applies to public agencies in California with discretionary authority over project approvals and permits. CEQA requires that the impacts of proposed projects be assessed before the project is approved. Projects with significant environmental impacts can only be approved with adequate mitigation or compensation unless a finding of overriding consideration is made. Discretionary approval from public agencies may require avoidance measures or compensatory mitigation. CEQA also provides that less than significant impacts of an individual project can be treated as significant if they contribute to significant cumulative impacts on the environment.

1.3.4 Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) was first enacted in 1918 and authorized the Secretary of the Interior to regulate the “taking” of migratory birds. Specifically, the MBTA states that it shall be unlawful, except as permitted by regulations, to “at any time, by any means, or in any manner, to pursue, take, kill, possess, sale, purchase, ship, transport, carry, or export, at any time, or in any manner, any migratory bird, or any part, nest, or egg of any such bird” (16 USC 703). The current list of species protected by the MBTA is located in Title 50, CFR Section 10.13.

1.3.5 City of Visalia Oak Tree Mitigation Policy

As described in the City of Visalia Valley Oak Tree Protection Ordinance; It is unlawful for any person to willfully remove, destroy, damage, mutilate, poison, or attempt to kill an oak tree in the city, except as may be allowed pursuant to a removal permit as provided for in Section 12.24.030, or as designated in a notice to prune an oak tree that satisfies of Article 3.

Any person desiring to destroy or remove an oak tree on private or public property must apply for and obtain a removal permit. Such application shall be in writing to the city clerk, who shall forward such application to the city manager of the city. The application shall contain the number, size, and location of the oak trees and a brief statement of the reason for the requested action. The city manager shall charge a fee for said permit, established by the city council's annual designation of city fees.

2. Existing Conditions

The Project area is a 62.54-acre rectangular-shaped inactive walnut orchard located on the city's southern edge at an elevation of approximately 325 feet above mean sea level (AMSL). Ground cover on the property is mostly bare ground, with ruderal weeds and grasses dominating the edges of the property. Paved roadways border the north and west sides of the Project site, with East Caldwell Avenue to the north and Santa Fe Street to the west. A city bike path and fence along the railroad and Santa Fe Street occurs on the western boundary of the project and contains several ornamentally planted trees, including western Sycamore (*Platanus racemosa*), western redbud (*Cercis occidentalis*), and olive (*Olea europaea*). Agricultural land dominates the landscape to the south, with an urban environment to the north. There is ongoing residential development to the north, east, and west.

The project site is bordered by several large-diameter valley oak (*Quercus lobata*) trees along its southern and eastern boundaries. A riverine feature known as the Tulare Irrigation Canal also borders the southern boundary of the project site, and there is a large grape vineyard south of the canal and project site. The Visalia U.S.G.S. quadrangle map shows that the Tulare Irrigation Canal connects to Packwood Creek and Cameron Creek as a riverine habitat. Cameron Creek is approximately 0.18 miles south of the Project site.

Valley Oak Woodland

Valley Oak (*Quercus lobata*) Woodland habitat supports breeding, foraging, and shelter habitat for several wildlife species. Species observed in this habitat during the biological assessment include Nuttall's woodpecker (*Picoides nuttallii*). Evidence was observed of cache trees for the Acorn woodpecker (*Melanerpes formicivorus*), and there is potential for use by oak titmouse (*Baeolophus inornatus*) and other avian wildlife species.

As mentioned previously, the project site contains scattered large-diameter heritage sized valley oak trees bordering the southern border of the Project site along the Tulare Irrigation Canal and along the eastern boundary of the project. The City of Visalia Valley Oak Tree Protection Ordinance regulates oak tree removals or impacts. The Valley Oak Tree Protection Ordinance generally describes preservation criteria for oak trees within designated open space areas. Oak tree removal, revegetation, and mitigation will be in accordance with the Valley Oak Tree Protection Ordinance framework.

Wetland Habitats

According to the National Wetland Inventory, a riverine habitat, the Tulare Irrigation Canal runs adjacent to the property's southern boundary (**Appendix E**). This canal appears to be part of a matrix of the Kaweah Delta watershed and is connected to various tributaries within the watershed, including Cameron Creek and Packwood Creek, and is controlled and maintained by the Tulare County Irrigation District. During the Habitat Assessment field survey, this drainage was completely dry and sparsely covered with ruderal weeds. During the site visit, it was noted that the natural habitat around this canal was mostly disturbed, with dirt roads running along both sides of the canal. Several large-diameter valley oak trees bordered the canal along the Project Boundary (**Photos 1, 3, 4, 27, 28, 36, & 38**).

3. Methods

3.1 Literature Review

Before performing the Habitat Assessment, Soar Environmental searched for threatened or endangered species that could occur near the Project area. The records search included a review of the California Natural Diversity Database (CNDDDB), the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), and the California Native Plant Society (CNPS) Online Rare Plant Inventory. The area covered by the data records search included the USGS 7.5-minute quadrangles of *Visalia*, *Cairn's Corner*, *Exeter*, *Goshen*, *Ivanhoe*, *Monson*, *Paige*, *Traver*, and *Tulare*. These sources generated a list of special-status plant and animal species. Proximal locations of special-status plant and animal species located within 5 miles of the Project Site are shown in (**Figure 5**).

An analysis of special-status species from CNDDDB records identified eight State and/or federally listed wildlife species that historically occurred near the Project area. These eight wildlife species were considered for further analysis. The CNPS Online Rare Plant Inventory identified twenty-one regionally occurring special-status plant species historically occurring near the Project area. However, an analysis of habitat and existing conditions determined that all special-status plant species identified are absent from or unlikely to occur within the Project area due to long-term ongoing disturbance from active agriculture and/or the absence of suitable habitat within the Project area and were excluded from further analysis (**Section 5**).

3.2 Field Reconnaissance Methodology

The Habitat Assessment is a diurnal, non-protocol survey. The purpose of the Habitat Assessment Survey was to search for the presence or suitable habitat for special-status species that have historically been known to occur in the area. The Habitat Assessment site visit includes observing and noting the plant and wildlife species occurring on and around the Project site, habitat suitability for the species named in the Literature Review, present environmental conditions, and habitat, including microhabitat (only observable from the ground level).

The Habitat Assessment was conducted on December 13, 2024, by Soar Environmental biologist Lucas Knox in order to assess the habitat quality for species listed in **Section 5**. Survey efforts emphasized the search for suitable habitats or the presence of special-status species that had documented occurrences in

the data records search of the CNDDDB, IPaC, and CNPS databases. The site visit involves walking the property's perimeter and meandering transects throughout the Project area. During the site visit, the surveyor identified vegetation and searched for bird nests, possible small mammal dens, vernal pools, and other signs of wildlife occupancy or associated suitable habitat features. The biologist also surveyed the surrounding area by vehicle where accessible within 0.5 miles of the Project Site to look for biological resources and features that may be conducive to the suitable habitats for the identified special-status species. During the surveys, the biologist collected photos of the Project boundaries and other points of interest depicting the habitat and potential biological resources (**Appendix A**).

Figure 3. Project Site Map



Project area: 62.54 acres

4. Habitat Assessment Results

Paved roadways surround the project site with East Caldwell Avenue to the north, Santa Fe Street to the west, and Burke Street to the east. During the site visit, a sizeable vacant field with new herbaceous non-native ruderal plant growth was present north of the project site and Caldwell Avenue. The project site is bordered by several large-diameter valley oak (*Quercus lobata*) trees along the southern and

eastern boundaries of the project. The entire Project site consists of agricultural walnut orchards (*Juglans* species), which were actively being removed and placed in piles during the site visit. Groundcover along the boundaries of the Project site and portions of the walnut orchard are dominated by ruderal weeds and grasses, with large areas of bare ground. Commercial and residential properties with ornamental trees and shrubs are present north, east, and west of the Project site. A riverine feature known as the Tulare Irrigation Canal is adjacent to the southern boundary. During the site visit, the Tulare Irrigation Canal was dry and had sparse ruderal weeds growing in it.

The Project site is transected by two lateral farm roads between the walnut orchards from east to west, as well as an overhead utility line and irrigation systems to the property. During the site visit, twenty-two common bird species and thirty-three common plant species were observed within and adjacent to the Project site (**Tables 1 & 2**). Powerline poles and large trees in the vicinity were inspected for raptor nests and cavities. No large stick nests were observed. However, several cavities were present within the large valley oak trees along the southern and eastern edges of the project area.

Due to the predominantly agricultural ground cover, no small mammal burrows were present within the Project site; however, a few were present along the outskirts of the southern and eastern boundaries and the banks of the Tulare Irrigation Canal. Rodent control poison tube traps were observed along the irrigation canal and vineyard south of the Project, presumably targeting California ground squirrels (*Otospermophilus beecheyi*).

The survey was conducted by a qualified biologist outside of the blooming period for most of the sensitive plant species listed in **Table 4** and outside the normal nesting bird season. However, no special-status plant species were seen within or near the Project area, and conditions for these species do not appear conducive due to the loss of a native seed bank from implementation of long-term agricultural practices.

During the site visit, one special-status wildlife species, Nuttall’s woodpecker (*Dryobates nuttallii*), was present during the survey, and no other special-status plants or wildlife species were observed. Wildlife and plant species observed on or near the property are listed below in **Tables 1 & 2**.

Table 1. Wildlife Species Observed in the Project Area

Common/ Scientific Name	Listing Status	Common/ Scientific Name	Listing Status
American Bushtit (<i>Psaltriparus minimus</i>)	MBTA	Lesser Goldfinch (<i>Spinus psaltria</i>)	MBTA
American Pipit (<i>Anthus rubescens</i>)	MBTA	Merlin (<i>Falco columbarius</i>)	MBTA
Anna's Hummingbird (<i>Calypte anna</i>)	MBTA	Mourning dove (<i>Zenaida macroura</i>)	MBTA
Black Phoebe (<i>Sayornis nigricans</i>)	MBTA	Nuttall's woodpecker (<i>Dryobates nuttallii</i>)	BCC, MBTA
California Scrub Jay (<i>Aphelocoma californica</i>)	MBTA	Red-tailed hawk (<i>Buteo jamaicensis</i>)	MBTA
Cedar Waxwing (<i>Bombycilla cedrorum</i>)	MBTA	Ruby-crowned kinglet (<i>Regulus calendula</i>)	MBTA

Common Raven (<i>Corvus corax</i>)	MBTA	Say's phoebe (<i>Sayornis saya</i>)	MBTA
Eurasian Collared Dove (<i>Streptopelia decaocto</i>)	MBTA	Turkey vulture (<i>Cathartes aura</i>)	MBTA
European Starling (<i>Sturnus vulgaris</i>)	None	White-crowned sparrow (<i>Zonotrichia leucophrys</i>)	MBTA
House Finch (<i>Haemorhous mexicanus</i>)	MBTA	Yellow-rumped warbler (<i>Setophaga coronata</i>)	MBTA
Killdeer (<i>Charadrius vociferus</i>)	MBTA	Lesser goldfinch (<i>Spinus psaltria</i>)	MBTA

Table 2. Plant Species Observed in the Project Area

Common / Scientific Name	Listing Status	Common/ Scientific Name	Listing Status
Annual Bluegrass (<i>Poa annua</i>)	None	Mexican sprangletop (<i>Leptochloa fusca ssp. uninervia</i>)	None
Canadian Horseweed (<i>Erigeron canadensis</i>)	None	European olive (<i>Olea europaea</i>)	None
Cheeseweed (<i>Malva parviflora</i>)	None	Pigweed (<i>Amaranthus sp.</i>)	None
Chickweed (<i>Stellaria media</i>)	None	Prickly lettuce (<i>Lactuca serriola</i>)	None
Chinese Elm (<i>Ulmus parvifolia</i>)	None	Redstem filaree (<i>Erodium cicutarium</i>)	None
Chinese Pistache (<i>Pistacia chinensis</i>)	None	Ripgut brome (<i>Bromus diandrus</i>)	None
Common Knotweed (<i>Polygonum arenastrum</i>)	None	Russian thistle (<i>Salsola tragus</i>)	None
Fan Palms (<i>Washingtonia</i>)	None	Saltgrass (<i>Distichlis spicata</i>)	None
Fern Grass (<i>Catapodium rigidum</i>)	None	Silverleaf nightshade (<i>Solanum elaeagnifolium</i>)	None
Foxtail grass (<i>Alopecurus</i>)	None	Slender Russian thistle (<i>Salsola collina</i>)	None
Goosefoot (<i>Chenopodium album</i>)	None	Common sowthistle (<i>Sonchus oleraceus</i>)	None
Grapes (<i>Vitis californica</i>)	None	Stinging nettle (<i>Urtica dioica</i>)	None
Iris (<i>Iris species</i>)	None	Western sycamore (<i>Platanus racemosa</i>)	None
Jerusalem thorn (<i>Parkinsonia aculeata</i>)	None	Valley Oak (<i>Quercus lobata</i>)	None

Jimsonweed (<i>Datura stramonium</i>)	None	Walnut (<i>Juglans sp.</i>)	None
Lesser swinecress (<i>Lepidium didymum</i>)	None	Western redbud (<i>Cercis occidentalis</i>)	None
Mexican feathergrass (<i>Nassella tenuissima</i>)	None		

5. Special-Status Species

Special-status plants and animals that have a reasonable possibility to occur in the Project area based on habitat suitability and requirements, elevation and geographic range, soils, topography, surrounding land uses, and proximity of known occurrences in the CNDDDB, IPaC, and CNPS databases to the Project area are listed in **Tables 2 & 3**. The likelihood of the occurrence of special-status species was assessed using information from the various listed sources in **Section 3.1 Literature Review and Habitat Assessment**. Narratives are provided for species with land use planning and regulatory implications.

Results from the data records search identified 46 special-status species: 22 wildlife and 33 plant species. However, an analysis of recent occurrences, habitat suitability, and proximity within 5 miles of the Project site indicated 6 special-status species with low potential for occurrence and one special status wildlife species that was present during the site survey. Special-status species for which there are no regulatory implications (i.e., lack of suitable habitat or no record of historical occurrences within 5 miles) are excluded from further analysis.

Species with Low Potential for Occurrence:

- | | |
|---------------------------------|---|
| 1) California gull | (<i>Larus californicus</i>) |
| 2) Crotch's bumblebee | (<i>Bombus crotchii</i>) |
| 3) Oak titmouse | (<i>Baeolophus inornatus</i>) |
| 4) San Joaquin kit fox | (<i>Vulpes macrotis mutica</i>) |
| 5) Swainson's hawk | (<i>Buteo swainsoni</i>) |
| 6) Western pond turtle | (<i>Emys marmorata</i>) |
| 7) Western yellow-billed cuckoo | (<i>Coccyzus americanus occidentalis</i>) |

Species Present during the Site Survey:

- | | |
|-------------------------|-------------------------------|
| 1) Nuttall's woodpecker | (<i>Picoides nuttallii</i>) |
|-------------------------|-------------------------------|

Special-status species and sensitive habitats include plant and wildlife taxa, or other unique biological features afforded special protection by local land use policies and/or state and federal regulations. Special-status plant and wildlife species are those listed as rare, threatened, or endangered under the state or federal Endangered Species Acts. Vegetation communities may warrant special status if they are of limited distribution, have high wildlife value, or are particularly vulnerable to disturbance. Listed and special-status species are defined as:

- Listed or proposed for listing under the state or Federal Endangered Species acts.

- Protected under other regulations (e.g., Migratory Bird Treaty Act).
- California Department of Fish & Wildlife (CDFW) Species of Special Concern.
- Listed as species of concern by CNPS or USFWS; and
- Receive consideration during environmental review under CEQA.

Below are listed all species from the Section 3.1 search results, including common and non-listed species. The analysis and following determination are based on Habitat Assessment results and the most recent occurrence and proximity to the Project site (**Tables 1 & 2**).

- **Present:** Species known to occur on the site, based on CNDDDB records, and/or were observed on the site during the field survey.
- **High:** Species known to occur on or near the site (based on CNDDDB record within 5 miles), and/or there is suitable habitat on the site.
- **Low:** Species known to occur on or near the site (based on CNDDDB record within 5 miles), but there is no suitable habitat onsite. Or potential habitat occurs onsite, but the species is not known to occur within 5 miles.
- **None:** The species is not known to occur within 5 miles of the site, and there is no suitable habitat on the site. OR—The Species was surveyed during the appropriate season with negative results.

Table 3. Potentially Occurring Listed Wildlife Species

Common/ Scientific Name	Listing Status <i>Fed/State/ Other</i>	Habitat Requirements	Potential for Occurrence
Birds			
Belding’s savannah sparrow <i>(Passerculus sandwichensis beldingi)</i>	-/SE/BCC MBTA	Inhabits coastal salt marshes, from Santa Barbara south through San Diego County. Nests in Salicornia on and about margins of tidal flats.	None: The species is not known to occur within 5 miles of the site, and there is no suitable habitat on the site
Bullock’s oriole <i>(Icterus bullockii)</i>	-/-/BCC MBTA	Generally arid west, riparian or streamside, woodlands in cottonwood trees and other hardwoods where they forage in the outer branches.	None: The species is not known to occur within 5 miles of the site, and there is no suitable habitat on the site
Burrowing owl <i>(Athene cunicularia)</i>	- /CCE/SSC	Subterranean nesters depend upon burrowing mammals, most notably the California ground squirrel.	None: The species is not known to occur within 5 miles of the site, and there is no suitable habitat on the site



Common/ Scientific Name	Listing Status <i>Fed/State/ Other</i>	Habitat Requirements	Potential for Occurrence
California gull <i>(Larus californicus)</i>	BCC, MBTA	Breeds in colonies on islands and levees in lakes and rivers. Often found in pastures, scrublands, and garbage dumps. Will forage miles from the colony, eating everything they can find from mayflies to garbage.	Low: Species known to occur on or near the site (based on CNDDDB record within 5 miles), but there is no suitable habitat onsite. The species has the potential to occur as a transient forager.
Lawrence's goldfinch <i>(Carduelis lawrencei)</i>	BCC, MBTA	Oak-pine woods, chaparral. Breeds locally in a variety of habitats including streamside trees, oak woodland, open pine woods, pinyon-juniper woods, chaparral	None: The species is not known to occur within 5 miles of the site, and there is no suitable habitat on the site
Marbled godwit <i>(Limosa fedoa)</i>	BCC, MBTA	Shortgrass prairies near wetlands.	None: The species is not known to occur within 5 miles of the site, and there is no suitable habitat on the site
Northern harrier <i>(Circus hudsonius)</i>	BCC, MBTA	Prefers open habitats with large tracts of contiguous grassland and wetlands for nesting and foraging.	None: Species is not known to occur within 5 miles of the site and there is no suitable habitat on the site.
Nuttall's woodpecker <i>(Dryobates nuttallii)</i>	MBTA	Wooded canyons and foothills, river woods. In much of range almost always around oaks, especially where oaks meet other trees along rivers, also in pine-oak woods in foothills.	Present: The species was present on the site during the field survey. Potential nest cavities exist within the oak trees surrounding the project site.
Oak titmouse <i>(Baeolophus inornatus)</i>	BCC, MBTA	Woodland dominated by oaks, riparian habitats and coast live oak trees within, nests in tree cavities	Low: Potential nest cavities exist within the valley oak trees surrounding the project site.
Santa Barbara Song sparrow <i>(Melospiza melodia graminea)</i>	BCC, MBTA	Prefers riparian, fresh or saline emergent wetland, and wet meadow habitats.	None: Species is not known to occur within 5 miles of the site and there is no suitable habitat on the site.



Common/ Scientific Name	Listing Status <i>Fed/State/ Other</i>	Habitat Requirements	Potential for Occurrence
Swainson's hawk <i>(Buteo swainsoni)</i>	-/CT/-	Nests in isolated trees or riparian woodlands adjacent to suitable foraging habitat (agricultural fields, grasslands, etc.).	Low: The species is not known to occur within 5 miles of the site, and there is limited potential nesting habitat onsite in the form of large valley oak trees.
Tricolored blackbird <i>(Agelaius tricolor)</i>	-/CT/SSC	Found in areas near water, such as marshes, grasslands, and wetlands. They require some sort of substrate nearby to build nests.	None: Species is not known to occur within 5 miles of the site and there is no suitable habitat on the site.
Western yellow-billed cuckoo <i>(Coccyzus americanus occidentalis)</i>	FT/CE/ MBTA	Woodlands near streams or lakes, abandoned farmland, old fruit orchards, successional shrubland, and dense thickets.	Low: Species known to occur on or near the site (based on CNDDDB record within 5 miles), but there is limited fragmented suitable woodland habitat onsite.
Amphibians			
California tiger salamander <i>(Ambystoma californiense)</i>	FT/ST/-	Grasslands, oak savannah riparian woodlands and lower elevations of coniferous forests, ditches, vernal pools, and wetlands.	None: There is no suitable habitat for this species onsite. Possibly Extirpated (CNDDDB).
Western spadefoot <i>(Spea hammondi)</i>	FPT/-/SSC	Rivers with sandy banks, willows, cottonwoods, and sycamores; loose, gravelly areas of streams in drier parts of range.	None: There is no suitable habitat for this species onsite. Possibly Extirpated (CNDDDB).
Invertebrates			
Crotch's bumblebee <i>(Bombus crotchii)</i>	-/CCE/-	Interior dunes, grasslands, and shrublands, with food sources: milkweeds, dusty maidens, lupines, clovers, phacelias, sages, clarkias, poppies, and wild buckwheat.	Low: Species known to occur on or near the site (based on CNDDDB record within 5 miles), but there is no suitable nectar native wildflower field habitat onsite.
Monarch butterfly <i>(Danaus plexippus)</i>	FC/-/-	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine,	None: No roosting, foraging (nectar-flowers) or reproductive host plant habitat (Milkweed, <i>Asclepias</i>



Common/ Scientific Name	Listing Status <i>Fed/State/ Other</i>	Habitat Requirements	Potential for Occurrence
		cypress), with nectar and water sources nearby.	<i>sp.</i>) is present in the Project Area.
Valley elderberry longhorn beetle <i>(Desmocerus californicus dimorphus)</i>	-/FT/-	Occurs only in the Central Valley of California, in association with blue elderberry (<i>Sambucus mexicana</i>), in riparian scrub	None: There is no suitable habitat for this species onsite. Possibly Extirpated (CNDDDB).
Vernal pool fairy shrimp <i>(Branchinecta lynchi)</i>	-/FT/-	Endemic to the grasslands of the Central Valley, Central Coast mountains, and South Coast mountains, in valley foothills grasslands, vernal pools, and wetlands.	None: There is no suitable habitat for this species onsite. Possibly Extirpated (CNDDDB).
Vernal pool tadpole shrimp <i>(Lepidurus packardii)</i>	-/FE/-	Vernal pools, (hardpan, duripan, or claypan), grassland. Pools commonly found in grass-bottomed or mud-bottomed swales.	None: There is no suitable habitat for this species onsite. Possibly Extirpated (CNDDDB).
Mammals			
Buena Vista Lake Ornate Shrew <i>(Sorex ornatus relictus)</i>	-/FE/-	Preferred habitat is riparian, but it can also be found in other areas, including wetlands, forests, scrublands, drier grassland and desert scrub.	None: There is no suitable habitat for this species onsite. Possibly Extirpated (CNDDDB).
San Joaquin kit fox <i>(Vulpes macrotis mutica)</i>	FE/SE/-	Arid flat grasslands, scrublands, and alkali meadows with short vegetation.	Low: Species known to occur on or near the site (based on CNDDDB record within 5 miles), but there is no suitable habitat onsite.
Tipton kangaroo rat <i>(Dipodomys nitratooides nitratooides)</i>	FE/SE/-	Arid and alkaline plains under shrub and grass vegetation, coastal scrub, open stages of chaparral, and desert scrub habitats, and in conifer woodlands.	None: There is no suitable habitat for this species onsite. Possibly Extirpated (CNDDDB).
Reptiles			
Blunt-nosed leopard lizard <i>(Gambelia sila)</i>	FE/SE	Semi-arid grasslands, alkali flats, and washes, utilize shrubs and small mammal burrows.	None: Species is not known to occur within 5 miles of the site and there is no suitable habitat on the site.

Common/ Scientific Name	Listing Status <i>Fed/State/ Other</i>	Habitat Requirements	Potential for Occurrence
Western pond turtle <i>(Actinemys marmorata)</i>	FPT/-/SSC	A thoroughly aquatic turtle of ponds, marshes, rivers, streams, and irrigation ditches, usually with aquatic vegetation. Found elevations below 6,000 feet. Needs basking sites and suitable upland habitat such as sandy banks or grassy open field within 0.5 kilometers from water for egg-laying.	Low: Species known to occur on or near the site (based on CNDDDB record within 5 miles), but there is no suitable pond habitat within the Project area.

*Listing Status Notes:

Federal:

- FE** Federally listed Endangered
- FT** Federally listed Threatened
- FCE** Federal Candidate Endangered species
- FCT** Federal Candidate Threatened species
- FPT** Federal Proposed Threatened
- FWL** USFWS Watch list
- BCC** USFWS Bird of Conservation Concern
- BGEAC** Bald and Golden Eagle Protection Act
- MBTA** Migratory Bird Treaty Act

State:

- CE** State-listed Endangered
- CT** State-listed Threatened
- CCE** State Candidate Endangered species
- CCT** State Candidate Threatened species
- CR** State Rare Species
- CA** State Special Animal
- FP** CDFW Fully Protected Species
- SSC** CDFW Species of Special Concern
- CWL** CDFW Watch List

Table 4. Regionally Occurring Special-Status Plant Species

Common/ Scientific Name	Listing Status <i>Fed/CA/CNPS/ Bloom Period</i>	Habitat Description	Habitat Present/ Absent	Rationale
Alkali-sink goldfields <i>(Lasthenia chrysantha)</i>	-/-/1B.1 Feb-May	Vernal pools, alkaline soils. Found at elevations between 0 - 655 feet.	Absent	There is no suitable habitat for this species on site.
Bitterscale <i>(Atriplex depressa)</i>	1B.2/ Apr-Oct	Chenopod scrub, alkaline soils/<1100 ft elevation	Absent	There is no suitable habitat for this species on site.
California alkali grass <i>(Puccinellia simplex)</i>	1B.2/ Mar-May	Chenopod scrub, meadows, alkaline flats/<2800 ft elevation	Absent	There is no suitable habitat for this species on site.
California jewelflower <i>(Caulanthus californicus)</i>	FE/CE/1B.1/ Feb-May	Chenopod scrub, pinyon-juniper woodland, valley and foothill grassland	Absent	There is no suitable habitat for this species on site.

Common/ Scientific Name	Listing Status <i>Fed/CA/CNPS/ Bloom Period</i>	Habitat Description	Habitat Present/ Absent	Rationale
California satintail <i>(Imperata brevifolia)</i>	2B.1/ Sep-May	Chaparral, Coastal scrub, Mojavean desert scrub, meadows and seeps (often alkali), riparian scrub	Absent	There is no suitable habitat for this species on site.
Earlimart orache <i>(Atriplex cordulata var. erecticaulis)</i>	-/-1B.2 Aug-Nov	Valley and foothill grassland. Found at elevations below 330 feet elevation	Absent	There is no suitable habitat for this species on site.
Ewan's larkspur <i>(Delphinium hansenii ssp. Ewanianum)</i>	-/-4.2 Mar-May	Cismontane woodland Valley and foothill grassland/195 - 1970 ft elevation	Absent	There is no suitable habitat for this species on site.
Heartscale <i>(Atriplex cordulata var. cordulata)</i>	1B.2/ Apr-Oct	Chenopod scrub, saline or alkaline soils/ <230 ft elevation	Absent	There is no suitable habitat for this species on site.
Hoover's spurge <i>(Euphorbia hooveri)</i>	1B.2/ June-Oct	Vernal pools/<800 ft elevation	Absent	There is no suitable habitat for this species on site.
Lesser saltscale <i>(Atriplex minuscula)</i>	1B.1/ May-Oct	Chenopod scrub, alkaline playa/<330 ft elevation	Absent	There is no suitable habitat for this species on site.
Recurved larkspur <i>(Delphinium recurvatum)</i>	1B.2/ Mar-June	Cismontane woodland, chenopod scrub, desert scrub, alkaline soils/100- 1,900 ft elevation	Absent	There is no suitable habitat for this species on site.
Sanford's arrowhead <i>(Sagittaria sanfordii)</i>	-/-1B.2 May-Nov	Marshes, ponds, ditches and swamps (freshwater) at elevations between 0 - 2135 feet	Absent	There is no suitable habitat for this species on site.
San Joaquin adobe sunburst <i>(Pseudobahia peirsonii)</i>	FT/CE/1B.1 Feb-Apr	An annual herb found in cismontane woodland, valley and foothill grassland. Adobe or clay microhabitat. Found at elevations between 295 and 2,625 feet.	Absent	There is no suitable habitat for this species on site.
San Joaquin Orcutt grass <i>(Orcuttia inaequalis)</i>	FT/CE/1B.1 Apr-Sep	Vernal pools	Absent	There is no suitable habitat for this species on site.

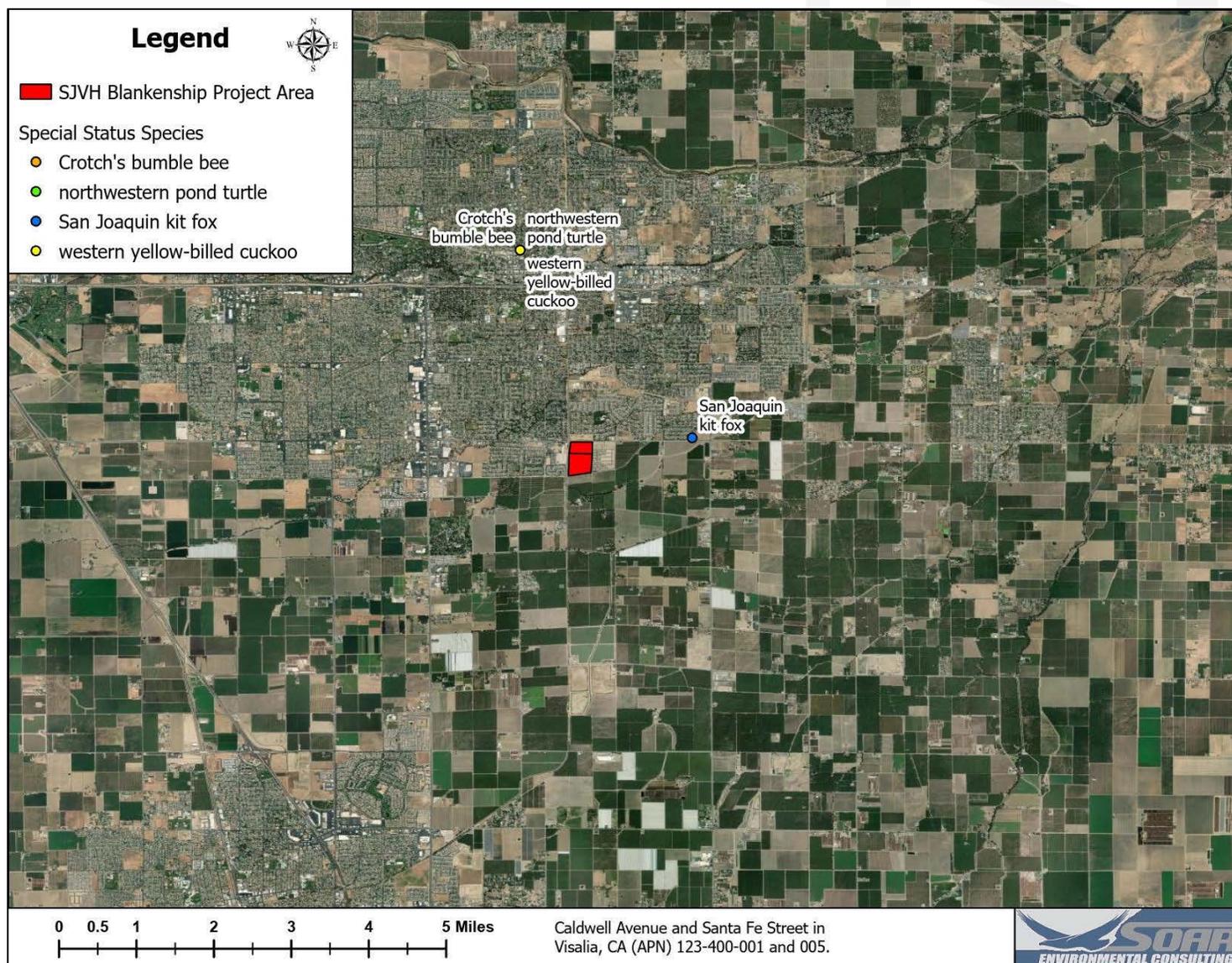


Common/ Scientific Name	Listing Status <i>Fed/CA/CNPS/ Bloom Period</i>	Habitat Description	Habitat Present/ Absent	Rationale
Spiny- sepaled button celery (<i>Eryngium spinosepalum</i>)	FT/1B.2/ Apr-June	Valley and foothill grassland, vernal pools/330-4,000 ft elevation	Absent	There is no suitable habitat for this species on site.
Subtle orache (<i>Atriplex subtilis</i>)	-/1B.2 May-Oct	Valley and foothill grassland, often on alkaline and clay/<220 ft elevation.	Absent	There is no suitable habitat for this species on site.
Vernal barley poaceae (<i>Hordium intercedens</i>)	-/3.2 May-Jun	Coastal dunes, Coastal scrub, Valley and foothill grassland (depressions, saline flats), Vernal pools/15-3,280 ft elevation.	Absent	There is no suitable habitat for this species on site.
Vernal pool smallscale (<i>Atriplex persistens</i>)	1B.2/ June-Oct	alkaline vernal pools/<380 ft elevation	Absent	There is no suitable habitat for this species on site.
Watson's amaranth (<i>Amaranthus watsonii</i>)	-/4.3/ Apr-Sept	Mojavean desert scrub Sonoran desert scrub/65 - 5580 ft elevation.	Absent	There is no suitable habitat for this species on site.
Winter's sunflower (<i>Helianthus winteri</i>)	1B.2/ Jan-Dec	Openings in cismontane woodland, valley and foothill grassland/360-7500 ft elevation	Absent	There is no suitable habitat for this species on site.

*Listing Status Notes:

- | | | |
|----------|---------------------------------------|---|
| Federal: | FE Federally listed Endangered | CRPR: California Native Plant Society Rare Plant Rank |
| | FT Federally listed Threatened | 1A Considered extirpated in CA |
| | FC Federal Candidate Species | 1B Rare, threatened, or endangered in CA and elsewhere |
| | | 2 Rare, threatened, or endangered in CA but common elsewhere |
| State: | CE State Listed Endangered | 4 Limited distribution (Watch-list) |
| | CT State-listed Threatened | CRPR Extensions |
| | CC State Candidate Species | 0.1 Seriously endangered in California |
| | CR State Rare Species | 0.2 Fairly endangered in California |
| | | 0.3 Not very endangered in California |

Figure 4. Map of CNDDDB Occurrences



This map shows the closest and most recent special-status species locations from the California Natural Diversity Database (CNDDDB).

5.1 Special-Status Wildlife Species Descriptions

This section describes identifiable physical characteristics and habitat requirements for special-status species identified in the Literature Review that may have potential to occur in the vicinity of the Project area. These species were considered for further analysis.

Bird Species

California gull (*Larus californicus*)

California gulls are listed as USFWS Birds of Conservation Concern. They breed in colonies on islands and levees in lakes and rivers. They are often found in pastures, scrublands, and garbage dumps while foraging miles from the colony, eating everything from mayflies to garbage. There is no suitable habitat for California gull in the vicinity of the project area.

Nuttall's Woodpecker (*Dryobates nuttallii*)

Nuttall's woodpecker is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions in the continental USA. They are a non-migratory species with a geographic range confined to northern California extending south towards the northwest region of Baja California, Mexico. Habitat includes wooded canyons, foothills, and river woods. There are almost always oaks in much of its range, especially where oaks meet other trees along rivers. This species nests in cavities of live or dead trees, usually cottonwood, willow, or sycamore, near oak woodlands. Sometimes nesting in utility poles or fence posts. Cavities are usually 3-35 feet above ground, sometimes up to 60 feet or higher. Males do most of the excavating, creating a new cavity every year.

Nuttall's woodpecker has black wings and tail feathers with white barring. On the ventral surface, the color is white, with black spots and bars. It has a black forehead with white streaks on the sides and an unbarred black region at the top of the back. Adult males have a distinguishable red crown which females do not. However, this physical feature is present in the juveniles of both sexes. They have zygodactyl feet and stiff tail feathers, which allow them to maintain a vertical position on trees, typical of woodpeckers.

This species was present during the site visit. Nesting habitat is present within the California life oak trees around the perimeter of the Project site and surrounding area. There was no CNDDDB record found for this species.

Oak Titmouse (*Baeolophus inornatus*)

Oak titmouse is listed as a USFWS Bird of Conservation Concern and a species under the Migratory Bird Treaty Act. This relatively common species is year-round resident throughout much of California including most of the coastal slope, Central Valley and western Sierra Nevada foothills. Its primary habitat is woodland dominated by oaks. Local populations have adapted to woodlands of pines or junipers in some areas. The oak titmouse nests in tree cavities, usually natural cavities or those excavated by woodpeckers, though they may partially excavate their own. Seeds and arboreal invertebrates make up the birds' diet.

Oak titmouse was not observed during the Habitat Assessment. Suitable habitat was observed in the oak woodland around the Project site. However, no CNDDDB record was found within 5 miles of the Project site for this species.

Swainson's Hawk (*Buteo swainsoni*)

Swainson's hawk is listed as threatened at the state level and is a listed species under the Migratory Bird Treaty Act. However, due to its common distribution throughout the country, it is not listed at the Federal level. This species favors open habitats for foraging, such as agricultural fields, pastures, and row crops. They nest in scattered stands of eucalyptus, willow, oak, cottonwood, and conifers. Swainson's hawk will occasionally nest on a power pole or transmission tower. The location of Swainson's hawk nests is typically on the tallest point in or near an open field, giving this species a full view of its foraging area while nesting.

Due to their late return to California for the breeding season, Swainson's hawk often uses the same nests for several breeding seasons and even generations. If a nest is constructed, it is usually built with loose bundles of sticks and debris quickly stacked together. They are also territorial of their nests and will dive bomb any other species attempting to use their nest. Red-tailed hawks and great horned owls, which overlap in habitat, are species known to use Swainson's hawk nests. The incubation period for Swainson's hawk is approximately 35 days, and the nesting period is 17 to 22 days. The breeding season for this species begins in March and ends in September.

Swainson's hawk was not observed during the Habitat Assessment. Although there is suitable habitat for this species, no CNDDDB record of it was found within 5 miles of the project site.

Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)

Yellow-billed cuckoos have uniform grayish-brown plumage on their head and back, and dull white underparts. Their tails are long with two rows of four to six large white circles on the underside. The bill of yellow-billed cuckoos is short to medium in length and curved downward with a black upper mandible and a yellow or orange lower mandible. Yellow-billed cuckoos have zygodactylous feet, meaning that of the four toes, the middle two point forward and the outer two point backward.

Yellow-billed cuckoos prefer open woodlands with clearings and a dense shrub layer. They are often found in woodlands near streams, rivers or lakes. In North America, their preferred habitats include abandoned farmland, old fruit orchards, successional shrubland and dense thickets. In winter, yellow-billed cuckoos can be found in tropical habitats with similar structure, such as scrub forest and mangroves.

There were no signs of yellow-billed cuckoos at the time of the Habitat Assessment. There is no suitable habitat for this species within the vicinity of the Project Site. A search of CNDDDB records indicate the nearest and most recent occurrence of yellow-billed cuckoos was mapped generally within the City of Visalia. A nest with three eggs was photographed in this vicinity in July 1919. Exact collection location unknown. The occurrence was mapped generally to a given locality. This is a historical occurrence, agriculture and development have eliminated habitat in this area. Due to urbanization of the surrounding area, lack of suitable habitat, and distance of other known occurrences from the site, occurrence of yellow-billed cuckoos within the vicinity of the proposed Project is unlikely to adversely affect populations of this species.

Invertebrates Species

Crotch bumble bee (*Bombus crotchii*)

The Crotch bumblebee (CRBB) can be distinguished by its square-shaped face and rounded ankle on the midleg. Queens and workers (females) have a black head and face and display black color on their mid and bottom thorax and between their wing bases. The appearance of drones (males) varies slightly from queens and workers; drones display yellow hair on their faces, and a black stripe mid thorax. The front of the drone abdomen should have a yellow coloring, and the rest of their abdomen is expected to be predominantly black and red. Workers are active from April to August and queen bees are active for only two months from March until May.

Crotch's bumblebee inhabits grasslands and shrublands and requires a hotter and drier environment than other bumblebee species. It is characterized as a short-tongued species and therefore prefers certain plant species as a food source including milkweeds, dusty maidens, lupines, medics, phacelias, sages, clarkias, poppies, and wild buckwheat.

There were no signs of Crotchs' bumble bee during the Habitat Assessment. There is no suitable habitat for this species within the vicinity of the Project Site. A search of CNDDDB records indicate the nearest and most recent occurrence of Crotch's mapped within the City of Visalia. One female queen was collected on 1 May 1954, and collections were also made in this vicinity on 29 July 1961. Due to agriculture and urbanization of the surrounding area, lack of suitable habitat, and distance of other known occurrences from the site, occurrence of Crotchs' bumble bee within the vicinity of the project site, the proposed Project is unlikely to adversely affect populations of this species.

Mammal Species

San Joaquin Kit Fox (*Vulpes macrotis mutica*)

The San Joaquin kit fox is listed as Threatened at the Federal level and Endangered at the State level. They are petite, light-colored canids, approximately 50 centimeters (20 inches) in length, with bushy, black-tipped tails, large ears, and pointed snouts.

San Joaquin kit fox is a desert-adapted species which occurs mainly in arid, flat grasslands, scrublands, and alkali meadows where the vegetation structure is relatively short. This species uses dens year-round and needs loose-textured soils suitable for burrowing. They primarily prey on kangaroo rats and other small rodents, as well as large insects and occasionally rabbits. A typical kit fox den is anywhere from four to 10 inches (25 cm) in diameter, and is taller than it is wide, often with a keyhole shape. Dens usually have dirt berms and matted vegetation adjacent to the entrances, and tracks and prey remains will normally be detected nearby. They may also utilize man-made structures such as pipes and culverts as dens.

There were no signs of San Joaquin kit fox at the time of the Habitat Assessment survey. Suitable habitat for this species is poor within the vicinity of the Project Site. A search of CNDDDB records indicates the nearest and most recent occurrence of kit fox is approximately one mile away east from the Project site between 1972 and 1975. The occurrence was a roadkill about 3 miles southeast of Visalia, just west of the intersection of Oakdale (Caldwell) Ave and Cameron Creek. Due to agriculture and urbanization of the surrounding area, lack of suitable habitat, a lack of larger burrows that could represent denning

habitat observed onsite and the distance of other known occurrences from the site, the occurrence of San Joaquin kit fox within the vicinity of the proposed Project is unlikely. The proposed project is has a low potential to adversely impact populations of this species.

Reptile Species

Western Pond Turtle (*Actinemys marmorata*)

The western pond turtle is Proposed Threatened on the Federal level and is listed as a Species of Special Concern on the State level. It is found throughout California west of the Pacific Crest, and along the Mojave River watershed, ranging from sea level to 4,500 feet (1,372 meters). The western pond turtle's diet consists of both plant material and invertebrates, any life forms found near water sources. Mating typically occurs between April and May, but this species has been observed relocating to find new food sources or breeding locations between March and June. This species requires basking sites and suitable upland habitat for egg-laying.

The habitat on the Project site is not suitable for western pond turtles as there are no ponds, basins, canals, or ditches present on the Project footprint. The nearest potential habitat is the Tulare irrigation Canal that runs along the southern border of the project boundary and there are no suitable sites for basking and other components of the species habitat requirements. The canal was dry at the time of the site visit. There were no signs of western pond turtles during the Habitat Assessment. There is no suitable habitat for this species within the vicinity of the Project Site. A search of CNDDDB records indicate the nearest and most recent occurrence of western pond turtle was mapped generally within the city of Visalia. An observation was made in 1879. This is a historical occurrence, agriculture and development have eliminated habitat in this area. Due to agriculture and urbanization of the surrounding area, lack of suitable habitat, and distance of other known occurrences from the site, occurrence of western pond turtle within the vicinity of the project site, the proposed Project is unlikely to adversely affect populations of this species.

5.2 Special-Status Plant Species

All identified special-status plant species are unlikely to occur within the Project impact area because no natural vegetation communities are present, and the Project area lacks any native seed bank due to agriculture, urban development, and landscaping.

6. Findings

From the information gathered in the data records search and analysis of the habitat on site, the following eight special-status species were found to have low potential for occurrence within the vicinity of the Project impact area and were considered for further analysis. These special-status species include: 1 insect- Crotch's bumblebee; 1 mammal- San Joaquin kit fox; 1 reptile- western pond turtle; and 5 Bird species- California gull, oak titmouse, Nuttall's woodpecker, yellow-billed cuckoo, and Swainson's hawk. The Habitat Assessment determined there is no suitable habitat for Crotch's bumblebee and western pond turtle or any listed plant species identified in the Literature Review, largely due to urbanization, agricultural practices, and the loss of native seed banks.

One species was present during the survey, Nuttall's woodpecker (*Picoides nuttallii*), which is a USFWS Bird of Conservation Concern (BCC). There is no suitable nesting habitat within the project boundary, except for the valley oak trees around the perimeter, which are not required to be removed for the development of the Project. Several cavities were observed in the surrounding oak trees indicating Nuttall's woodpecker may nest in these trees during the nesting season (February 15 – September 15). This species constructs new cavities each year, so they are not likely to occupy these cavities outside the nesting season. No raptor nests were observed in the oak trees or on powerline poles. Although there are no CNDDDB records of Swainson's hawk within 5 miles of the Project site, there is low-quality nesting and foraging habitat for Swainson's hawk and other nesting bird species in the surrounding area. Habitat is marginal due to current development in the immediate vicinity of the proposed Project site.

Due to habitat quality and proximity of historical occurrences, the San Joaquin kit fox has potential to disperse through the area. Although the most recent record of this species is from 2003, numerous historical records from the 1970s report this species in the area. There were no signs of San Joaquin kit fox occupancy during the habitat assessment, indicating low potential for occurrence.

No small mammal burrows were observed within the proposed Project site; however, a few burrows were present within the banks of the Tulare Irrigation Canal along the southern boundary and ruderal areas on the eastern boundary of the property. This irrigation canal is identified as a riverine feature in the National Wetland Inventory (NWI). The irrigation canal has a bare-ground bottom substrate and would not provide suitable habitat for any of the special-status aquatic species identified in the Literature Review.

Project Impacts

The proposed Project will not likely adversely impact native plant or wildlife species. Project activities would not result in the loss of nesting bird habitat because there is no suitable nesting habitat within the Project site, except for the Valley oak trees around the perimeter, which are not required to be removed for the project's development.

Nuttall's woodpecker is a protected species listed under the USFWS BCC and MBTA, and present near the Project Site. This species, its nesting cavities, eggs, and young are protected under the MBTA. Active woodpecker nesting cavity should not be disturbed during project activities. Where feasible, avoidance and minimization measures should be employed. If minimization measures cannot be utilized, then avoidance measures should be implemented. If the take of a Nuttall's woodpecker, its nesting cavity, egg, or young cannot be avoided, then a consultation with USFWS, application for a permit from USFWS or both may be needed to continue with the proposed project.

7. Conclusion

Based on an analysis of current habitat conditions in and near the Project area, the proposed development of the property is not likely to have any permanent impacts on the special-status species or associated habitats identified in this report. Through the implementation of appropriate avoidance and minimization measures, the proposed Project will not impact the Valley Oak woodland habitat surrounding the property and the associated nesting birds and special-status species that may occur.

8. Recommendations

During the assessment, one special-status wildlife species, Nuttall's woodpecker (*Picoides nuttallii*), was observed in the Project area. The species is not threatened or endangered on the State or federal level but is listed as a USFWS Bird of Conservation Concern (BCC) because the population is declining. Suitable habitat features on the project site included Valley Oak Woodland Habitat and other potential nesting bird habitats surrounding the site, including ornamental trees and shrubs, and utility poles.

In order to avoid impacts to nesting migratory birds and raptors, construction will commence outside the nesting season, prior to February 15. Soar Environmental Consulting, Inc. recommends that if any special status species are observed during construction activities, work be stopped immediately, and CDFW is contacted.

Nesting Bird and Raptor Avoidance and Minimization Measures (AMM)

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

Avoidance and minimization measures for woodpecker damage:

- If it doesn't cause structural damage, remove or fill in ledges, cracks, and crevices near the site of the inactive woodpecker holes with non-toxic substances.
- Cover inactive woodpecker holes with shiny aluminum flashing. Do not cover an existing nest.
- Install statuette of their predators such as eagles or owls
- Trees with woodpecker damage will be observed for woodpecker activity before each tree is removed.

Avoidance measures for active woodpecker cavity:

- No project activities in or near active woodpecker cavities during nesting season from February 15 to September 15.
- Work in other areas with no wildlife issues during nesting season.
- Observe from a distance periodically to check woodpecker activity near the cavity.
- Treat every cavity as if it is an active nest. Only a qualified biologist should be making the determination whether the cavity is inactive and if the area used by the woodpecker, is a nest.



9. Study Limitations

This Report has been prepared in accordance with generally accepted environmental methodologies and contains all the limitations inherent in these methodologies. The Report documents site conditions observed during field reconnaissance and do not apply to future conditions. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this Report.

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APPENDIX A:
Project Site Photographs

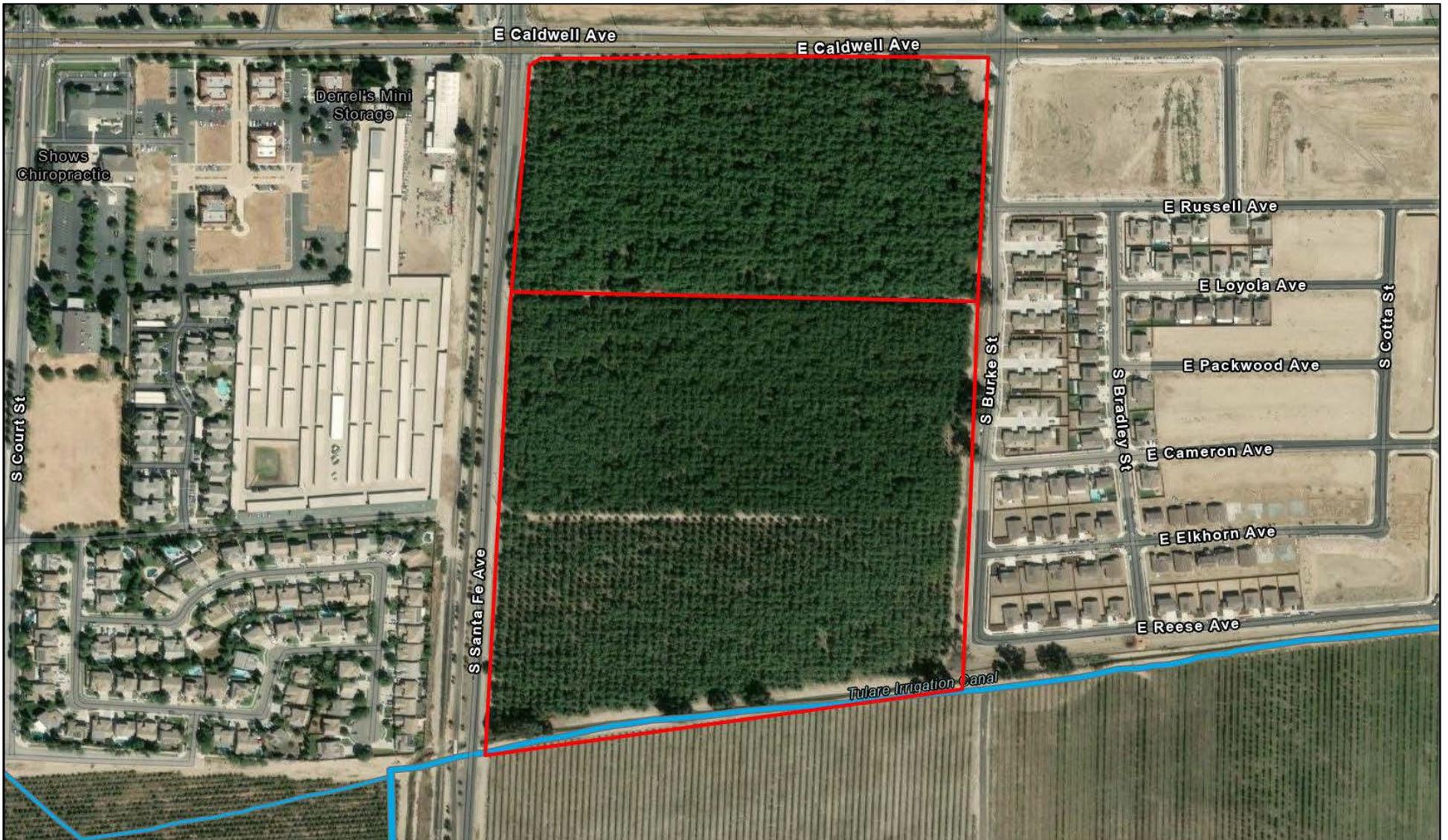




Photo 1. View of Tulare Irrigation Canal on the southern boundary of the project area facing east.
Photo taken by Lucas Knox on December 13, 2024.



Photo 2. View of small mammal burrow on the eastern boundary of the project area facing southwest.
Photo taken by Lucas Knox on December 13, 2024.



Photo 3. View of valley oak trees on the southern boundary of the project area facing southwest.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 4. View of valley oak trees on the southern boundary of the project area facing west.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 5. View of vacant lot east of the northeast corner of the property on the eastern boundary of the project area facing east.

Photo taken by Lucas Knox on December 13, 2024.

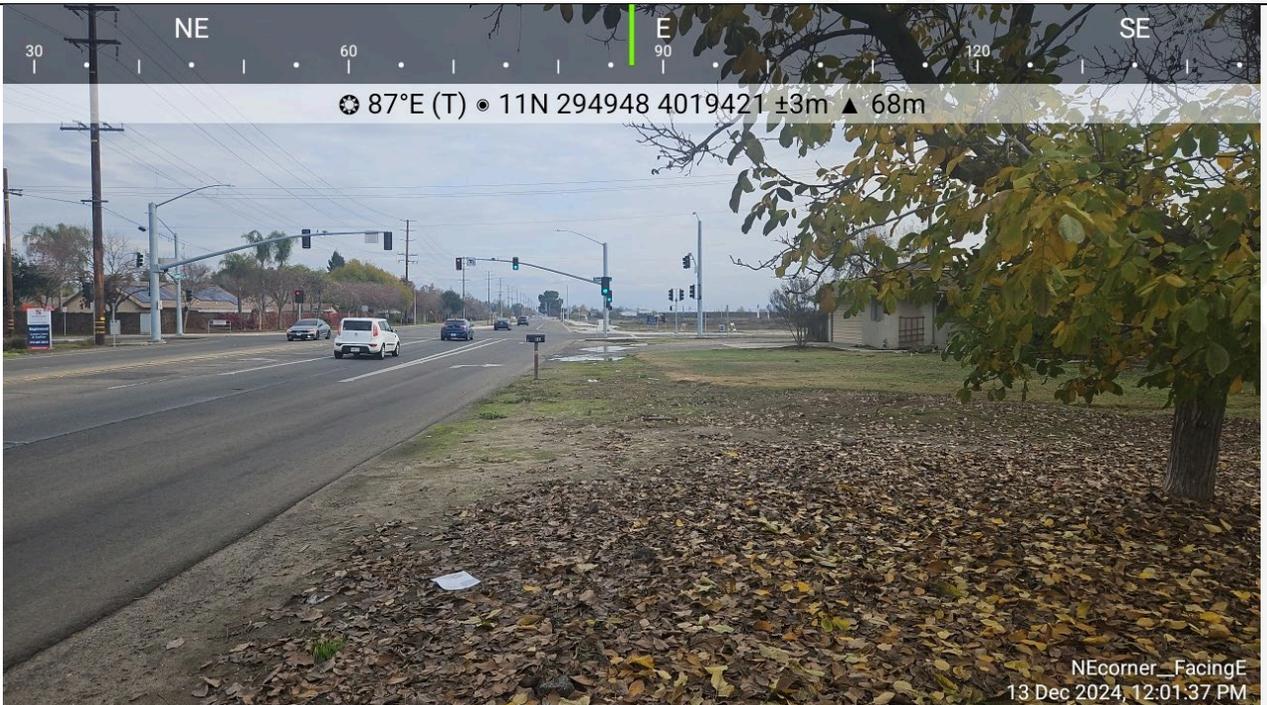


Photo 6. View of site conditions and residence on the northeast boundary of the project area facing east.

Photo taken by Lucas Knox on December 13, 2024.



Photo 7. View of vacant field and Caldwell Avenue on the northern boundary of the project area facing north. Photo taken by Lucas Knox on December 13, 2024.



Photo 8. View of valley oak trees and site conditions on the eastern boundary of the project area facing south. Photo taken by Lucas Knox on December 13, 2024.



Photo 9. View of walnut orchard and site conditions on the northern boundary of the project area facing south.

Photo taken by Lucas Knox on December 13, 2024.



Photo 10. View of walnut orchard and site conditions on the northern boundary of the project area facing northwest.

Photo taken by Lucas Knox on December 13, 2024.

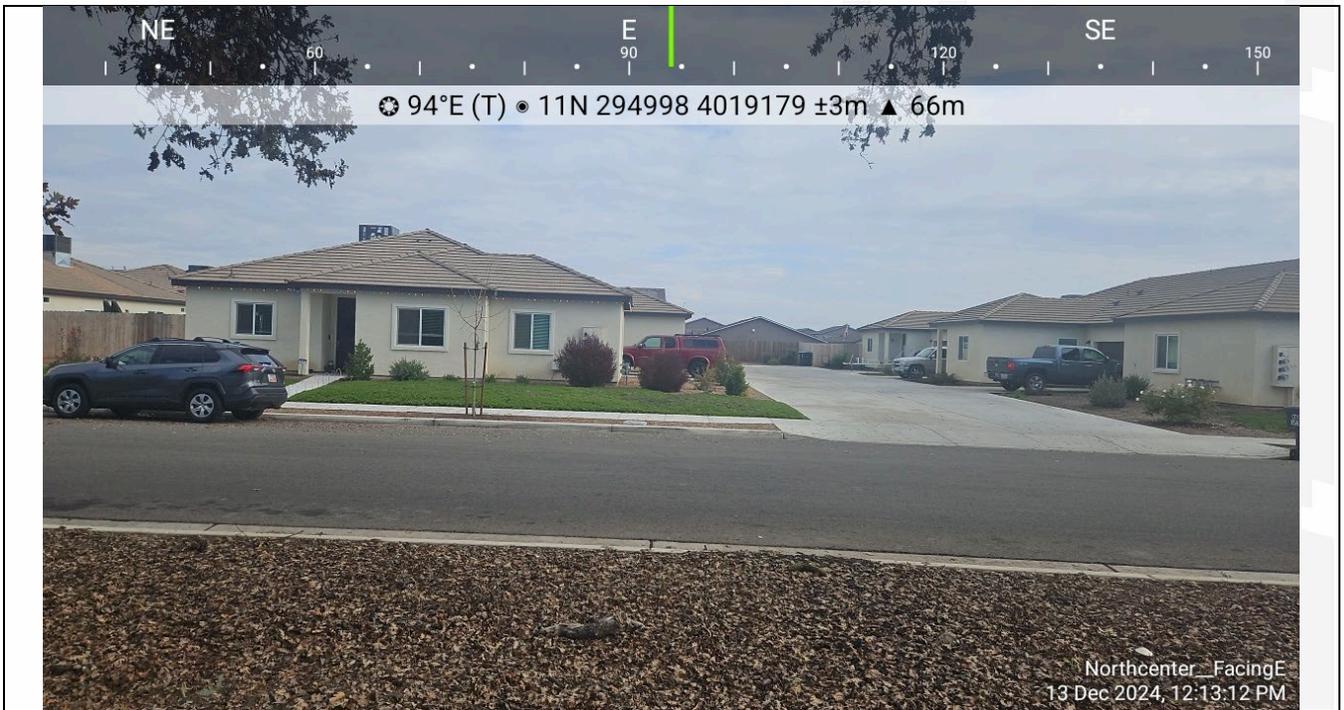


Photo 11. View of residential properties on the eastern boundary of the project area facing east.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 12. View of walnut orchard and site conditions on the eastern boundary of the project area facing north.

Photo taken by Lucas Knox on December 13, 2024.



Photo 13. View of oak trees and site conditions on the eastern boundary of the project area facing south.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 14. View of walnut orchard and site conditions on the eastern boundary of the project area facing west.

Photo taken by Lucas Knox on December 13, 2024.



Photo 15. View of walnut orchard and Santa Fe Street and site conditions on the western boundary of the project area facing north.

Photo taken by Lucas Knox on December 13, 2024.

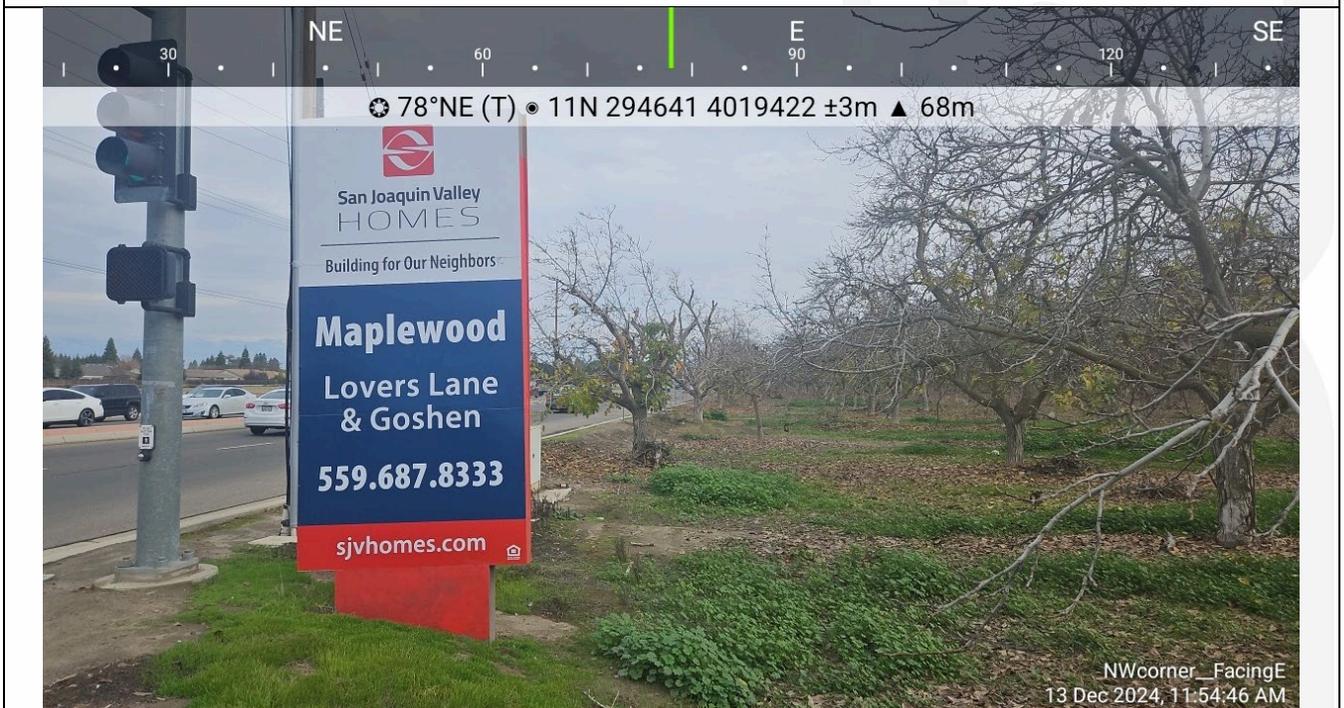


Photo 16. View of walnut orchard and site conditions on the northwestern boundary of the project area facing east.

Photo taken by Lucas Knox on December 13, 2024.



Photo 17. View of site conditions on the northwest corner of the project area facing north.
 Photo taken by Lucas Knox on December 13, 2024.

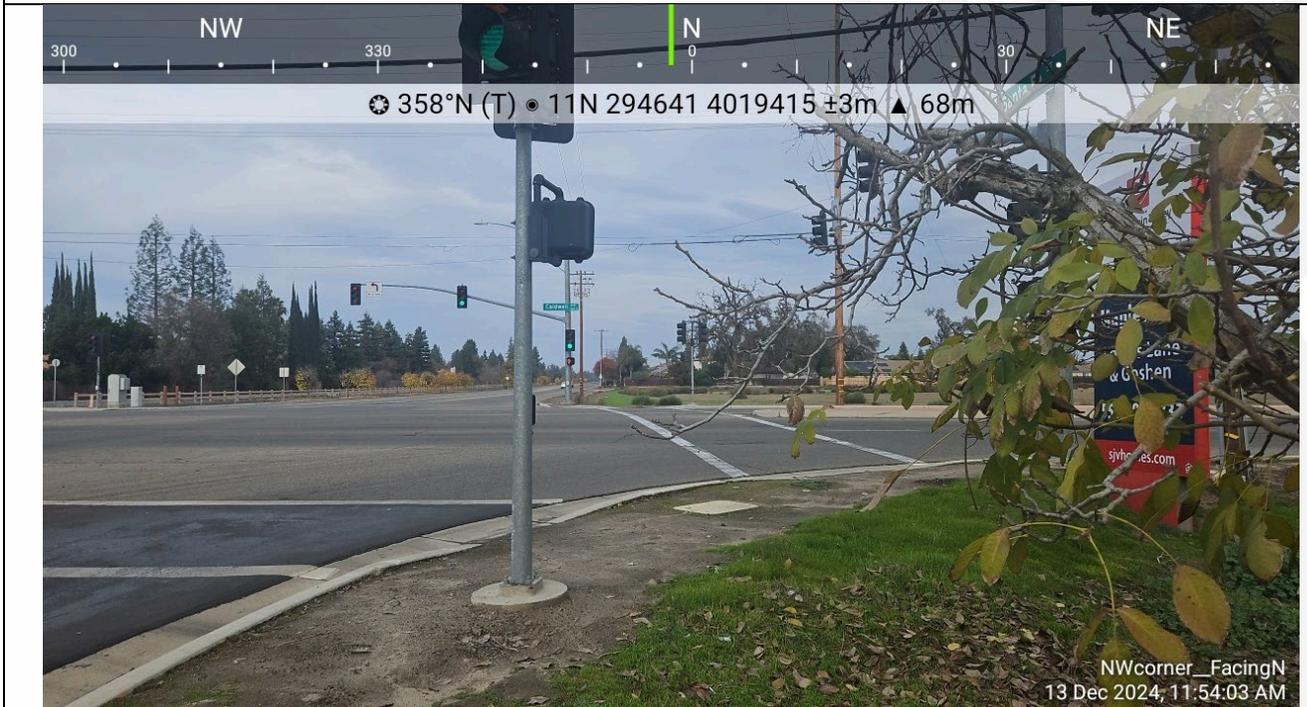


Photo 18. View of site conditions on the northwest corner of the project area facing north.
 Photo taken by Lucas Knox on December 13, 2024.

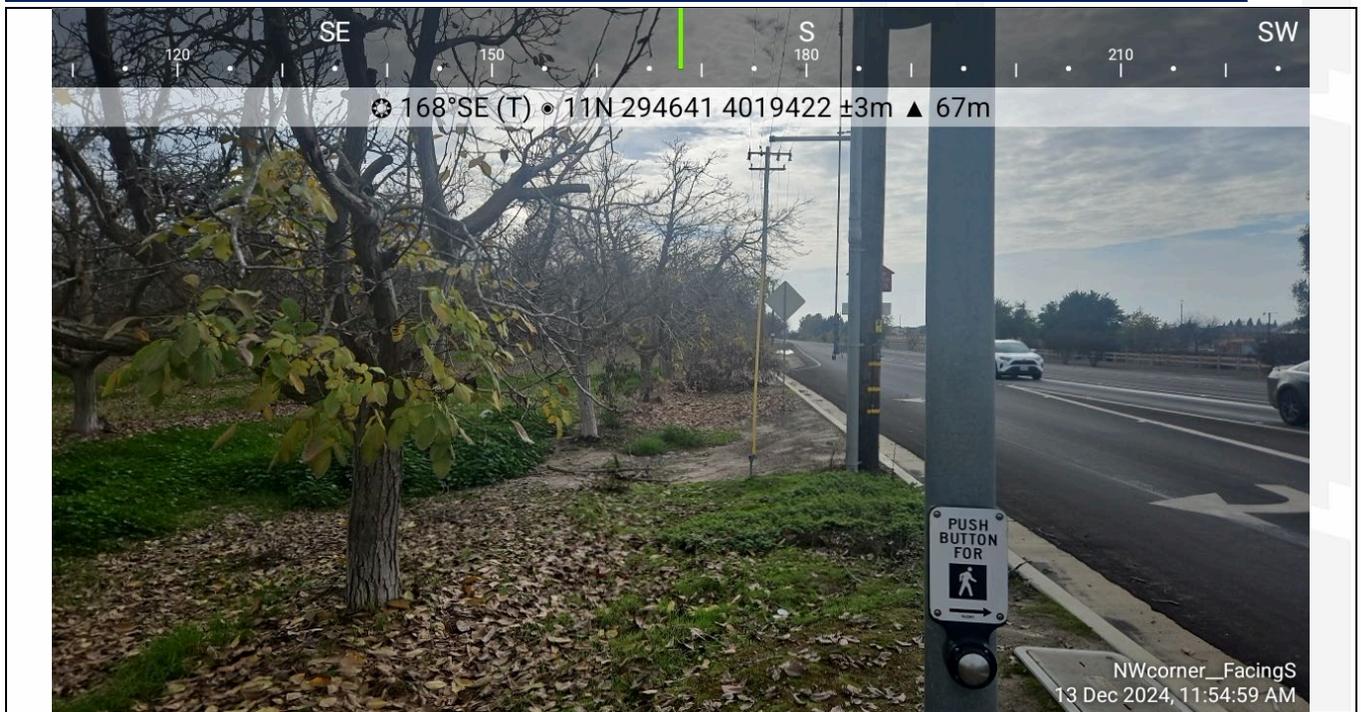


Photo 19. View of site conditions on the northwest corner of the project area facing south.
Photo taken by Lucas Knox on December 13, 2024.



Photo 20. View of site conditions on the northwest corner of the project area facing west.
Photo taken by Lucas Knox on December 13, 2024.



Photo 21. View of site conditions on the southern boundary of the project area facing north.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 22. View of site conditions and potential nesting trees on the eastern boundary of the project area facing south.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 23. View of site conditions and grape brambles on the eastern boundary of the project area facing east.
 Photo taken by Lucas Knox on December 13, 2024.

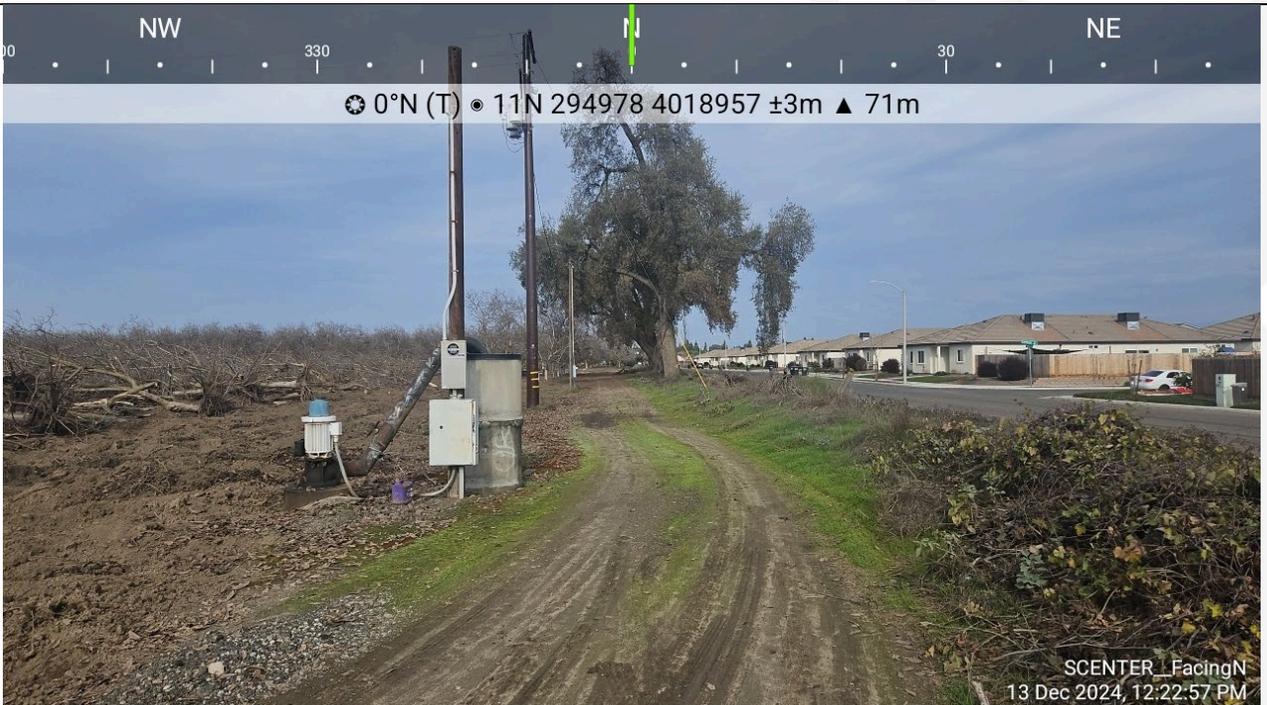


Photo 24. View of site conditions and oak trees on the eastern boundary of the project area facing north.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 25. View of site conditions and grape brambles on the eastern boundary of the project area facing south.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 26. View of site conditions on the eastern boundary of the project area facing west.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 27. View of Tulare Irrigation Canal on the southern boundary of the project area facing west.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 28. View of Tulare Irrigation Canal and oak trees on the southern boundary of the project area facing west.

Photo taken by Lucas Knox on December 13, 2024.



Photo 29. View of site conditions on the southeast corner of the project area facing east.
 Photo taken by Lucas Knox on December 13, 2024.

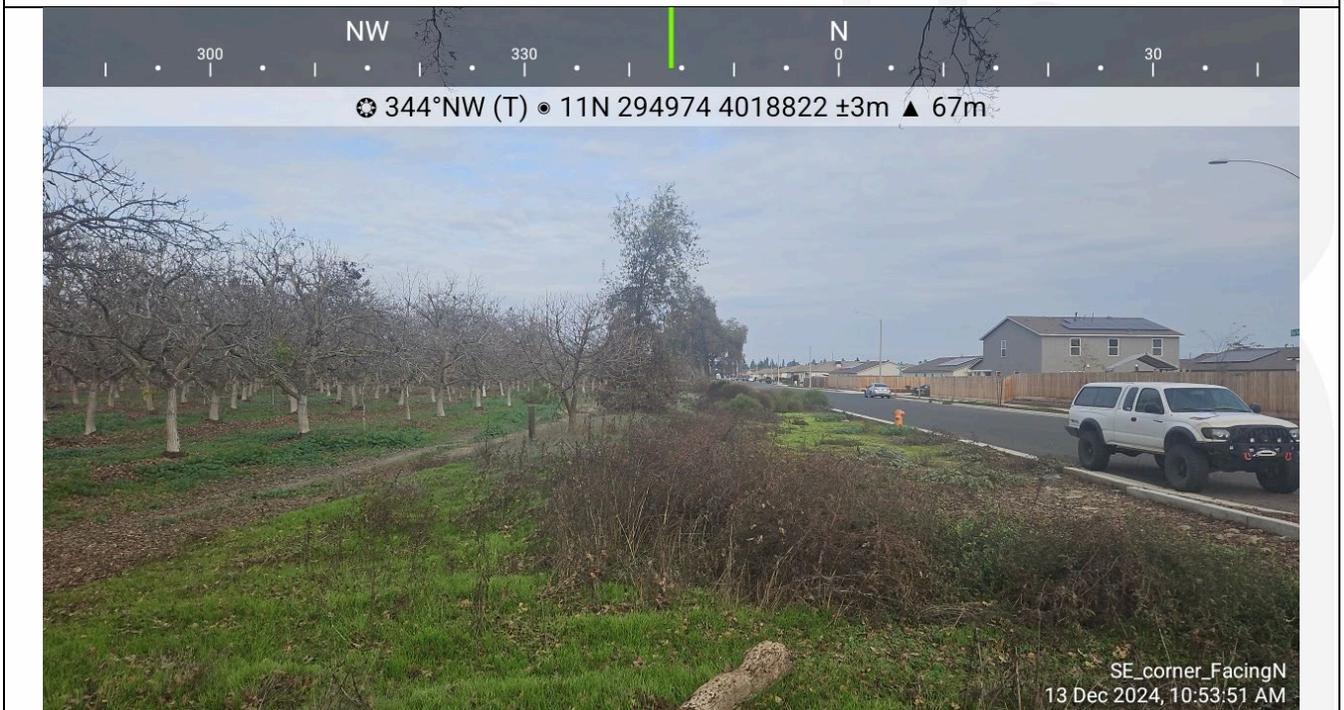


Photo 30. View of site conditions and ruderal weeds on the southeast corner of the project area facing north.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 31. View of site conditions and adjacent vineyard on the southeast corner of the project area facing south.

Photo taken by Lucas Knox on December 13, 2024.



Photo 32. View of site conditions on the southeast corner of the project area facing west.

Photo taken by Lucas Knox on December 13, 2024.



Photo 33. View of site conditions on the southeast corner of the project area facing northwest.
 Photo taken by Lucas Knox on December 13, 2024.

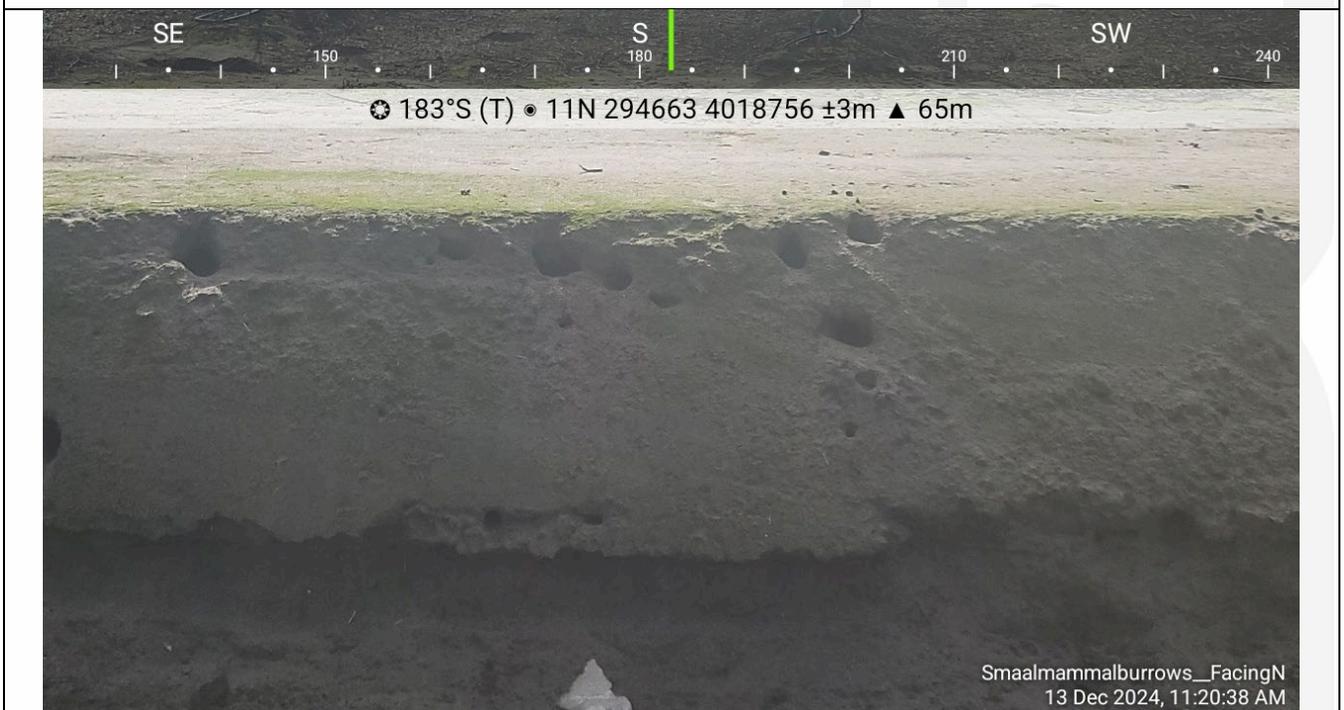


Photo 34. View of Tulare Irrigation Canal small mammal burrows on the southern boundary of the project area facing south.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 35. View of site conditions on the southwest corner of the project area facing north.
Photo taken by Lucas Knox on December 13, 2024.



Photo 36. View of Tulare Irrigation Canal and oak trees on the southern boundary of the project area facing east.

Photo taken by Lucas Knox on December 13, 2024.



Photo 37. View of site conditions on the southwest corner of the project area facing north.
 Photo taken by Lucas Knox on December 13, 2024.

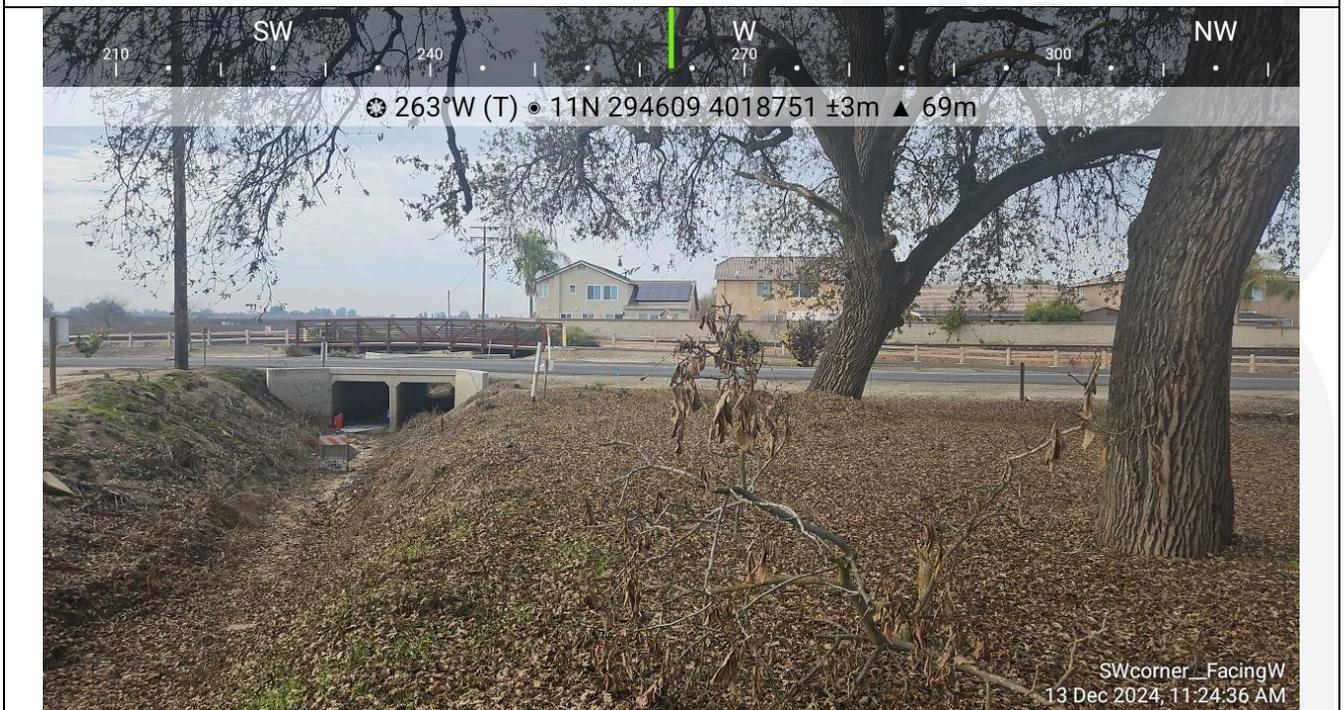


Photo 38. View of site conditions on the southwest corner of the project area facing west.
 Photo taken by Lucas Knox on December 13, 2024.

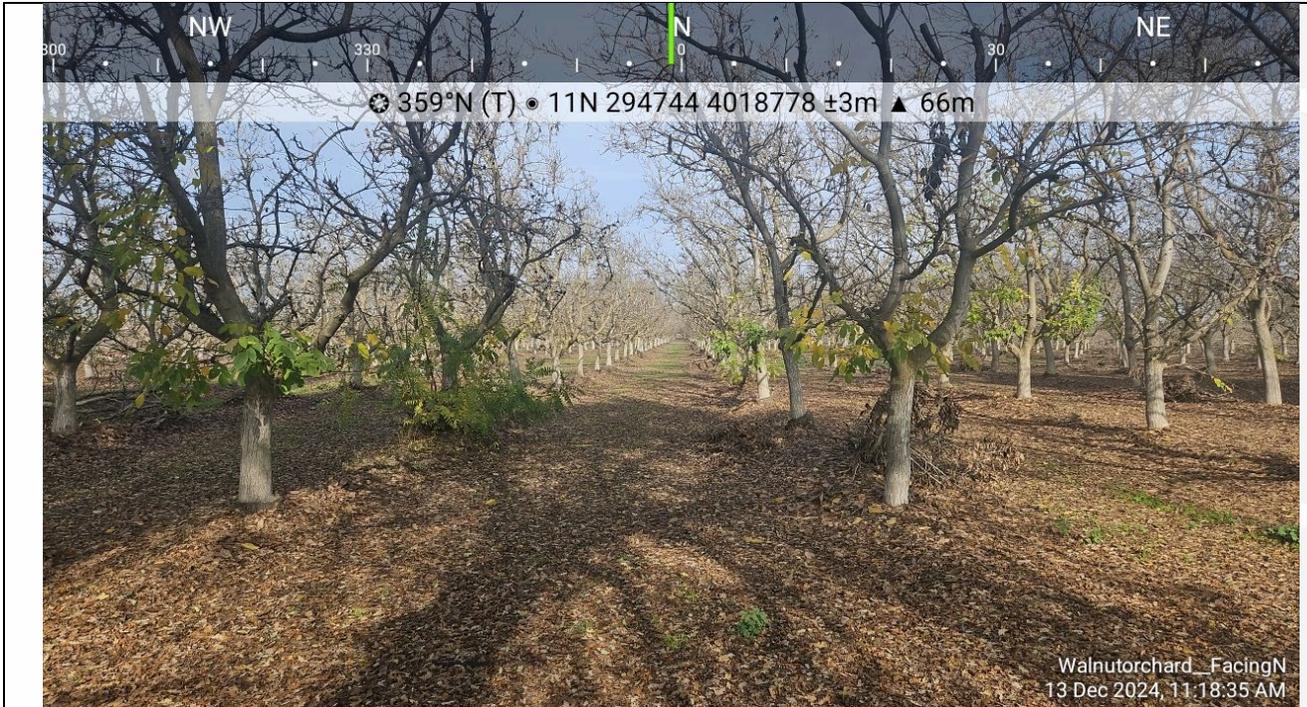


Photo 39. View of site conditions and walnut orchard on the southern boundary of the project area facing north.

Photo taken by Lucas Knox on December 13, 2024.



Photo 40. View of site conditions on the western boundary of the project area facing east.

Photo taken by Lucas Knox on December 13, 2024.



Photo 41. View of site conditions on the western boundary of the project area facing north.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 42. View of site conditions on the western boundary of the project area facing south.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 43. View of site conditions on the western boundary of the project area facing west.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 44. View of site conditions on the western boundary of the project area facing south.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 45. View of site conditions on the western boundary of the project area facing north.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 46. View of site conditions on the western boundary of the project area facing east.
 Photo taken by Lucas Knox on December 13, 2024.



APPENDIX B:
United States Fish and Wildlife Service IPaC Resource List

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Tulare County, California



Local office

Sacramento Fish And Wildlife Office

☎ (916) 414-6600

📅 (916) 414-6713

Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

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1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

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

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Buena Vista Lake Ornate Shrew <i>Sorex ornatus relictus</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/1610	Endangered
San Joaquin Kit Fox <i>Vulpes macrotis mutica</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/2873	Endangered
Tipton Kangaroo Rat <i>Dipodomys nitratoides nitratoides</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/7247	Endangered

Reptiles

NAME	STATUS
Blunt-nosed Leopard Lizard <i>Gambelia silus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/625	Endangered
Northwestern Pond Turtle <i>Actinemys marmorata</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1111	Proposed Threatened

Amphibians

NAME	STATUS
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Western Spadefoot *Spea hammondi*

Proposed Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/5425>

Insects

NAME

STATUS

Monarch Butterfly *Danaus plexippus*

Candidate

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/9743>

Crustaceans

NAME

STATUS

Vernal Pool Fairy Shrimp *Branchinecta lynchi*

Threatened

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/498>

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

There are no documented cases of eagles being present at this location. However, if you believe eagles may be using your site, please reach out to the local Fish and Wildlife Service office.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply). To see a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the [Eagle Act](#) should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "[Supplemental Information on Migratory Birds and Eagles](#)".

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON

Belding's Savannah Sparrow <i>Passerculus sandwichensis beldingi</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8	Breeds Apr 1 to Aug 15
Bullock's Oriole <i>Icterus bullockii</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 21 to Jul 25
California Gull <i>Larus californicus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 1 to Jul 31
Lawrence's Goldfinch <i>Spinus lawrencei</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9464	Breeds Mar 20 to Sep 20
Marbled Godwit <i>Limosa fedoa</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9481	Breeds elsewhere
Northern Harrier <i>Circus hudsonius</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8350	Breeds Apr 1 to Sep 15
Nuttall's Woodpecker <i>Dryobates nuttallii</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9410	Breeds Apr 1 to Jul 20
Oak Titmouse <i>Baeolophus inornatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9656	Breeds Mar 15 to Jul 15

Santa Barbara Song Sparrow *Melospiza melodia graminea*

Breeds Mar 1 to Sep 5

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/5513>

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

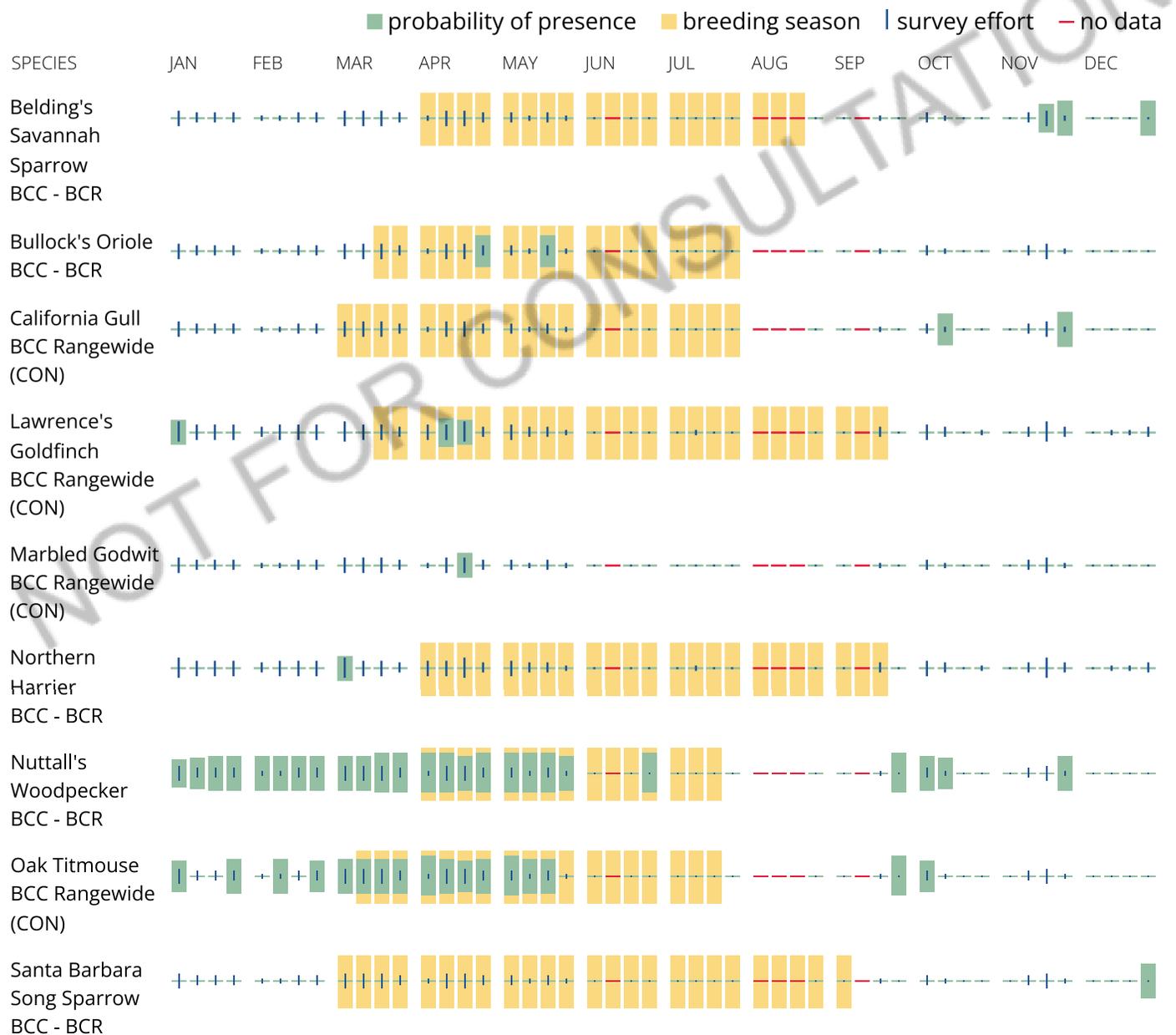
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (-)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or

minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

RIVERINE

[R4SBCx](#)

[R5UBFx](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.



APPENDIX C:
California Department of Fish and Wildlife RareFind



Selected Elements by Common Name

California Department of Fish and Wildlife

California Natural Diversity Database



Query Criteria: Quad (Cairns Corner (3611922) OR Visalia (3611933) OR Tulare (3611923) OR Exeter (3611932) OR Monson (3611943) OR Ivanhoe (3611942) OR Paige (3611924) OR Goshen (3611934) OR Traver (3611944)) AND (Federal Listing Status (Endangered OR Threatened OR Proposed Endangered OR Proposed Threatened OR Candidate) OR State Listing Status (Endangered OR Threatened OR Rare OR Candidate Endangered OR Candidate Threatened))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
burrowing owl <i>Athene cunicularia</i>	ABNSB10010	None	Candidate Endangered	G4	S2	SSC
California jewelflower <i>Caulanthus californicus</i>	PDBRA31010	Endangered	Endangered	G1	S1	1B.1
California tiger salamander - central California DPS <i>Ambystoma californiense pop. 1</i>	AAAAA01181	Threatened	Threatened	G2G3T3	S3	WL
Crotch's bumble bee <i>Bombus crotchii</i>	IIHYM24480	None	Candidate Endangered	G2	S2	
Hoover's spurge <i>Euphorbia hooveri</i>	PDEUP0D150	Threatened	None	G1	S1	1B.2
northwestern pond turtle <i>Actinemys marmorata</i>	ARAAD02031	Proposed Threatened	None	G2	SNR	SSC
San Joaquin adobe sunburst <i>Pseudobahia peirsonii</i>	PDAST7P030	Threatened	Endangered	G1	S1	1B.1
San Joaquin kit fox <i>Vulpes macrotis mutica</i>	AMAJA03041	Endangered	Threatened	G4T2	S3	
San Joaquin Valley Orcutt grass <i>Orcuttia inaequalis</i>	PMPOA4G060	Threatened	Endangered	G1	S1	1B.1
Swainson's hawk <i>Buteo swainsoni</i>	ABNKC19070	None	Threatened	G5	S4	
Tipton kangaroo rat <i>Dipodomys nitratoides nitratoides</i>	AMAFD03152	Endangered	Endangered	G2T1T2	S2	
tricolored blackbird <i>Agelaius tricolor</i>	ABPBXB0020	None	Threatened	G1G2	S2	SSC
valley elderberry longhorn beetle <i>Desmocerus californicus dimorphus</i>	IICOL48011	Threatened	None	G3T3	S3	
vernal pool fairy shrimp <i>Branchinecta lynchi</i>	ICBRA03030	Threatened	None	G3	S3	
vernal pool tadpole shrimp <i>Lepidurus packardii</i>	ICBRA10010	Endangered	None	G3	S3	
western spadefoot <i>Spea hammondi</i>	AAABF02020	Proposed Threatened	None	G2G3	S3S4	SSC
western yellow-billed cuckoo <i>Coccyzus americanus occidentalis</i>	ABNRB02022	Threatened	Endangered	G5T2T3	S1	

Record Count: 17



APPENDIX D:
California Native Plant Society Rare Plant Inventory



CNPS Rare Plant Inventory

Search Results

21 matches found. Click on scientific name for details

Search Criteria: CRPR is one of [1A:1B:2A:2B:3:4] , 9-Quad include [3611922:3611933:3611923:3611932:3611943:3611942:3611924:3611934:3611944]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	CA ENDEMIC	DATE ADDED	PHOTO
<u><i>Amaranthus watsonii</i></u>	Watson's amaranth	Amaranthaceae	annual herb	Apr-Sep	None	None	G5?	S3	4.3		2001-01-01	 © 2003 Debra Valov
<u><i>Atriplex cordulata</i> var. <i>cordulata</i></u>	heartscale	Chenopodiaceae	annual herb	Apr-Oct	None	None	G3T2	S2	1B.2	Yes	1988-01-01	 © 1994 Robert E. Preston, Ph.D.
<u><i>Atriplex cordulata</i> var. <i>erecticaulis</i></u>	Earlimart orache	Chenopodiaceae	annual herb	Aug-Sep(Nov)	None	None	G3T1	S1	1B.2	Yes	2001-01-01	 © 2009 Robert E. Preston, Ph.D.
<u><i>Atriplex depressa</i></u>	brittscale	Chenopodiaceae	annual herb	Apr-Oct	None	None	G2	S2	1B.2	Yes	1994-01-01	 © 2009 Zoya Akulova
<u><i>Atriplex minuscula</i></u>	lesser saltscale	Chenopodiaceae	annual herb	May-Oct	None	None	G2	S2	1B.1	Yes	1994-01-01	 © 2000 Robert E. Preston, Ph.D.
<u><i>Atriplex persistens</i></u>	vernal pool smallscale	Chenopodiaceae	annual herb	Jun-Oct	None	None	G2	S2	1B.2	Yes	2001-01-01	No Photo Available

<u><i>Atriplex subtilis</i></u>	subtle orache	Chenopodiaceae	annual herb	(Apr)Jun-Sep(Oct)	None	None	G1	S1	1B.2	Yes	1994-01-01	 © 2000 Robert E. Preston, Ph.D.
<u><i>Caulanthus californicus</i></u>	California jewelflower	Brassicaceae	annual herb	Feb-May	FE	CE	G1	S1	1B.1	Yes	1984-01-01	No Photo Available
<u><i>Delphinium hansenii</i> ssp. <i>ewanianum</i></u>	Ewan's larkspur	Ranunculaceae	perennial herb	Mar-May	None	None	G4T3	S3	4.2	Yes	1994-01-01	No Photo Available
<u><i>Delphinium recurvatum</i></u>	recurved larkspur	Ranunculaceae	perennial herb	Mar-Jun	None	None	G2?	S2	1B.2	Yes	1988-01-01	No Photo Available
<u><i>Eryngium spinosepalum</i></u>	spiny-sepaled button-celery	Apiaceae	annual/perennial herb	Apr-Jun	None	None	G2	S2	1B.2	Yes	1980-01-01	No Photo Available
<u><i>Euphorbia hooveri</i></u>	Hoover's spurge	Euphorbiaceae	annual herb	(May-Jun)Jul-Sep(Oct)	FT	None	G1	S1	1B.2	Yes	1974-01-01	 © 2020 Neal Kramer
<u><i>Helianthus winteri</i></u>	Winter's sunflower	Asteraceae	perennial shrub	Jan-Dec	None	None	G2?	S2?	1B.2	Yes	2014-10-15	 © 2014 Chris Winchell
<u><i>Hordeum intercedens</i></u>	vernal barley	Poaceae	annual herb	Mar-Jun	None	None	G3G4	S3S4	3.2		1994-01-01	No Photo Available
<u><i>Imperata brevifolia</i></u>	California satintail	Poaceae	perennial rhizomatous herb	Sep-May	None	None	G3	S3	2B.1		2006-12-26	 © 2020 Matt C. Berger
<u><i>Lasthenia chrysantha</i></u>	alkali-sink goldfields	Asteraceae	annual herb	Feb-Apr	None	None	G2	S2	1B.1	Yes	2019-09-30	 © 2009 California State University, Stanislaus
<u><i>Lasthenia glabrata</i> ssp. <i>coulteri</i></u>	Coulter's goldfields	Asteraceae	annual herb	Feb-Jun	None	None	G4T2	S2	1B.1		1994-01-01	 © 2013 Keir Morse

<u><i>Orcuttia</i></u> <u><i>inaequalis</i></u>	San Joaquin Valley Orcutt grass	Poaceae	annual herb	Apr-Sep	FT	CE	G1	S1	1B.1	Yes	1974- 01-01	No Photo Available
<u><i>Pseudobahia</i></u> <u><i>peirsonii</i></u>	San Joaquin adobe sunburst	Asteraceae	annual herb	Feb-Apr	FT	CE	G1	S1	1B.1	Yes	1974- 01-01	No Photo Available
<u><i>Puccinellia</i></u> <u><i>simplex</i></u>	California alkali grass	Poaceae	annual herb	Mar-May	None	None	G2	S2	1B.2		2015- 10-15	 © 2017 Chris Winchell
<u><i>Sagittaria</i></u> <u><i>sanfordii</i></u>	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb (emergent)	May- Oct(Nov)	None	None	G3	S3	1B.2	Yes	1984- 01-01	 ©2013 Debra L. Cook

Showing 1 to 21 of 21 entries

Suggested Citation:

California Native Plant Society, Rare Plant Program. 2024. Rare Plant Inventory (online edition, v9.5). Website <https://www.rareplants.cnps.org> [accessed 11 December 2024].



APPENDIX E:
United States Fish and Wildlife Service: National Wetland Inventory Map



January 21, 2025

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



APPENDIX F:
Project Site Plan

TENTATIVE PARCEL MAP

BEING A PORTION OF THE W 1/2 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 25 EAST, M.D.B.&M IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

OCTOBER, 2024

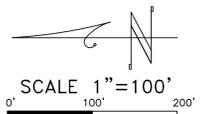
OWNERS:
 GERALD BLANKENSHIP JR. & JEAN KRISTY BLANKENSHIP
 TRUSTEES OF THE BLANKENSHIP FAMILY TRUST UNDER TRUST AGREEMENT DATE FEBRUARY 8, 1996
 &
 GERALD B. BLANKENSHIP JR.

APPLICANT:
 SAN JOAQUIN VALLEY HOMES
 5607 AVE DE LOS ROBLES
 Visalia, California 93291

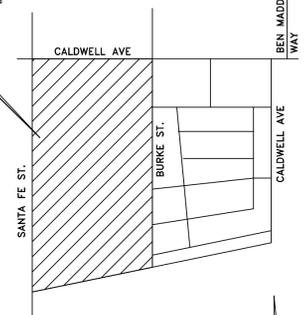
ENGINEER:
 **AWEngineering**
 810 Acequia Ave.
 Visalia, California 93291
 (559) 713-6139
 Awilliams@awe-inc.com

NOTES:
 EXISTING PROPERTY USE: AG/RES
 PROPOSED PROPERTY USE: RES
 A.P.N.: 123-400-001 & 005
 ZONING (E): AE-20
 ZONING (N): R-1.5
 WATER: CAL WATER
 SEWAGE: CITY OF VISALIA
 STORM DRAIN: CITY OF VISALIA
 FLOOD ZONE: AE/IX
 AREA: 62.54 AC.

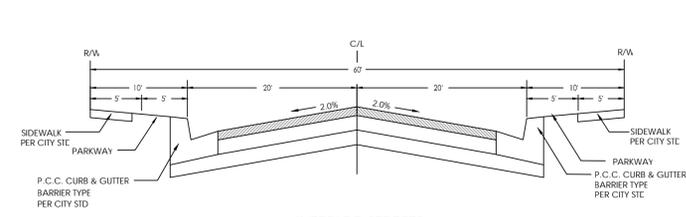
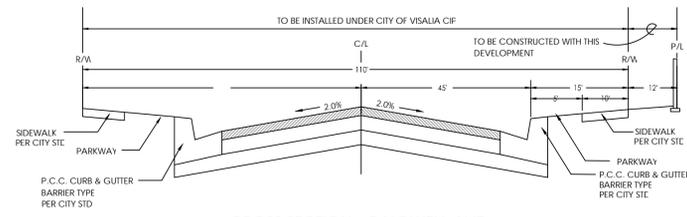
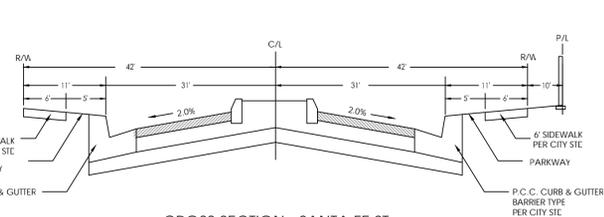
LOT COUNT
 PHASE 1: 125
 PHASE 2: 76
 TOTAL LOT COUNT: 201



SUBJECT PROPERTY



Vicinity Map
 NO SCALE



SCALE:	AS NOTED	NO.	REVISION	INIT	DATE
DATE:	11/19/24				
DRAWN BY:	---				
CHECKED BY:	---				



AWEngineering
 CIVIL ENGINEERS & LAND SURVEYORS
 810 W ACEQUIA AVENUE, VISALIA CA 93291
 559-713-6139

APPROVED BY:
 JESSE ALLEN WILLIAMS R.C.E. 64742
 DATE: _____
 APPROVED BY:
 DATE: _____



FOR: SAN JOAQUIN VALLEY HOMES
 5607 AVENIDA DE LOS ROBLES
 VISALIA, CA 93291
 PROJECT: BLANKENSHIP SUBDIVISION
 CALDWELL AVE. AND SANTA FE ST.
 VISALIA, CA 93245

SHEET TITLE: TENTATIVE SUBDIVISION MAP
 SHEET: 1
 FLOOD ZONE: "AE" "X"
 JOB NUMBER: 24075



Statewide in Sacramento, Pasadena, Bakersfield,
and Corporate Headquarters: 1322 E. Shaw Avenue #400,
Fresno, California 93710

**Blankenship Housing Subdivision Development,
Phase I Cultural Resources Assessment
Visalia, CA 93292
Assessor Parcel Numbers
123-400-001 & 006
Tulare County, California**



Prepared for
San Joaquin Valley Homes
5607 Avenida de los Robles
Visalia CA, 93291

Prepared by



1322 E Shaw Ave.
Fresno, CA 93710

**Heather Froshour, M.A., R.P.A
Senior Archaeologist**

January 17, 2025



EXECUTIVE SUMMARY

Soar Environmental Consulting, Inc. (Soar Environmental) has been retained by San Joaquin Valley Homes (SJVH) to prepare a Phase 1 Cultural Resources Assessment (Phase 1 CRA) 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 201 housing units and a 6.85-acre lot zoned for commercial use on 62.54 acres on Assessor Parcel Numbers (APNs) 123-400-001 and 006. 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 Southern San Joaquin Valley Information Center (SSJVIC), 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 one (1) recorded resource 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 62.54 acres in Visalia, California, on Assessor Parcel Numbers (APNs) 123-400-001 and 006 (Figures 1-2). 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 completed the archival review and 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.

Soar Environmental requested a records search from the Southern San Joaquin Valley Information Center (CHRIS) for the Project area and 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 five (5) 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 seven (7) individuals representing five (5) Native American tribal groups to determine if they have additional information about the Project area. The Lead Agency, Tulare County, will send outreach letters to the recommended tribal individuals.

Soar Environmental conducted an intensive pedestrian survey of the project on January 6, 2025. 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 ground-disturbing activities associated with the Project, a qualified archaeologist shall be obtained to assess the significance of the find in accordance with the criteria outlined 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 to construct a 201-unit housing subdivision development bounded by East Caldwell Ave, South Santa Fe Street, and South Burke St in the city of Visalia (Figures 1-4). The

proposed construction lies within the 62.54-acre area on APNs 123-400-001 and 006, which are comprised of agricultural fields on the outskirts of the city.

The project will require the development of roads and sidewalks around and throughout the property. This proposed housing subdivision development project's tentative subdivision plan will be implemented in two phases. The first phase will be the construction of 125 single-family housing units in the upper north half of the Project area. Phase 2 of the tentative subdivision plan includes constructing an additional 76 single-family housing units on the lower south portion of the Project area. The subdivision plan also includes constructing a 6.85-acre commercial lot in the southwest corner and a 5.22-square-foot park and pond in the southeast corner of the Project area (Figure 4). Project activities will be limited to the property boundary. The development site will be bordered by decorative landscaping around the parcel boundary's perimeter upon completion. The orchard currently within the Project area would be removed, and the entire property will be graded for housing and commercial development during construction activities (Figures 5-18). Grading of the area will be accomplished using a backhoe and grader.

1.2 Existing Condition

The Project area is located in the San Joaquin Valley on 62.54 acres located on East Caldwell Ave/Ave 280 in the city of Visalia, California, at Assessor Parcel Numbers (APNs) 123-400-001 and 006 (Figure 1-4). The Project area is approximately 297 meters north of Cameron Creek and 3.9 miles south-southwest from St John's River. The Project area is in Tulare County within Section 8 Township 19 South Range 25 East, Mount Diablo Base Meridian, as shown on the Visalia, CA 7.5' U.S Geological Survey (USGS) topographical quadrangle (Figure 1-2). The elevation of the Project area is fairly level and ranges from 327-331 feet above mean sea level. The Project area contains walnut orchards and is permeated by non-native grasses. The Project is surrounded by paved roadways, East Caldwell Ave/Ave 280 to the north, South Burke St to the east, and South Santa Fe St/Rd 128 to the west. The south boundary is bordered by an irrigation canal and vineyards. Large, sparsely distributed valley oak trees line the project site on the south and eastern borders of the project. Surrounding vegetation includes both native and non-native ornamental trees and shrubs, as well as ruderal weeds associated with urbanized landscapes.

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 3.4 miles north-northeast of Tulare, California, within the San Joaquin Valley. The San Joaquin Valley is a long, narrow, northwest-trending, alluvial valley 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 neighboring pomegranate, citrus orchards, and vineyards.

Surface soils throughout the project area consist of the Nord soil series (Figure 3). The Nord soil series is typically very deep, well-drained, and formed in mixed alluvium, predominantly from granite and sedimentary rocks. This soil consists of grayish-brown fine sandy loam at the surface

and brown fine sandy loam below (United States Department of Agriculture, 2024).

The Project area is best historically characterized as a rural ranching and agricultural region with large populations of 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

During the Early Holocene epoch (9700 to 4000 B.C.), large game hunting societies populated the area. Culturally significant surface finds in the Tulare Basin have yielded some projectile points similar to particular Paleoindian varieties (i.e., Western Clovis), suggesting an initial occupation pre-dating approximately 11,300 years before present (B.P.). The Middle Holocene epoch (4000 to 1000 B.C.) is characterized by Pinto-like points and groundstone tools, although the association between the epoch and specific societies is not certain.

Olsen and Payen (1968) developed a chronology of four temporally distinct complexes for sites found within the southern San Joaquin Valley. The first complex, the Positas Complex, ranges from 3300 to 2600 B.C. and is characterized by small, shaped mortars, short cylindrical pestles,

milling stones, perforated flat cobbles, and sea snail shell beads.

The second complex is the Pacheco Complex which ranges from approximately 2600 B.C. to 300 A.D. This complex is divided into Phase B and Phase A. Phase B ranges from 2600 B.C. to 1600 B.C. and is characterized by biface arrow points, abalone shell ornaments, and sea snail shell beads. Phase A ranges from 1600 B.C. to 300 A.D. and is represented by more variation in shell bead types, perforated canine teeth, bone awl, whistles, grass saws, large stemmed and side-notched points, and an abundance of milling stones, mortars, and pestles.

The third complex, the Gonzaga Complex, ranges from 300 to 1000 A.D. and is characterized by extended burials, bowl mortars, shaped pestles, squared and tapered stem projectile points, bone awls, grass saws, and a shell industry composed of distinctive shell ornaments and beads.

Lastly, the Panoche Complex ranges from 1500 A.D. to European contact (mid to late 1700 A.D.) and is characterized by the presence of fewer milling stones, varied mortars and pestles, small side-notched arrow points, clamshell disc beads, bone awls, whistles, saws, and tubes.

3.2.2 Ethnographic Setting

Penutian-speaking Yokuts tribal groups occupied the southern San Joaquin Valley region and much of the nearby Sierra Nevada. Ethnographic information about the Yokuts was collected primarily by Powers (1971, 1976 [originally 1877]), Kroeber (1925), Gayton (1930, 1948), Driver (1937), Latta (1977) and Harrington (n.d.). For a variety of historical reasons, existing research information emphasizes the central Yokuts tribes who occupied both the valley and particularly the foothills of the Sierra. The northernmost tribes of the Yokuts people experienced a decline in population due to the influx of Euro-Americans during the Gold Rush prior to the initiation of ethnographic studies in the early twentieth century. On the other hand, the southernmost tribes were relocated by the Spanish to missions and later integrated into multi-tribal communities on various reservations, such as the Sebastian Indian Reservation, Tule River Reservation, and Santa Rosa Rancheria. As a result, there is a notable lack of ethnographic information on the southern Valley tribes compared to the central foothills tribes, where Yokuts dialects are still spoken by native speakers. Regardless, the general details of indigenous lifeways were similar across the broad expanse of Yokuts territory, particularly in terms of environmentally influenced subsistence and adaptation and with regard to religion and belief, which were similar everywhere.

This scarcity of specific detail is particularly apparent in terms of southern valley tribal group distribution. The Project area is located within the San Joaquin Valley floor, which was occupied by these southern Valley Yokuts speakers, themselves divided into a series of autonomous "tribelets," the boundaries of which are not well defined. The Yauelmani Yokuts lived from the Kern River area to the southeast corner of the valley, thus likely including the Project area. The Hometwali were centered around Kern Lake, while the Tulamni occupied the west side of Buena Vista Lake and the foothills of the Temblors, at least to McKittrick. The territory of the Tuhohi extended from the Kern River delta in the north to the Goose Lake area and from west to the sloughs near Buttonwillow. Yokuts villages were observed to reach up to the mouths of canyons

on the northern and western sides of the Tehachapi Mountains, as well as into the foothills and lower elevations of the Sierra Nevada range to the east, and up to the summit of the Tumbler Range in the west.

The settlement pattern of the Yokuts was generally uniform across different tribes. During the winter, villages were commonly found alongside lakeshores and major streams that existed around the year AD 1800. Additionally, family camps during the dispersal phase were situated at higher elevations on the valley floor and in proximity to gathering areas in the foothills.

Yokuts groups, regardless of tribal affiliation, were typically recognized as organized and distinct tribelets. Tribelets were land-owning groups centered around a main village, connected by shared territory and lineage from a common ancestor. The population of most tribelets ranged from approximately 150 to 500 individuals (Kroeber 1925).

These individual tribelets were headed by a chief who was assisted by a variety of assistants. The winatum, a herald or messenger, was the most important assistant to the tribal chief. Additionally, a shaman held the role of religious officer within the tribelet. Despite lacking direct political power, as demonstrated by Gayton (1930), shamans held significant sway over their tribelet.

Shamanism, found among most Native American tribes, encompasses a religious system characterized by a direct and intimate connection between individuals and the supernatural realm. This connection is typically established through entering a trance or hallucinatory state, often induced by consuming psychotropic plants like jimsonweed or traditional tobacco. Shamans, possessing extraordinary supernatural abilities, fulfilled the roles of healers, diviners, and wielders of natural forces like rain and thunder. According to Whitley (1992, 2000), Shamans also produced the rock art of this region, depicting the visions they experienced in vision quests believed to represent their spirit helpers and events in the supernatural realm.

The significance of shamanism to the religious and spiritual life of the Yokuts was most evident through the pivotal role of shamans in the yearly ceremonial round. The ceremonial cycle, which repeated every year, commenced in spring with the jimsonweed ceremony, followed by the rattlesnake dance and, if applicable, the first salmon ceremony. Subsequent fall rituals, starting in late summer after the return from seed camps, included the mourning ceremony, followed by the first seed and acorn rites, and culminated with the bear dance (Gayton 1930:379). Throughout these ceremonies, shamans functioned as ceremonial authorities responsible for specific dances that showcased their extraordinary supernatural abilities (Kroeber 1925).

Subsistence practices varied among tribelets based on the environment of residence. Throughout Native California, and Yokuts territory in general, the acorn was a primary dietary component, along with a variety of gathered seeds. Valley tribes supplemented their diet with lacustrine and riverine foods, notably fish and wildfowl. Similar to other Native California tribes, communities would gather in large villages during the winter to consume stored resources such as acorns before dispersing into smaller camps where seasonally available resources were gathered and

consumed by extended families.

Although population estimates vary and population size was greatly affected by the introduction of Euro-American diseases and social disruption, the Yokuts were one of the largest, most successful groups in Native California. Cook (1978) estimates that the Yokuts region contained 27 percent of the Aboriginal population in the state at the time of contact; other estimates are even higher. Many Yokuts people continue to reside in the southern San Joaquin Valley today.

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).

Visalia, then called Four Creeks, was settled in 1852. In this same year Tulare County was officially formed from parts of Mariposa County. Visalia was incorporated into John Butterfield's Overland Stage route from St. Louis to San Francisco by 1858. Initially serving as a supply center for the nearby gold mining operations along the Kern River, the town's agricultural economy revolved around livestock. The construction of train tracks by the Southern Pacific Railroad throughout the San Joaquin Valley in 1872 marked a significant shift towards field crops as the primary agricultural focus in Visalia. By 1874, Visalia was officially incorporated as a city in Tulare County. The introduction of irrigation water led to the transformation of large grain fields into small farms cultivating citrus, grapes, olives, and deciduous fruits, further diversifying the town's agricultural landscape. These crops are a mainstay of the region's economy today (City of Visalia 2023).

4.0 ARCHIVAL RECORDS SEARCH

The record search area included the Project area and a 0.5-mile radius surrounding the buffer. This study reviewed the following resources: the California Archaeological Inventory Records, the National Register of Historic Places, the California Historic Landmark Registry, California Points of Historical Interest, and the Inventory of Historic Structures. Additionally, all relevant historic maps, an in-house review of historic aerial photographs, previously recorded archaeological site records, and previously conducted surveys for past projects were reviewed.

4.1 Southern San Joaquin Valley Information Center

The Project area is within the USGS Visalia, CA 7.5' Series Quadrangle (USGS 2021). On December 11, 2024, Soar submitted a records search request to the Southern San Joaquin Valley Information Center (SSJVIC) 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 January 13, 2025, indicate that three (3) cultural resource studies have been conducted within the Project area (Table 1). According to the information on file, one (1) resource is within the Project area (Table 2). This resource, however, was identified as not eligible for the National Register of Historic Places (NRHP). These resources will not affect 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; William Self Associates	Class I Overview, Santa Fe Pacific Pipeline Partners, L.P., Proposed Concord to Colton Pipeline Project
TU-01190	1957	Mitchell, Annie R.; Westernlore Press	Jim Savage and the Tulareño Indians
TU-01659	2009	Haley, Kathryn and O'Brien, Traci; ICF Jones & Stokes (for Cal Trans)	Historic Property Survey Report for Avenue 280 Road Widening Project, Tulare County, California; Avenue 280 Road Widening Project Archaeological Survey Report

Table 2. Resources within the Project area

Primary #	Type	Description
P-54-005061	Building	841 E. Caldwell Avenue

There are four (4) recorded resources within the 0.5-mile record search radius (Table 3). Five (5) reports were identified within a 0.5-mile radius of the Project area (Table 4).

Table 3. Survey Reports within 0.5 Miles 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-01079	2001	Busby, Colin I.; Basin Research Associates	Supplement to Archaeological Evaluation Report - South Packwood Creek Specific Plan and Phase I Regional Retail Development, City of Visalia and Vicinity, Tulare County
TU-01200	2004	Losee, Carolyn; Archaeological Resources Technology	Cultural Resources Analysis for Cingular Wireless Site CC-565-03 Caldwell/West



TU-01215	2004	Billat, Lorna; EarthTouch, Inc.	Request for SHPO Review of FCC Undertaking: Burke Road/CA-1369A
TU-01235	2005	Billat, Scott; EarthTouch, Inc.	Request for SHPO Review of FCC Undertaking: Burke Road/CA-1369B

Table 4. Resources within 0.5 Mile of the Project area

Primary #	Type	Description
P-54-004632	Structure - Object	Atchison, Topeka, Santa Fe Railroad Branch Line Segment
P-54-005062	Building	1309 E. Caldwell Avenue
P-54-005063	Building	1345 E. Caldwell Avenue
P-54-005296	Building	Tulare Irrigation District Canal; CWA20-221-1; SB-97-H1; SB-97-H2; SB-97-H3; Old 99 Ditch of the Tulare Irrigation District; North Branch of the Kaweah Canal; Main Canal, Section 29

There are no recorded cultural resources within the Project area or radius listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, the 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 December 11, 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 December 18, 2025, the NAHC indicated no Native American traditional cultural places or sacred sites within or near the Project area. The NAHC provided a list of seven (7) Tulare County Native American groups and individuals affiliated with the local tribes. Tulare County will be coordinated with further outreach required for the Project.

When this report was completed, Tulare County had not received comments from the Tulare County Native American groups or affiliated individuals regarding the proposed development at the project location.

4.3 National Register of Historic Places (NRHP) Eligibility Evaluation

Properties Identified

One (1) property in the Project area was formally identified in this study and was evaluated in accordance with State CEQA Guidelines Section 15064.5(a)(2- 3), using criteria outlined in California Public Resources Code Section 5024.1. For eligibility evaluations for the evaluated property, refer to the Department of Parks and Recreation 523 Forms (DPR) in Appendix C.

The single building evaluated within the Project area, 841 East Caldwell Avenue (APN 123-400-006, Primary # P-54-005061), a 1957 residential house, does not appear to meet the criteria for listing in the NRHP, either individually or as a district. Similarly, none of these properties are historical resources for CEQA purposes.

Development and Regional Architecture in the San Joaquin Valley

The architectural development in the San Joaquin Valley was largely influenced by costs, function, and the region's mild climate. Early 20th-century residences in the Central Valley were typically simple wood-frame buildings with modest facades, often showcasing variations of the National Folk style or elements of the Craftsman style. With the introduction of quick railroad shipping, homes that were once built using local materials could now be constructed from kits made from distant locations, featuring light balloon framing and wood sheathing.

During the post-World War II years, advancements in building materials and fireproofing techniques led to the increased adoption of stucco, concrete blocks, and prefabricated structural components in house construction. The predominant house design of this era prioritized comfort, simplicity, and affordability. Houses often incorporated inexpensive factory-made plywood or prefabricated wood siding and stucco to reduce costs. Single-story homes with varied designs, such as Ranch and Minimal Traditional styles, became prevalent in urban areas, particularly in post-war subdivisions near California cities like Tulare and Visalia.

The agricultural development in the proposed Project area aligned closely with trends seen statewide. Farmers in the early stages of development followed government guidelines outlined in agricultural assistance publications or borrowed designs from neighboring farms. Economic, sociological, and technological changes served as the driving force behind the evolution of farm-building designs. The emergence of specialized markets, advancements in communication, electrification, motorized equipment, and improved construction techniques all shaped national and local farm design changes (Teter and Giese 1960:218).

The southeast area of Visalia is still comprised mostly of agricultural, residential, and some commercial buildings and structures. Overall, the single-family residences within this area of Visalia are modest examples of nationally popular architectural styles dating from the period between 1900 and the mid-1960s, including National Folk, Craftsman, Minimal Traditional, and Ranch houses surrounded by larger plots of land featuring agricultural enterprises.

The single-family residence within the Project area, 841 East Caldwell Avenue, is at the northeast section of APN 123-400-006, a large parcel containing an orchard. The house was constructed in 1957 by an unknown architect and is topped with a gable on the hip roof with composition shingles. The main entry, a single four-panel wood and bottle glass door, is centrally located on the sprawling ranch-style building. A covered walkway leads to a detached single-car garage at the east end of the building. The house is sheathed in a combination of board and batten wood siding and stucco. Fenestration consists of wood-framed windows accented by wood shutters. The detached garage is clad in stucco and has a modern metal roll-up garage door on the south elevation. The landscaping surrounding the residence consists of grass and various shrubs and trees. No additions or relocations are documented for the building. As a Ranch-style single-family home, the building fits the post-World War II era patterns in not only Visalia but also Tulare County and throughout California as a whole.

Period of Significance

841 East Caldwell Avenue is significant since 1957. The year is based on the latest possible date of construction, as identified in the existing Department of Parks and Recreation documentation.

Significance

841 East Caldwell Avenue is not significant under **Criterion A**. The building is a residential home associated with the Blankenship family, who owned the property from about the mid-1880s through the present day. This house was constructed in 1957, most likely by the Blankenship family, its current owners. The property does not appear to be associated with important historical events in the area, as the subject building is representative of continued post-war residential and agricultural development that occurred locally and nationwide during the 1950s and 1960s. The residence does not represent a unique association with rural residences in Tulare County at the local, state, or national levels for the period of significance. The residence is not associated with events that have significantly contributed to the broad patterns of our history. 841 East Caldwell Avenue is not significant under **Criterion B** because the residence is not associated with the lives of significant persons in our past. Any individual or individuals did not do the design, construction, and modifications with particular significance at the local, State, or national levels. 841 East Caldwell Avenue is not significant under **Criterion C** because ranch-style houses have been common throughout the agricultural region of Visalia and California since the style gained popularity in the mid-to-late 20th Century. The residence does not embody the distinctive characteristics of a type, period, or construction method, nor does it represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The residence is constructed of common materials and has been repaired and modified using typical methods and technology. 841 East Caldwell Avenue is not significant under **Criterion D** because the residence is not a significant or likely source of important information about the construction of ranch-style houses or the materials or technologies employed in their construction and operation.

Integrity

Overall, 841 East Caldwell Avenue likely appears much as it did when it was originally constructed, and thus, it appears to retain historic integrity. However, lacking historical and architectural significance, the property does not appear to meet the NRHP criteria on a national or local level and, therefore, does not appear eligible for the NRHP.

Determination of Eligibility

Given this analysis, and in accordance with Section 15064.5 (a)(2)-(3) of CEQA Guidelines and using the criteria outlined in Section 5024.1 of the California Public Resources Code, SOAR finds 841 East Caldwell Avenue lacks significance and is not eligible for the NRHP.

Finding of Effect

The proposed Project is a 201-unit housing development, and a 6.85-acre lot zoned for commercial use on 62.54 acres in Visalia, California, on Assessor Parcel Numbers (APNs) 123-400-001 and 006. 841 East Caldwell Avenue is not NRHP eligible. The Project area is not located within any known historic districts or landscapes. The proposed housing development would be the proposed footprint. As a result, SOAR finds *No Historic Properties Affected* (800.4[d][1]) for this undertaking.

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 certain 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 construction of residential buildings (1) and one paved road (East Caldwell Ave/Ave 280).
- Surface grading and maintenance of current dirt roads.
- Agriculture (Walnut Orchard).
- Direct feed irrigation.

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 include:

- 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 an NAHC Sacred Lands File Search for the Project area and 0.50-mile radius.
- 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 49-98 feet (15-30 meters) of the Project area.

- Develop recommendations associated with impacts on cultural resources following the guidelines as outlined in the Regulatory Setting.

Ms. Froshour conducted the field survey of the Project area on January 6, 2025. The subject area was examined by systematic pedestrian inspection of the ground surface. Transect intervals varied from 49 to 98 feet (15 to 30 meters). This variance was due to the heavy ground disturbance caused by the felling of the existing walnut orchard, which did not allow for 49-foot (15-meter) intervals throughout the Project area.

The approximately 62.54-acre Project area is located on APNs 123-400-001 and 006, 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 the field survey of a given project component, was estimated at 30-40% within APN 123-400-006 both in the north section and the northern portion of APN 123-400-001 in the south section of the Project area. The ground surface consisted of felled walnut trees within APN 123-400-006, with the landowner actively removing felled trees, grinding the remaining tree stumps, and leveling the ground in the south portion of APN 123-400-001. Due to this activity, a survey in the lowest 15% of the south section of the Project area was impossible.

In summary, no *in situ* cultural resources or isolated 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 is a low possibility for subsurface cultural resources in the Project area, based on the results of the archival research and the fact that only one (1) known resource has been detected during previous disturbances within the construction footprint of the Project area. No recorded cultural resources within the 0.5-mile buffer radius are listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, the 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.

The potential 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, the

determination of a resource's eligibility can only be made through extensive research and archaeological testing.

Human remains are addressed by the 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 determined the origin and disposition of the remains, pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the finding 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.

8.0 REFERENCES CITED

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Statewide in Sacramento, Pasadena, Bakersfield,
and Corporate Headquarters: 1322 E. Shaw Avenue #400,
Fresno, California 93710

FIGURES

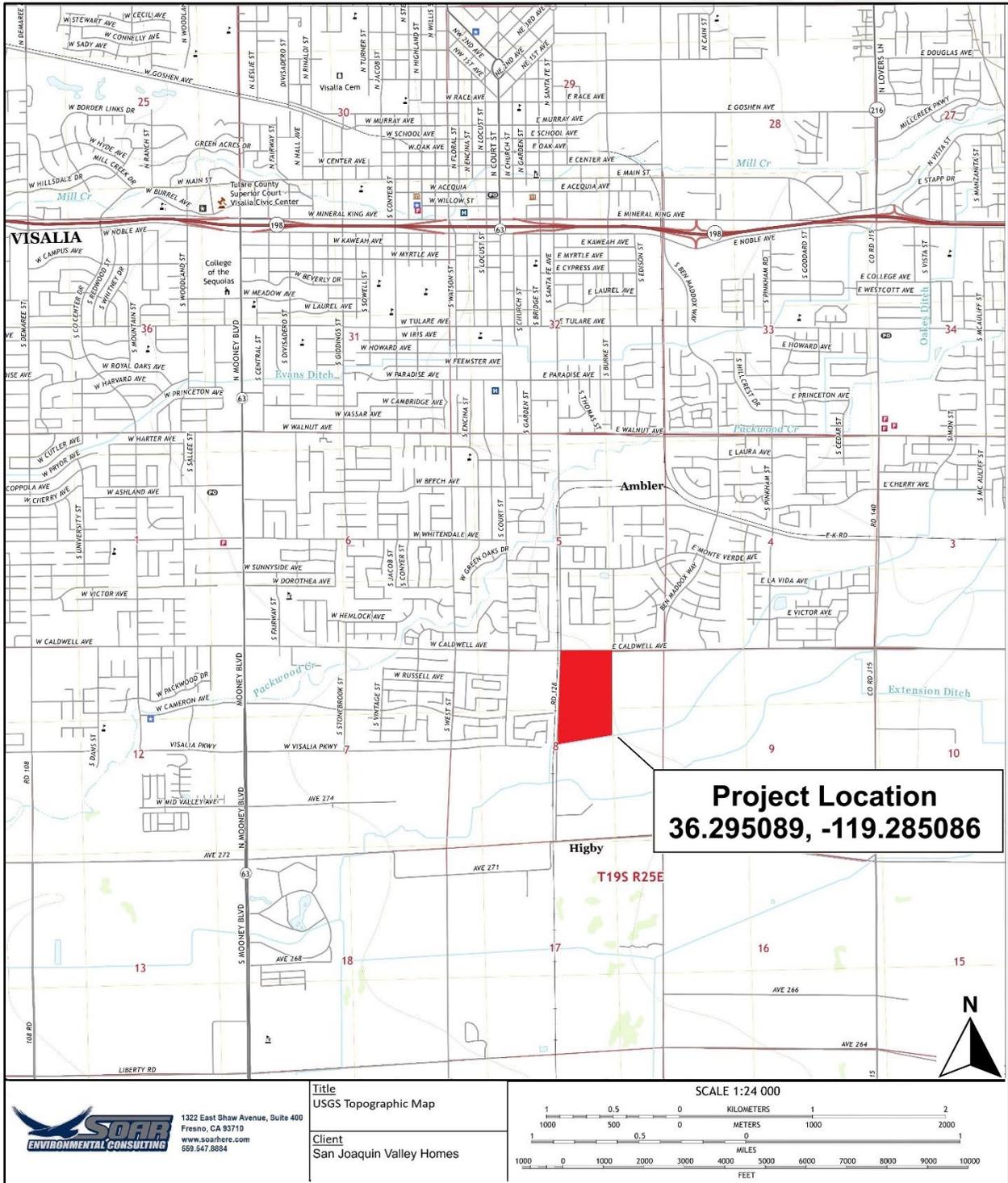


Figure 1— Project Location, adapted from USGS 7.5' series Visalia, California, 2021

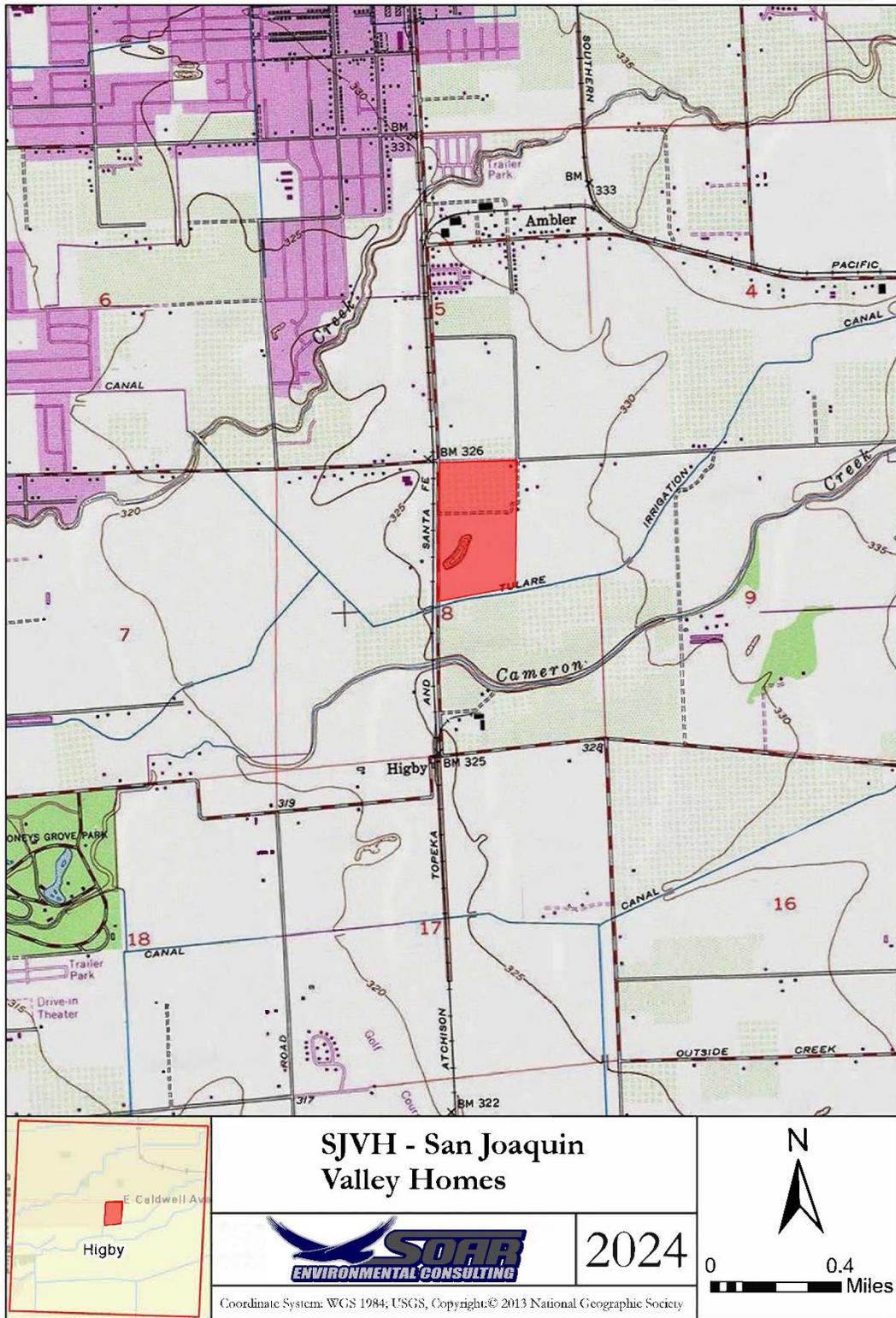
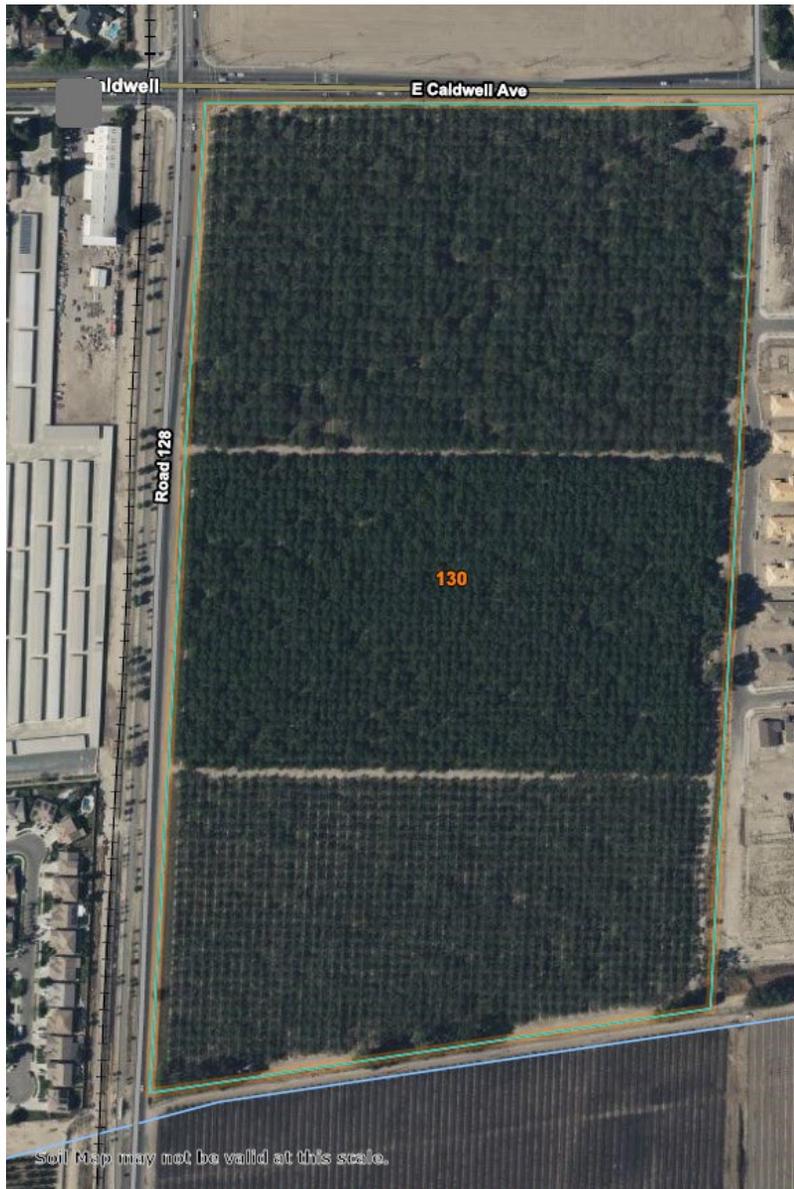
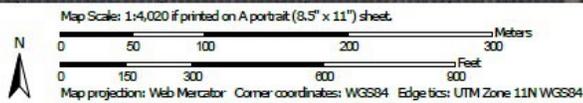


Figure 2— Project Boundary Map adapted from USGS 7.5' series Visalia, California, 2003



MAP LEGEND

- Area of Interest (AOI)**
 - Area of Interest (AOI)
- Soils**
 - Soil Map Unit Polygons
 - Soil Map Unit Lines
 - Soil Map Unit Points
- Special Point Features**
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodio Spot
- Water Features**
 - Spoil Area
 - Stony Spot
 - Very Stony Spot
 - Wet Spot
 - Other
 - Special Line Fea
 - Streams and Ca
- Transportation**
 - Rails
 - Interstate Highw
 - US Routes
 - Major Roads
 - Local Roads
- Background**
 - Aerial Photograph



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
130	Nord fine sandy loam, 0 to 2 percent slopes	62.5	100.0%
Totals for Area of Interest		62.5	100.0%

Figure 3— Soil Types Occurring in the Project area



Figure 5— Overview of project area from north edge, facing south



Figure 6— Overview of project area from northeast corner, east of 841 Caldwell Ave, facing southwest



Figure 7— Overview of project area from northeast corner, west of 841 Caldwell Ave, facing south



Figure 8— Overview of project area from east edge, facing west



Figure 9— Overview of project area from southeast corner, facing northwest



Figure 10— Overview of project area from southwest corner, facing northeast



Figure 11— Overview of project area from west edge, facing east



Figure 12— Overview of project area from northwest corner, facing southeast



Figure 13— Overview of project area from center, facing north



Figure 14— Overview of project area from center, facing east



Figure 15— Overview of project area from center, facing south



Figure 16— Overview of project area from center, facing west



Figure 17— Overview of irrigation ditch east end, facing southwest



Figure 18— Overview of irrigation ditch west end, facing northeast



Statewide in Sacramento, Pasadena, Bakersfield,
and Corporate Headquarters: 1322 E. Shaw Avenue #400,
Fresno, California 93710

APPENDIX A

Southern San Joaquin Valley Information Center Records Search



Statewide in Sacramento, Pasadena, Bakersfield,
and Corporate Headquarters: 1322 E. Shaw Avenue #400,
Fresno, California 93710

Cultural Resources Records Search Request

Wednesday, December 11, 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: San Joaquin Valley Homes Blankenship CEQA Cultural Resource Assessment for a proposed housing development bounded by E. Caldwell Ave. and Santa Fe St. in Tulare County, Visalia, CA 93292. APNs 123-400-001 & 005.

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 8. The 62.54-acre project area is located on APNs 123-400-001 & 005 and is bounded by E. Caldwell Ave and Santa Fe St., Visalia, California. The project is for a proposed housing development with a center at approximately 36.295089, -119.285086.

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

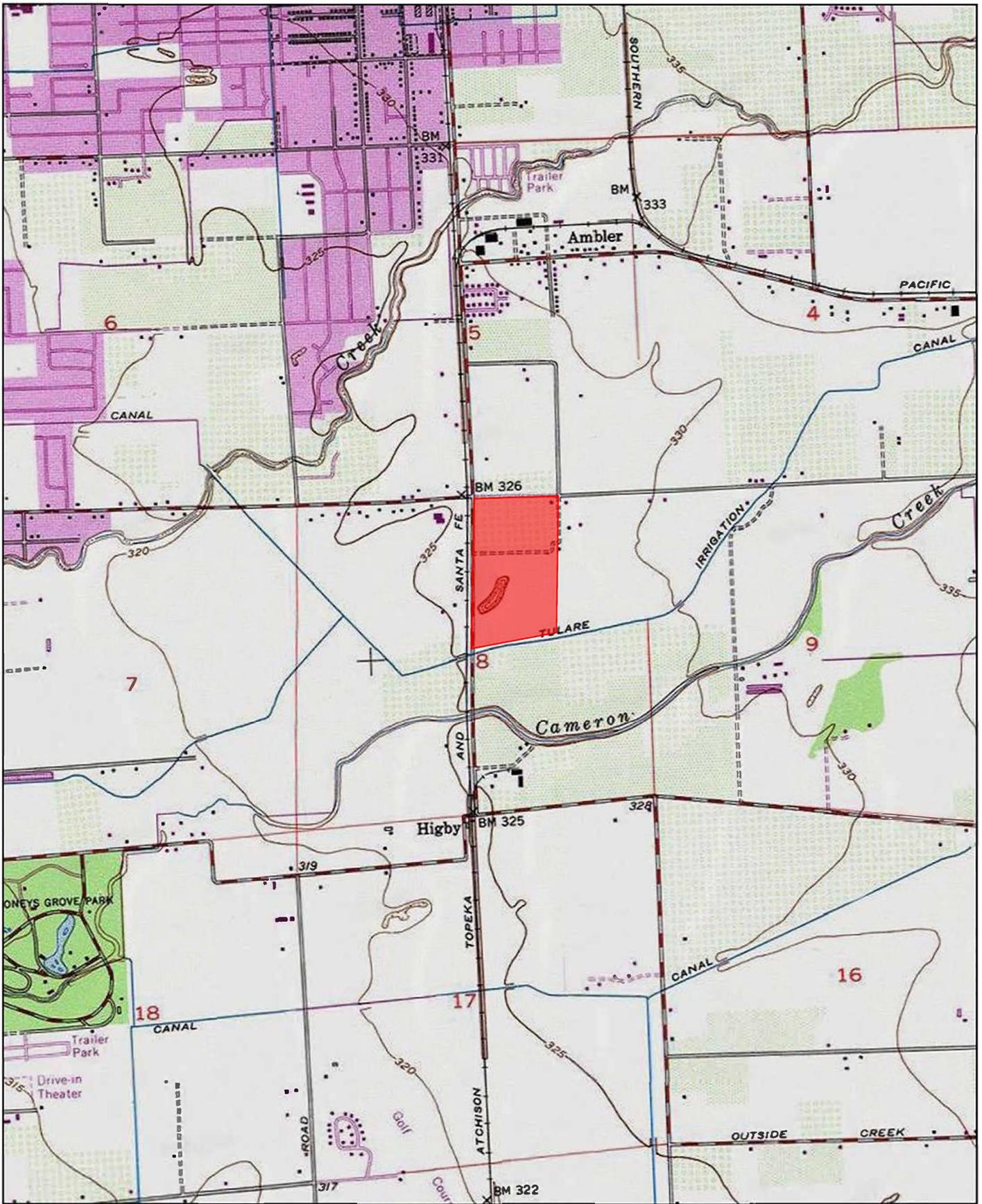
¹ In order to receive archaeological information, requestor must meet qualifications as specified in Section III of the current version of the California Historical Resources Information System Information Center Rules of Operation Manual and be identified as an Authorized User or Conditional User under 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.



SJVH - San Joaquin Valley Homes



2024

Coordinate System: WGS 1984; USGS, Copyright:© 2013 National Geographic Society





1/13/2025

Heather Froshour
Soar Environmental Consulting, Inc.
1322 East Shaw Ave., Suite 400
Fresno, CA 93710

Re: San Joaquin Valley Homes Blankenship CEQA CRA
Records Search File No.: 24-559

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 Hand Drawn Maps (Inyo County Only)

Resources within project area:	P-54-005061
Resources within 0.5 mile radius:	P-54-004632, 005062, 005063, 005296
Reports within project area:	TU-00041, 01190, 01659
Reports within 0.5 mile radius:	TU-00103, 01079, 01200, 01215, 01235

- 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.

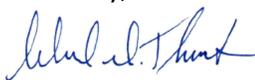
The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained 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,



Celeste M. Thomson
Coordinator

Resource List

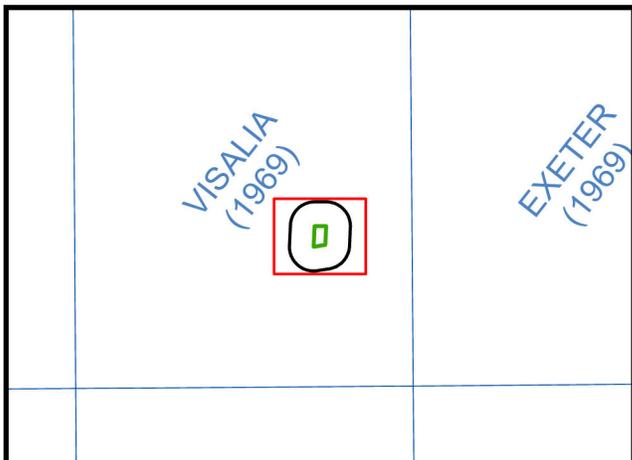
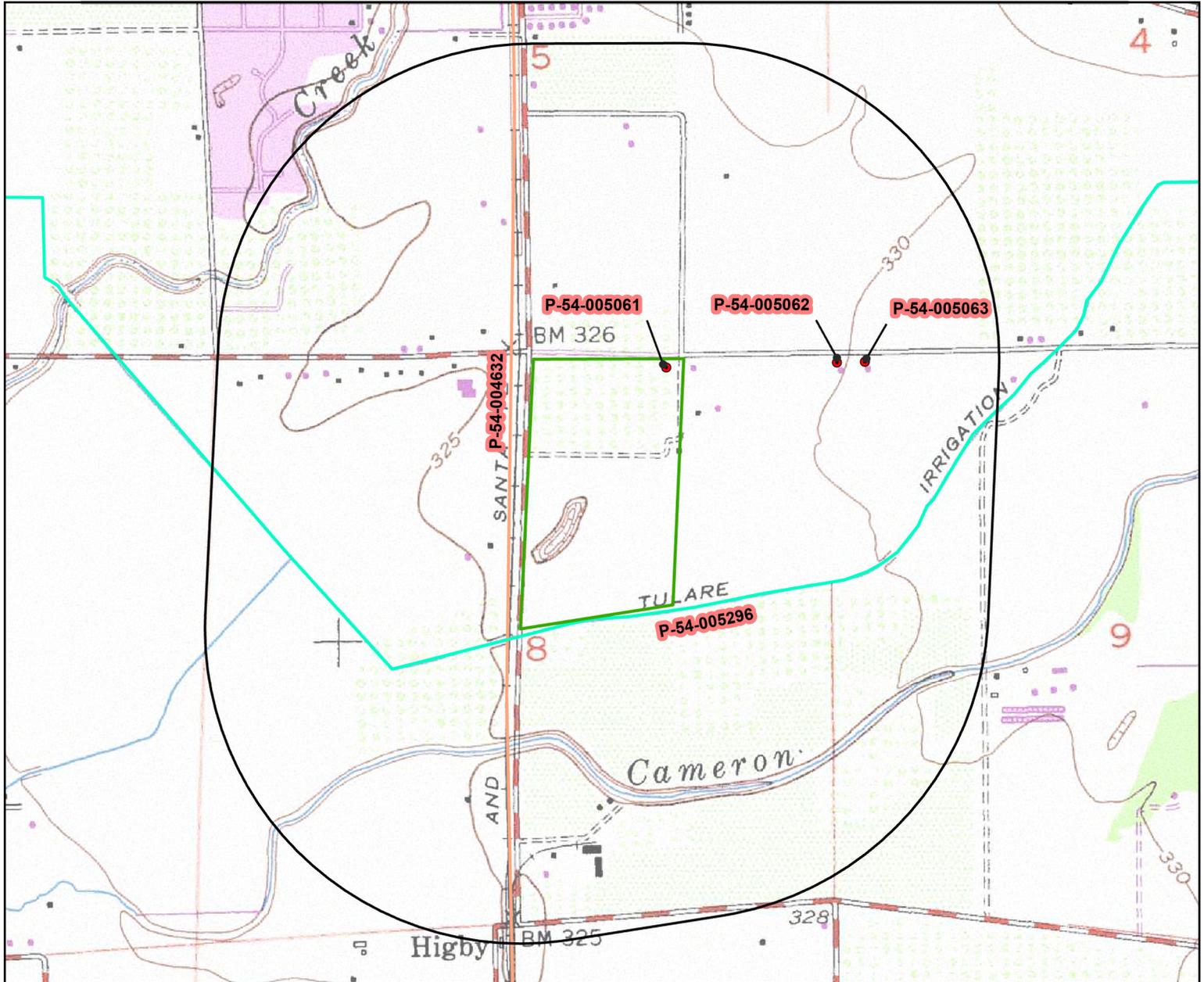
SSJVIC Record Search 24-559

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-54-004632	CA-TUL-002885H	Other - JTU-204; Resource Name - Atchison, Topeka, Santa Fe Railroad Branch Line; Other - Historic Railroad Segment; Resource Name - Santa Fe Railroad Grade	Structure, Object, Site	Historic	AH04; AH07; HP19; HP37	1995 (Carrie D. Wills, Allen Estes, William Self Associates); 2001 (S. Ashkar, C. Fish, Jones & Stokes); 2007 (M. Armstrong, R. Ottenhoff, P. Paramoure, L. MacDonald, Pacific Legacy, Inc.); 2009 (Steven J. Melvin, Rebecca Flores, JRP Historical Consulting, LLC.); 2012 (M. O'Neill, M. Walton, Pacific Legacy, Inc.); 2019 (Denise Ruzicka, CAL FIRE); 2019 (Robert Azpitarte, ASM Affiliates, Inc.); 2020 (R. Azpitarte, ASM Affiliates, Inc.)	TU-01889, TU-01929, TU-01991
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-54-005296	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 24-559

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-01079		2001	Busby, Colin I.	Supplement to Archaeological Evaluation Report - South Packwood Creek Specific Plan and Phase I Regional Retail Development, City of Visalia and Vicinity, Tulare County	Basin Research Associates	
TU-01190		1957	Mitchell, Annie R.	Jim Savage and the Tulareño Indians	Westernlore Press	
TU-01200		2004	Losee, Carolyn	Cultural Resources Analysis for Cingular Wireless Site CC-565-03 Caldwell/West	Archaeological Resources Technology	
TU-01215		2004	Billat, Lorna	Request for SHPO Review of FCC Undertaking: Burke Road/CA-1369A	EarthTouch, Inc.	
TU-01235		2005	Billat, Scott	Request for SHPO Review of FCC Undertaking: Burke Road/CA-1369B	EarthTouch, Inc.	
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)	



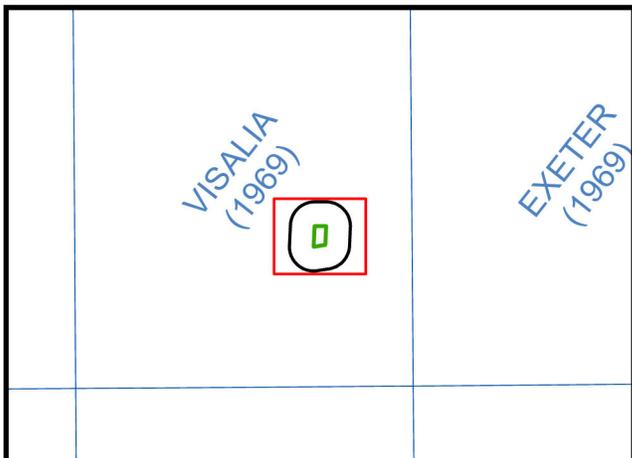
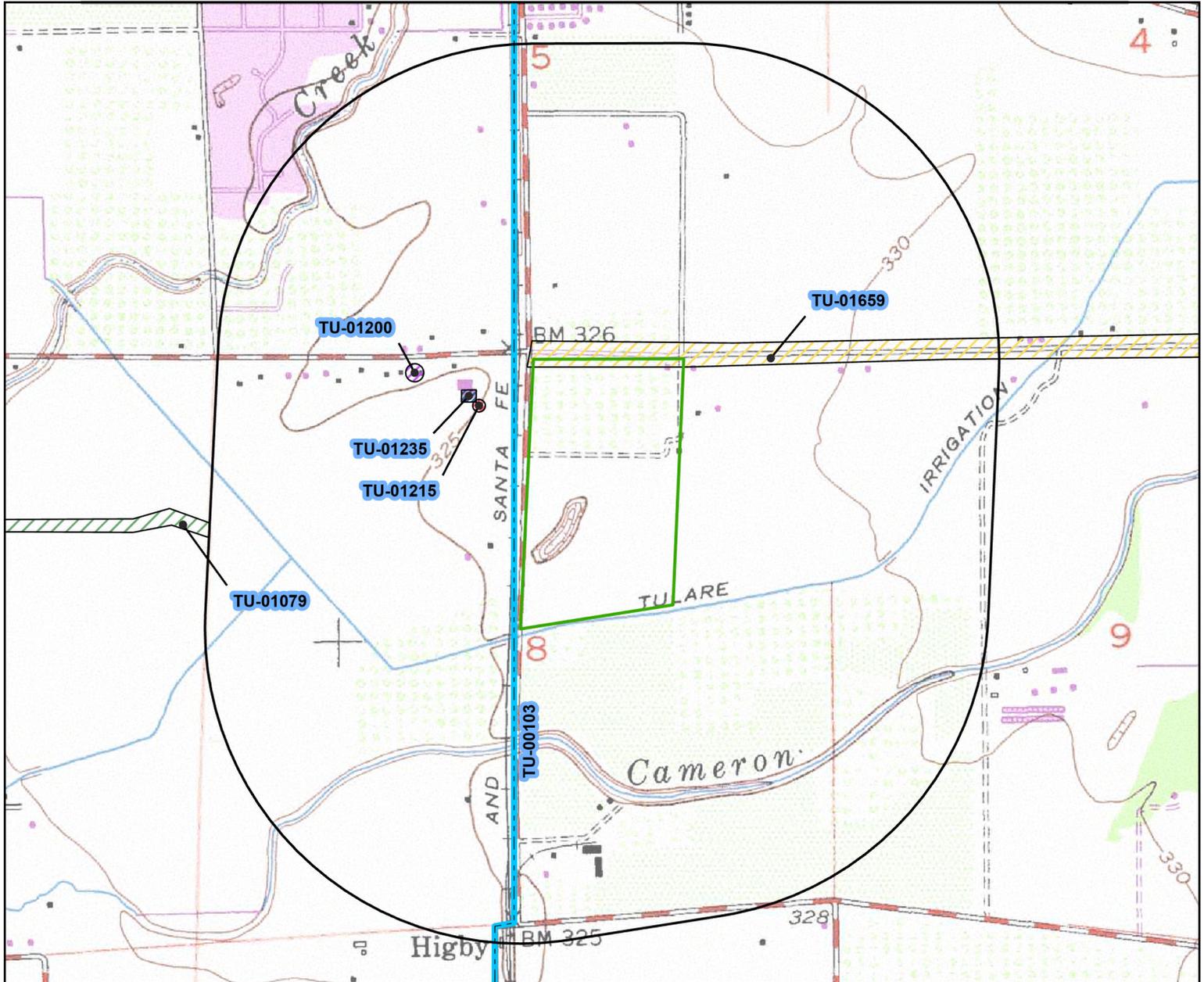
May depict confidential cultural resource locations. Do not distribute.
Map pages depicting no data have been excluded.

Project Area
 Record Search radius

0 0.07 0.15 0.3 Miles

0 0.1 0.2 0.4 Kilometers

Resources Only
 SSJV Information Center Record Search 24-559
 Requester: Heather Froshour, Soar Environmental Consulting, Inc.
 Project Name: San Joaquin Valley Homes Blankenship CEQA CRA
 USGS 7.5' Quad(s): Visalia
 County: Tulare



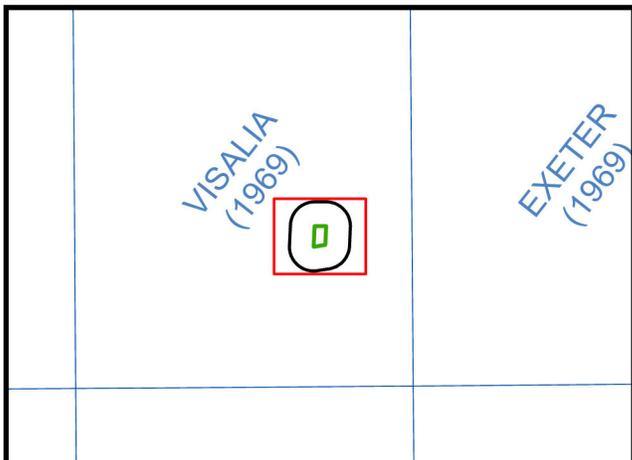
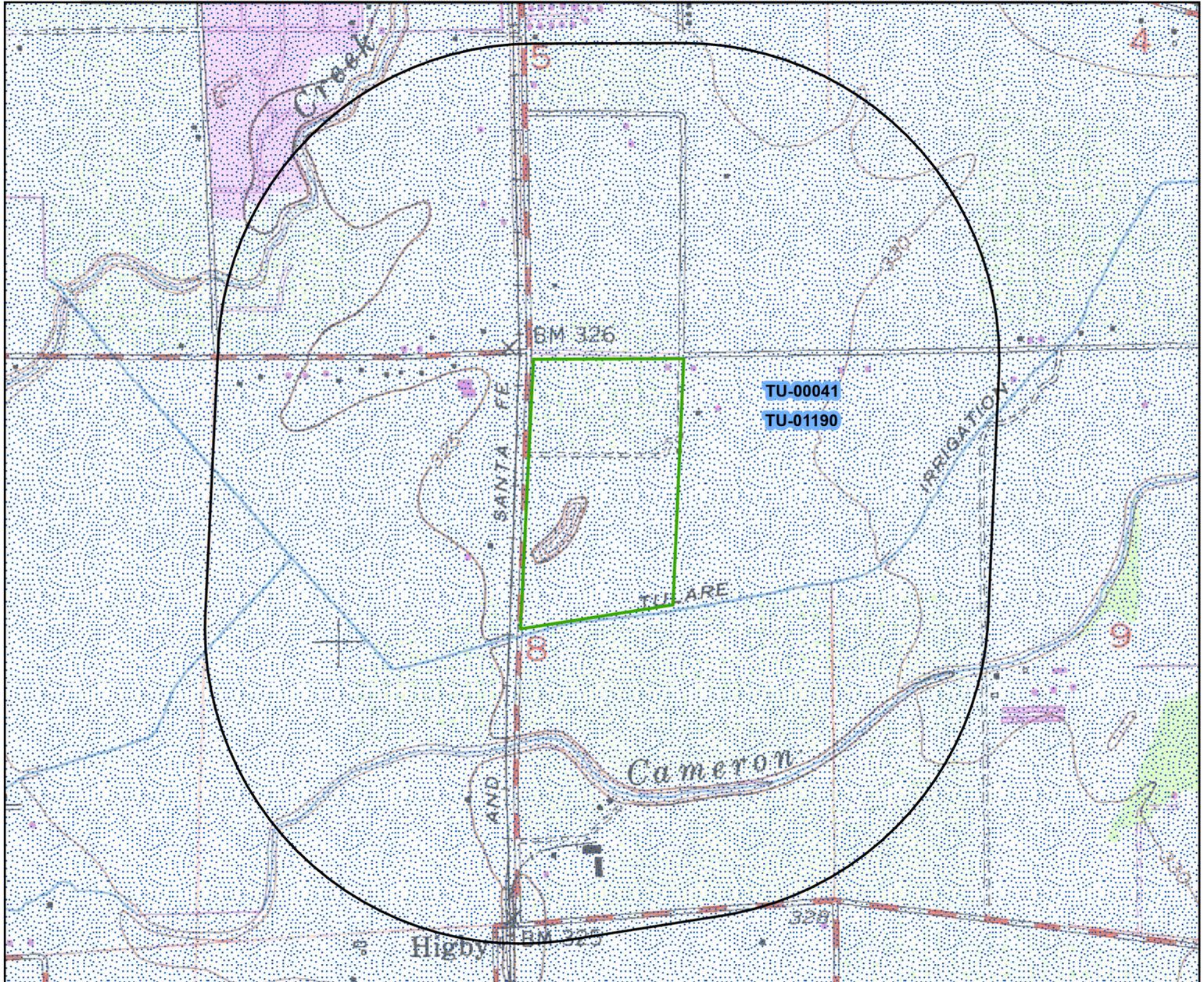
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Requester: Heather Froshour, Soar Environmental Consulting, Inc.
Project Name: San Joaquin Valley Homes Blankenship CEQA CRA
USGS 7.5' Quad(s): Visalia
County: Tulare



May depict confidential cultural resource locations. Do not distribute.
Map pages depicting no data have been excluded.

Project Area
 Record Search radius

0 0.07 0.15 0.3 Miles

0 0.1 0.2 0.4 Kilometers

"Other" Reports Only
 SSJV Information Center Record Search 24-559
 Requester: Heather Froshour, Soar Environmental Consulting, Inc.
 Project Name: San Joaquin Valley Homes Blankenship CEQA CRA
 USGS 7.5' Quad(s): Visalia
 County: Tulare



Statewide in Sacramento, Pasadena, Bakersfield,
and Corporate Headquarters: 1322 E. Shaw Avenue #400,
Fresno, California 93710

APPENDIX B

Sacred Lands File & Native American Contacts List Request



Statewide in Sacramento, Pasadena, Bakersfield,
and Corporate Headquarters: 1322 E. Shaw Avenue #400,
Fresno, California 93710

Sacred Lands File & Native American Contacts List Request

Wednesday, November 11, 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: San Joaquin Valley Homes Blankenship CEQA Cultural Resource Assessment for a proposed housing development bounded by E. Caldwell Ave. and Santa Fe St. in Tulare County, Visalia, CA 93292. APNs 123-400-001 & 005.

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 8. The 62.54-acre project area is located on APNs 123-400-001 & 005 and is bounded by E. Caldwell Ave and Santa Fe St., Visalia, California. The project is for a proposed housing development with a center at approximately 36.295089, -119.285086.

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 flourish 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): _____

Sacred Lands File & Native American Contacts 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

Information Below is Required for a Sacred Lands File Search

Project: _____

County: _____

USGS Quadrangle Name: _____

Township: _____ **Range:** _____ **Section(s):** _____

Company/Firm/Agency: _____

Street Address: _____

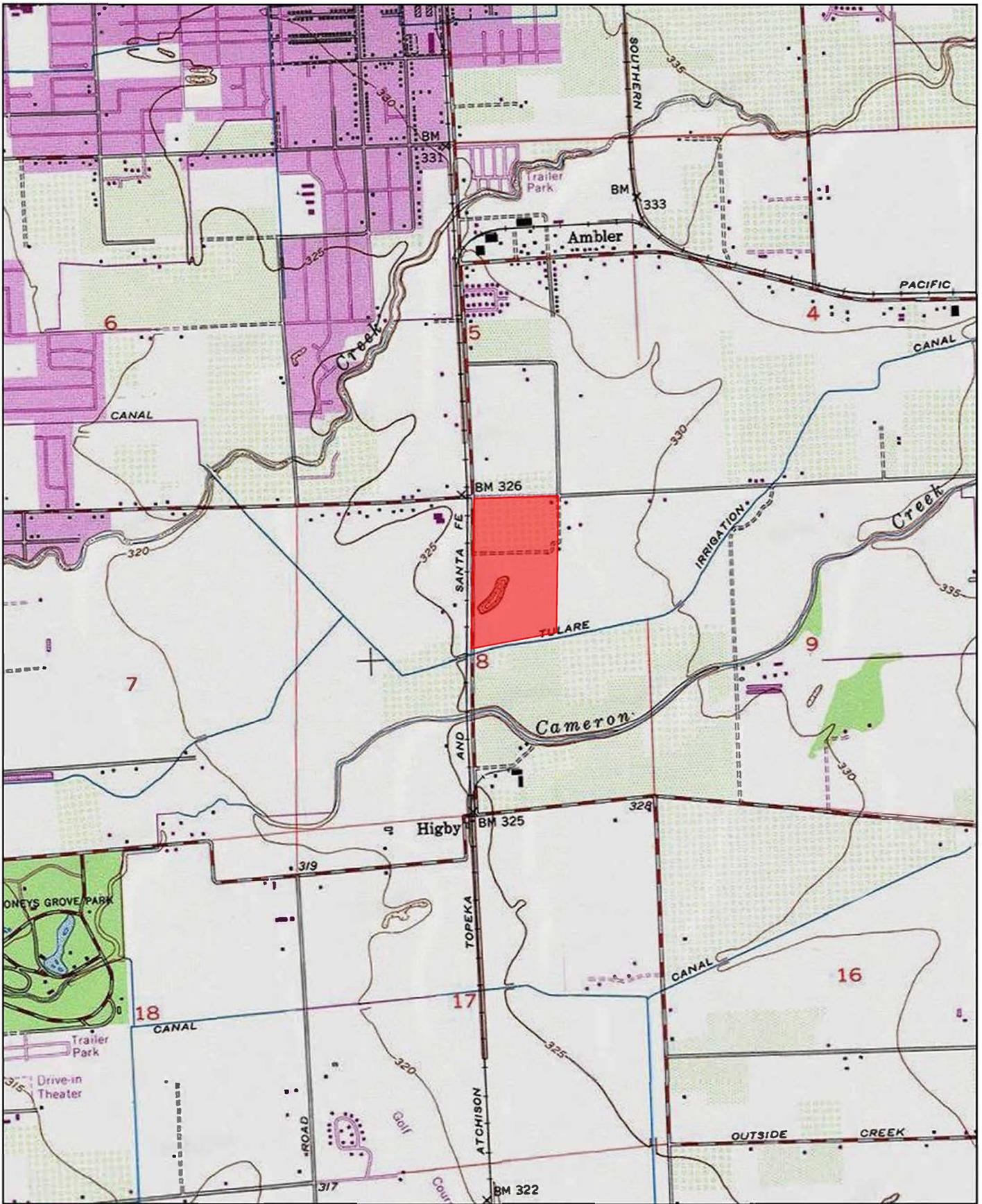
City: _____ **Zip:** _____

Phone: _____

Fax: _____

Email: _____

Project Description:



SJVH - San Joaquin Valley Homes



2024

Coordinate System: WGS 1984; USGS, Copyright:© 2013 National Geographic Society



NATIVE AMERICAN HERITAGE COMMISSION

December 18, 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, San Joaquin Valley Homes Blankenship CEQA CRA Project, Tulare County

Dear Ms. Froshour:

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
Bennae Calac
Pauma-Yuima Band of
Luiseño Indians

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok/Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-2710

- 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: Pricilla.Torres-Fuentes@nahc.ca.gov.

Sincerely,

Pricilla Torres-Fuentes

Pricilla Torres-Fuentes
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Tulare County
12/18/2024

County	Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Tulare	Kitanemuk & Yowlumne Tejon Indians	N	Delia Dominguez, Chairperson	115 Radio Street Bakersfield, CA, 93305	(626) 339-6785		2deedominguez@gmail.com	Kitanemuk Southern Valley Yokut	Fresno,Kern,Kings,Los Angeles,Madera,Monterey,San Benito,San Luis Obispo,Tulare	
	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			Southern Valley Yokut	Fresno,Kern,Kings,Merced,Monterey,San Benito,San Luis Obispo,Tulare	10/3/2023
	Santa Rosa Rancheria Tachi Yokut Tribe	F	Shana Powers, THPO	P.O. Box 8 Lemoore, CA, 93245	(559) 423-3900			Southern Valley Yokut	Fresno,Kern,Kings,Merced,Monterey,San Benito,San Luis Obispo,Tulare	10/3/2023
	Table Mountain Rancheria	F	Michelle Heredia-Cordova, Chairperson	P.O. Box 410 Friant, CA, 93626	(559) 822-2587	(559) 822-2693	mhcordova@tmr.org	Yokut	Fresno,Kern,Kings,Madera,Monterey,San Benito,San Luis Obispo,Tulare	12/21/2023
	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,Maripo sa,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,Maripo sa,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 San Joaquin Valley Homes Blankenship CEQA CRA Project, Tulare County.

Record: PROJ-2024-006502
Report Type: AB52 GIS
Counties: Tulare
NAHC Group: All



Statewide in Sacramento, Pasadena, Bakersfield,
and Corporate Headquarters: 1322 E. Shaw Avenue #400,
Fresno, California 93710

APPENDIX C

Department of Parks and Recreation 523 Form

State of California The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # P-54-005061

HRI # _____

Trinomial _____

NRHP Status Code 6Z

Other
Review Code

Reviewer

Date

Listings

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 841 East Caldwell Avenue

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Tulare

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Visalia Date 1949/69 T 19S; R 25E; NW 1/4 of NE 1/4 of Sec 8; M.D.B.M.

c. Address 841 East Caldwell Avenue City Visalia Zip 93292

d. UTM: (Give more than one for large and/or linear resources) Zone 11N, 294975 mE/ 4019398 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN-123-400-006

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

2008: The single-family residence located on this parcel carries the address of 841 E. Caldwell Ave. and is sited at the northeast corner of a large parcel containing an orchard. The house is topped with a gable on hip roof with composition shingles. The main entry which features a single four-panel wood and bottle glass door is centrally located on the sprawling Ranch style building. A covered walkway leads to a detached single car garage at the east end of the building. The house is sheathed in a combination of board and batten wood siding and stucco. Fenestration consists of wood framed windows that are accented by wood shutters. The detached garage is clad in stucco and has a modern metal roll-up garage door on the south elevation. Landscaping surrounding the residence consists of grass, along with a variety of shrubs and trees.

2025 Update: The residence has maintained integrity from the 2008 DPR form, Currently all windows and doors have been mothballed. The surrounding walnut orchard has been felled, and the trees are in the process of being removed, the stumps ground, and the land leveled.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P3b. Resource Attributes: (List attributes and codes)_

HP2 - Single Family Property

*P4. Resources Present: Building

Structure Object Site

District Element of District

Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Bearing: 217° SW

*P6. Date Constructed/Age and

Source: Historic Prehistoric

Both 1957 - Tulare County

Assessor's Office

*P7. Owner and Address:

Gerald Blankenship Jr.

*P8. Recorded by: (Name, affiliation, and address)

Heather Froshour, Sr. Archaeologist

Soar Environmental

1322 E. Shaw Ave.

Fresno, CA 93710

*P9. Date Recorded:

January 6, 2025

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

2025 Blankenship Housing Subdivision Development, Phase I Cultural Resources Assessment, Visalia, CA 93292, Assessor Parcel Numbers 123-400-001 & 006, Tulare County, California.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # P-54-005061

HRI #

Trinomial

NRHP Status Code 6Z

Other
Review Code

Reviewer

Date

Listings

Page 2 of 4 *Resource Name or #: (Assigned by recorder) 841 East Caldwell Avenue

***P11. Report Citation (cont):**

2008 280 Widening Project. District 6 Tulare County. Prepared for the Tulare County Resource Management Agency, Visalia, CA; Ornni-Means Roseville, CA, and the California Department of Transportation, District 6, Fresno, CA.

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4 *Resource Name or # (Assigned by recorder) 841 East Caldwell Ave *NRHP Status Code 6Z

- B1. Historic Name: Unknown
 B2. Common Name: Unknown
 B3. Original Use: Single Family Residence B4. Present Use: Uninhabited (mothballed)
 *B5. Architectural Style: Ranch
 *B6. Construction History: (Construction date, alterations, and date of alterations) Constructed in 1957
 *B7. Moved? No Yes Unknown Date: _____ Original Location: _____ *B8. Related Features: None
 B9a. Architect: Unknown b. Builder: Unknown
 *B10. Significance: Theme Community Development, Agriculture, Architecture Area Visalia, Tulare County
 Period of Significance 1957 Property Type Single Family Residence Applicable Criteria N/A
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The residence located at 841 E. Caldwell Avenue sits on land historically associated with the Blankenship family who owned the property from about the mid-1880s through the present day. This house was constructed in 1957 most likely by the Blankenship family, its current owners.

The property does not appear to be associated with important historical events in the area as the subject building is representative of continued post-war residential and agricultural development that occurred locally and nationwide during the 1950s and 1960s. Therefore, the property does not appear eligible under **NRHP Criterion A**. Research revealed little about the Blankenship family who the property has been associated with throughout its history. Consequently, the property is also not known to be associated with significant persons in the local area, California, or the Nation and therefore does not appear to qualify under **NRHP Criterion B**. Ranch style houses are commonly found throughout the agriculture region of Visalia and California as the architectural style gained popularity throughout the mid-to-late 20th Century. Architecturally this property does not appear to embody the distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master architect or possess high artistic value. Therefore, the property does not appear to meet **NRHP Criterion C**. Furthermore, the property does not appear to have the potential to yield information important to history and does not appear to qualify under **NRHP Criterion D**.

Integrity

Overall, the residence likely appears much as it did when it was originally constructed and thus it appears to retain historic integrity. However, lacking historical and architectural significance the property does not appear to meet the NRHP criteria on a nation or local level and therefore does not appear eligible for the NRHP. In accordance with Section 15064.5 (a)(2)-(3) of CEQA Guidelines and using the criteria outlined in Section 5024.1 of the California Public Resources Code, the building does not appear to be a historical resource for the purposes of CEQA.

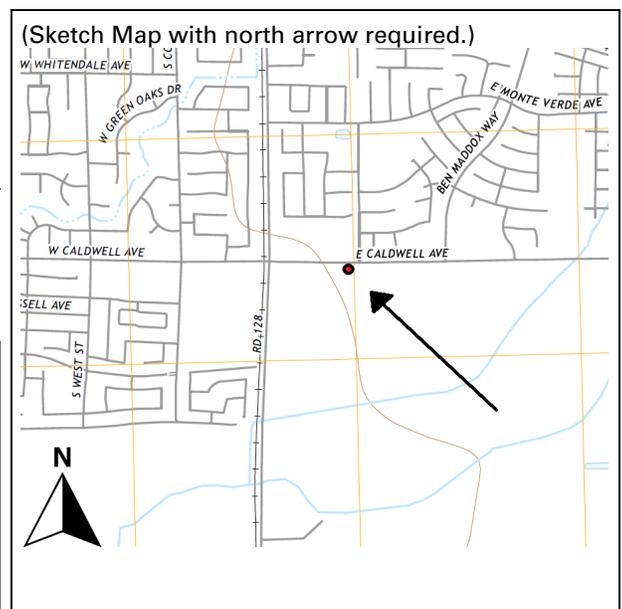
Determination of Eligibility

Given this analysis, and in accordance with Section 15064.5 (a)(2)-(3) of CEQA Guidelines and using the criteria outlined in Section 5024.1 of the California Public Resources Code, 841 East Caldwell Avenue lacks significance and is **not eligible** for the NRHP.

B11. Additional Resource Attributes: (List attributes and codes) _____

- *B12. References:
 2025 Blankenship Housing Subdivision Development, Phase I Cultural Resources Assessment, Visalia, CA 93292, Assessor Parcel Numbers 123-400-001 & 006, Tulare County, California.

(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 4 of 4 *Resource Name or # (Assigned by recorder) 841 East Caldwell Ave *NRHP Status Code 6Z

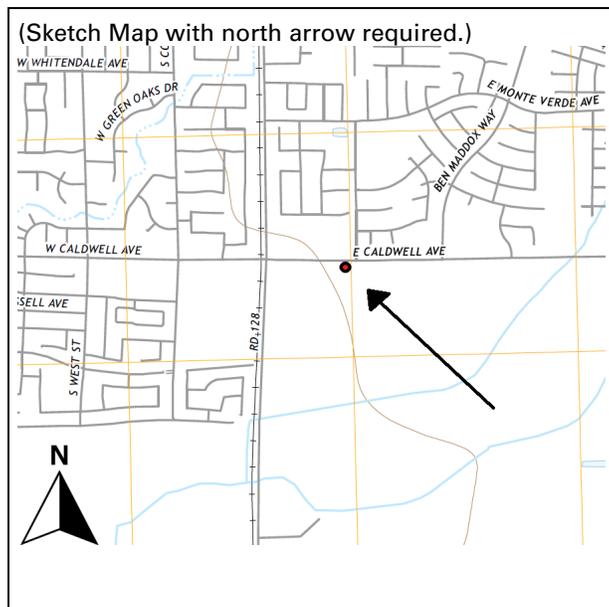
***B12. References (cont):**

2008 280 Widening Project. District 6 Tulare County. Prepared for the Tulare County Resource Management Agency, Visalia, CA; Ornni-Means Roseville, CA, and the California Department of Transportation, District 6, Fresno, CA.

B13. Remarks:

*B14. Evaluator: Heather D. Froshour *Date of Evaluation: January 6, 2025

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # P-54-005061
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder) 841 E. Caldwell Avenue

P1. Other Identifier: Map Reference No. 07

***P2. Location:** Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Tulare

b. USGS 7.5' Quad Visalia Date 1949/69 T 19S; R 25E; 1/4 of Sec 8; _____ B.M.

c. Address 841 E. Caldwell Avenue City Visalia Zip 93292

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 126-100-011

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The single-family residence located on this parcel carries the address of 841 E. Caldwell Ave. and is sited at the northeast corner of a large parcel containing an orchard. The house is topped with a gable on hip roof with composition shingles. The main entry which features a single four-panel wood and bottle glass door is centrally located on the sprawling Ranch style building. A covered walkway leads to a detached single car garage at the east end of the building. The house is sheathed in a combination of board and batten wood siding and stucco. Fenestration consists of wood framed windows that are accented by wood shutters. The detached garage is clad in stucco and has a modern metal roll-up garage door on the south elevation. Landscaping surrounding the residence consists of grass, along with a variety of shrubs and trees.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single Family Property

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Camera facing south – October 28, 2008

***P6. Date Constructed/Age and Sources:**

Historic Prehistoric Both

1957 – Tulare County Assessor's Office

***P7. Owner and Address:**

Gerald Blankenship, Jr.

***P8. Recorded by:** (Name, affiliation, address)

Kathryn Haley, Architectural Historian
ICF Jones & Stokes
630 K Street, Suite 400
Sacramento, CA 95814

***P9. Date Recorded:** November 25, 2008

***P10. Survey Type:** (Describe)

Intensive



***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") ICF Jones & Stokes. 2009. *Historical Resources Evaluation Report Avenue 280 Widening Project, District 6 Tulare County*. Prepared for the Tulare County Resource Management Agency, Visalia, CA; Omni-Means Roseville, CA, and the California Department of Transportation, District 6, Fresno, CA. TU-01659

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (list) _____

DPR 523A (1/95)

*Required Information

B1. Historic Name: Unknown
B2. Common Name: Unknown
B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alteration, and date of alterations) constructed - 1957

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Community Development, Agriculture, Architecture Area Visalia, Tulare County

Period of Significance 1957 Property Type Single Family Residence Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The residence located at 841 E. Caldwell Avenue sits on land historically associated with the Blankenship family who owned the property from about the mid-1880s through the present day. This house was constructed in 1957 most likely by the Blankenship family, its current owners. The property does not appear to be associated with important historical events in the area as the subject building is representative of continued post-war residential and agricultural development that occurred locally and nationwide during the 1950s and 1960s. Therefore the property does not appear eligible under NRHP Criterion A. Research revealed little about the Blankenship family who the property has been associated with throughout its history. Consequently, the property is also not known to be associated with significant persons in the local area, California, or the Nation and therefore does not appear to qualify under NRHP Criterion B. Ranch style houses are commonly found throughout the agriculture region of Visalia and California as the architectural style gained popularity throughout the mid-to-late 20th Century. Architecturally this property does not appear to embody the distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master architect or possess high artistic value. Therefore, the property does not appear to meet NRHP Criterion C. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

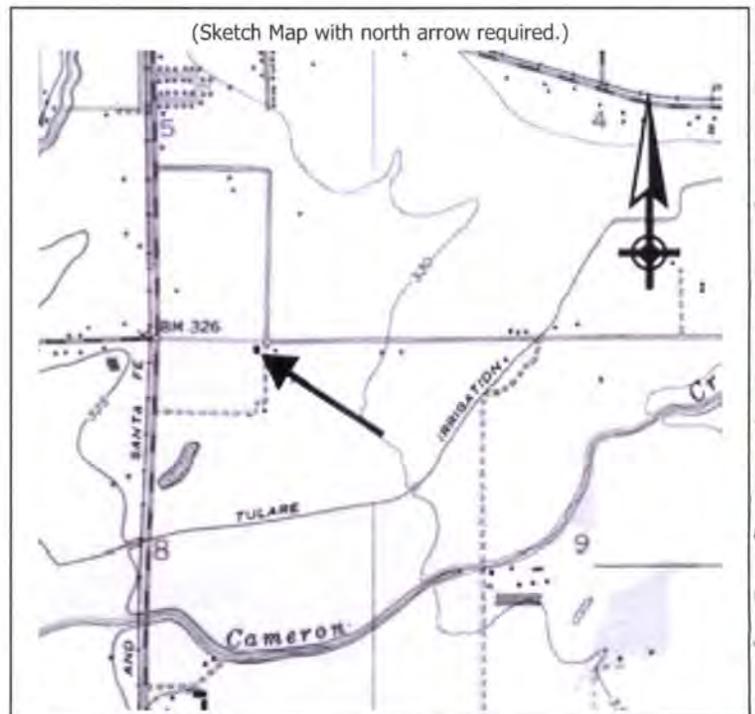
*B12. References: For a complete list of references see ICF Jones & Stokes. 2009. Historical Resources Evaluation Report Avenue 280 Widening Project, District 6 Tulare County

B13. Remarks:

*B14. Evaluator: Patricia E. Ambacher

*Date of Evaluation: November 25, 2008

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # P-54-005061

HRI # _____

Trinomial _____

Page 3 of 3

*Resource Name or # (Assigned by recorder) 841 E. Caldwell Avenue

*Recorded by Kathryn Haley

*Date November 25, 2008 Continuation Update

B10. Significance (cont.)

Furthermore the property does not appear to have the potential to yield information important to history and does not appear to qualify under NRHP Criterion D. Overall, the residence likely appears much as it did when it was originally constructed and thus it appears to retain historic integrity. However, lacking historical and architectural significance the property does not appear to meet the NRHP criteria on a nation or local level and therefore does not appear eligible for the NRHP. In accordance with Section 15064.5 (a)(2)-(3) of CEQA Guidelines and using the criteria outlined in Section 5024.1 of the California Public Resources Code, the building does not appear to be a historical resource for the purposes of CEQA.



Statewide in Sacramento, Pasadena, Bakersfield,
and Corporate Headquarters: 1322 E. Shaw Avenue #400,
Fresno, California 93710

APPENDIX D

Staff Resume



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 CPR & First Aid Training
- Driver/Operator

Professional Affiliations

- Register of Professional Archaeologists
- CHRIS Qualified Archaeologist
- Society of American Archaeology – SAA
- Society of Historical Archaeology – SHA
- Society of California Archaeology – SCA

Technical Expertise

- Lithic Analysis
- Technical Report Writing
- Lab analysis
- Cultural Monitoring
- Site Surveying – Phases 1-3
- Excavation
- Metal Detection
- Auguring
- Research
- MS Office and Excel
- Collector and Survey 123 for ArchGIS

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 within 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, Fresno and Madera Counties, 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 between Madera and Fresno.

SOAR Environmental Consulting, Senior Archaeologist, January 2023-Present Senior Archaeologist, Phase I Cultural Resources Assessments, CDFW, Various California Locations in Butte, Lassen, Orange, Plumas, Sacramento, San Diego, and Sierra Counties, California

Provided desktop research, supervised site pedestrian surveys, co-wrote full Phase 1 reports, and tribal consultation for 8 separate mitigation management projects throughout California.

Senior Archaeologist, Phase I Cultural Resources Assessment, Ivanhoe, Tulare County, California

Provided desktop research, supervised site pedestrian survey, full Phase 1 report, and tribal consultation for well replacement project.

Senior Archaeologist, Phase I Cultural Resources Assessment, Terra Bella, Tulare County, California

Provided desktop research, supervised site pedestrian survey, full Phase 1 report, and tribal consultation for aggregate quarry construction project.

Senior Archaeologist, Phase I Cultural Resources Assessment, Dixon, Solano County, California

Provided desktop research, site pedestrian survey, cultural resources portion of full Environmental Assessment, and tribal consultation for ranch subdivision.



Senior Archaeologist, Phase I Cultural Resources Assessment, Lone Pine, Inyo and Mono Counties, California

Provided desktop research, site pedestrian survey, full Phase 1 report/ cultural resources section of full Initial Study report, and tribal consultation for broadband fiber optic project.

Senior Archaeologist, Phase I Cultural Resources Assessment, Lindsay, Tulare County, California

Provided desktop research, supervised the 2-person crew site pedestrian survey, full Phase 1 report, and tribal consultation for highline pipeline replacement project.

Senior Archaeologist, Phase I Cultural Resources Assessment/Evaluation, Farmersville, Tulare County, California

Provided desktop research, supervised the 2-person crew site pedestrian survey, full Phase 1 report, and tribal consultation, Cultural Resources Initial Study/Environmental Assessment for roundabout and road extension construction project.

Senior Archaeologist, Phase I Cultural Resources Assessment, Wildomar, Riverside County, California

Provided desktop research, site pedestrian survey, full Phase 1 report, and tribal consultation for two small retail construction projects.

Senior Archaeologist, Phase I Cultural Resources Assessment, Visalia, Tulare County, California

Provided desktop research, supervised the 2-person crew site pedestrian survey, full Phase 1 report, and tribal consultation, Cultural Resources Initial Study for two rezoning and housing subdivision construction projects.

Senior Archaeologist, Phase I Cultural Resources Evaluation, Yokuts Valley, Fresno County, 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.

Senior Archaeologist, Phase I Cultural Resources Evaluation, Shirley Meadows, Kern County, 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.

Senior Archaeologist, Phase I Cultural Resources Evaluation, Mountain Ranch, Calaveras County, 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.

Senior Archaeologist, Phase I Cultural Resources Assessment, Glennville, Kern County, 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.



Senior Archaeologist, Phase I Cultural Resources Assessment, Bakersfield, Kern County, California

Provided desktop research, site pedestrian survey, and full Phase 1 report for rezoning project and multiple family residence construction project located in downtown Bakersfield.

Senior Archaeologist, Phase I Cultural Resources Assessment, Fresno, Fresno County, California

Provided desktop research, site pedestrian survey, and full Phase 1 Historic Resources Identification Report for mobile home park wastewater collection and disposal project located in downtown Fresno.

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 located in San Bernadino County.

Post Fire Fuels and Priority Heritage Asset Assessment Surveys, Grindstone Region, Tehama & Glenn Counties, 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.

2021-2022

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 Northeastern 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 use. As part of the recording crew later in the survey, it was also required to conduct thorough site



analysis and recordation via site forms and Trimble points of each observed artifact and feature, both historic and prehistoric.

Authored Publications

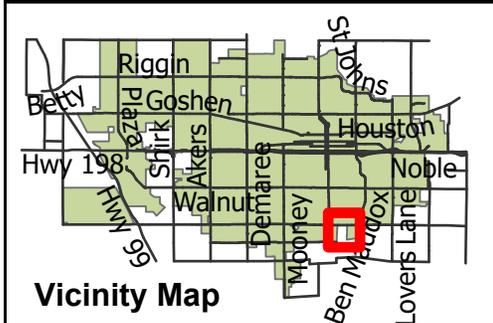
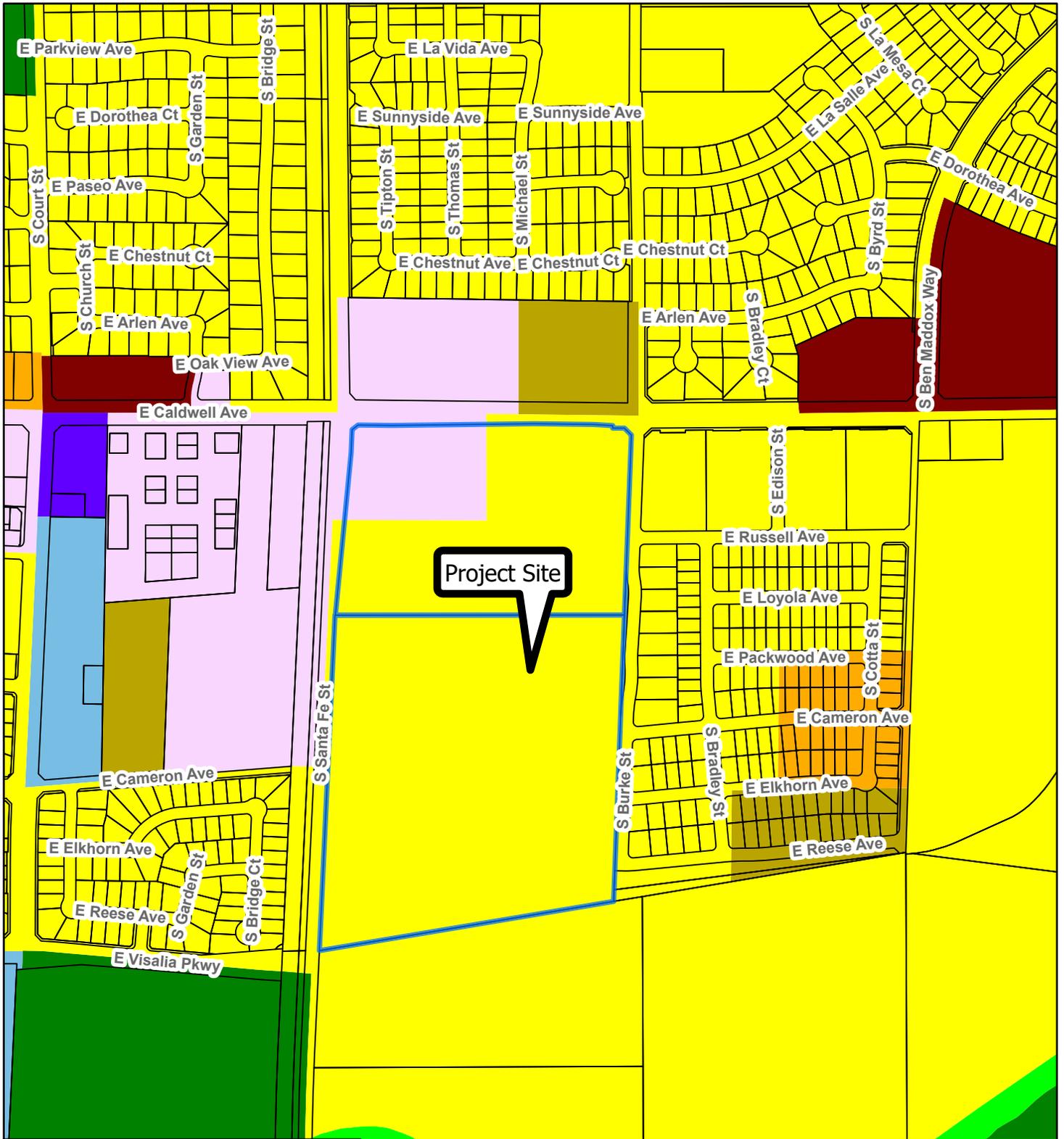
- 2024 Froshour, Heather. "Phase I Cultural Resources Assessment: Well No. 6 Replacement Project, Ivanhoe, California."
- 2024 Froshour, Heather, and Jamie Neitenbach. "Phase I Cultural Resources Assessment: Terra Bella Aggregate Quarry Construction Project, Terra Bella, California."
- 2024 Froshour, Heather. "Phase I Cultural Resources Assessment: Realized Dreams Ranch Subdivision Project, Dixon, California."
- 2024 Froshour, Heather, and Rowland, Kevin. "Phase I Cultural Resources Assessment: Lindsay-Strathmore Irrigation District Highline Pipeline Replacement Project, Lindsay, California."
- 2024 Froshour, Heather, and Rowland, Kevin. "Phase I Cultural Resources Assessment/Evaluation: Rd 168 & E Walnut Ave Roundabout Project, Farmersville, California."
- 2024 Froshour, Heather, and Rowland, Kevin. "Phase I Cultural Resources Assessment: Cameron Ranch Housing Subdivision Project, Visalia, California."
- 2024 Froshour, Heather. "Phase I Cultural Resources Assessment Cake House Cannabis Small Retail Centers, Wildomar, California."
- 2024 Froshour, Heather. "Phase I Cultural Resources Assessment: Lagomarsinio Housing Subdivision Project, Tulare, California."
- 2024 Froshour, Heather. "Phase I Cultural Resources Assessment: Elliot Housing Subdivision Project, Visalia, California."
- 2023 Froshour, Heather. "Phase I Cultural Resources Evaluation: 30811 Bear Mountain Rd., Yokuts Valley, California."
- 2023 Froshour, Heather. "Phase I Cultural Resources Evaluation: Shirley Peak, Rd. 622, Kern County, California."
- 2023 Froshour, Heather. "Phase I Cultural Resources Evaluation: Sierra Vista Lookout., Quiggs Mountain, Mountain Ranch, California."
- 2023 Froshour, Heather. "Phase I Cultural Resources Evaluation: Granite Rd., Mount Pheasant, Glennville, California."
- 2023 Froshour, Heather. "Phase I Cultural Resources Assessment: 4415 Wilson Rd., Bakersfield, California."
- 2023 Froshour, Heather. "Cultural Resources Desktop Assessment: 1941 N. Golden State Blvd., Fresno, California."
- 2023 Froshour, Heather. "Phase I Cultural Resources Assessment: 3174 Bonair Ave., Joshua Tree, California."
- 2023 Froshour, Heather. "Cultural Resources Desktop Assessment: 3200 Rio Linda Blvd., Sacramento, California."
- 2023 Hawley, Maria and Froshour, Heather. "Cultural Resources Assessment, 18644 16th Ave., Stratford, California."
- 2022 Lashway, Nick, Hovis, Chad, and Froshour, Heather. "Upper Thomes Forestwide Fuels Phase I Report: U.S.D.A. Forest Service Mendocino National Forest Covelo and Grindstone Ranger Districts, California."

Academic Publications

- 2024 Harvey, Amanda R., Atherton, Heather, MacKinnon, Amy, Rushing, Brett, Zimmer, Paul, Froshour, Heather D., & Kubal, Kathleen. "Over a Decade of Design-Build Archaeology on the California High-Speed Rail, Construction Package 1 from Madera to Fresno, California."



- 2013 Hamilton, Nathan D. and Froshour, Heather D (presenter). "Explore 5,000 Years of History in Danvers, Massachusetts."
- 2013 Froshour, Heather D. "Preserving the Past: Public and Historical Archaeology at the Rebecca Nurse Homestead, Danvers, Massachusetts."
- 2012 Froshour, Heather D (presenter). "17th-18th Century Occupations in Danvers, Massachusetts."

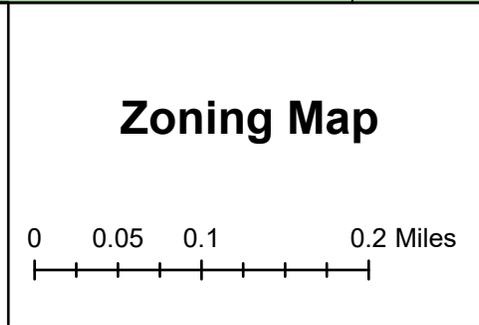
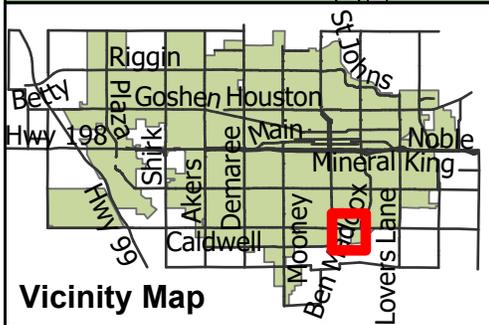
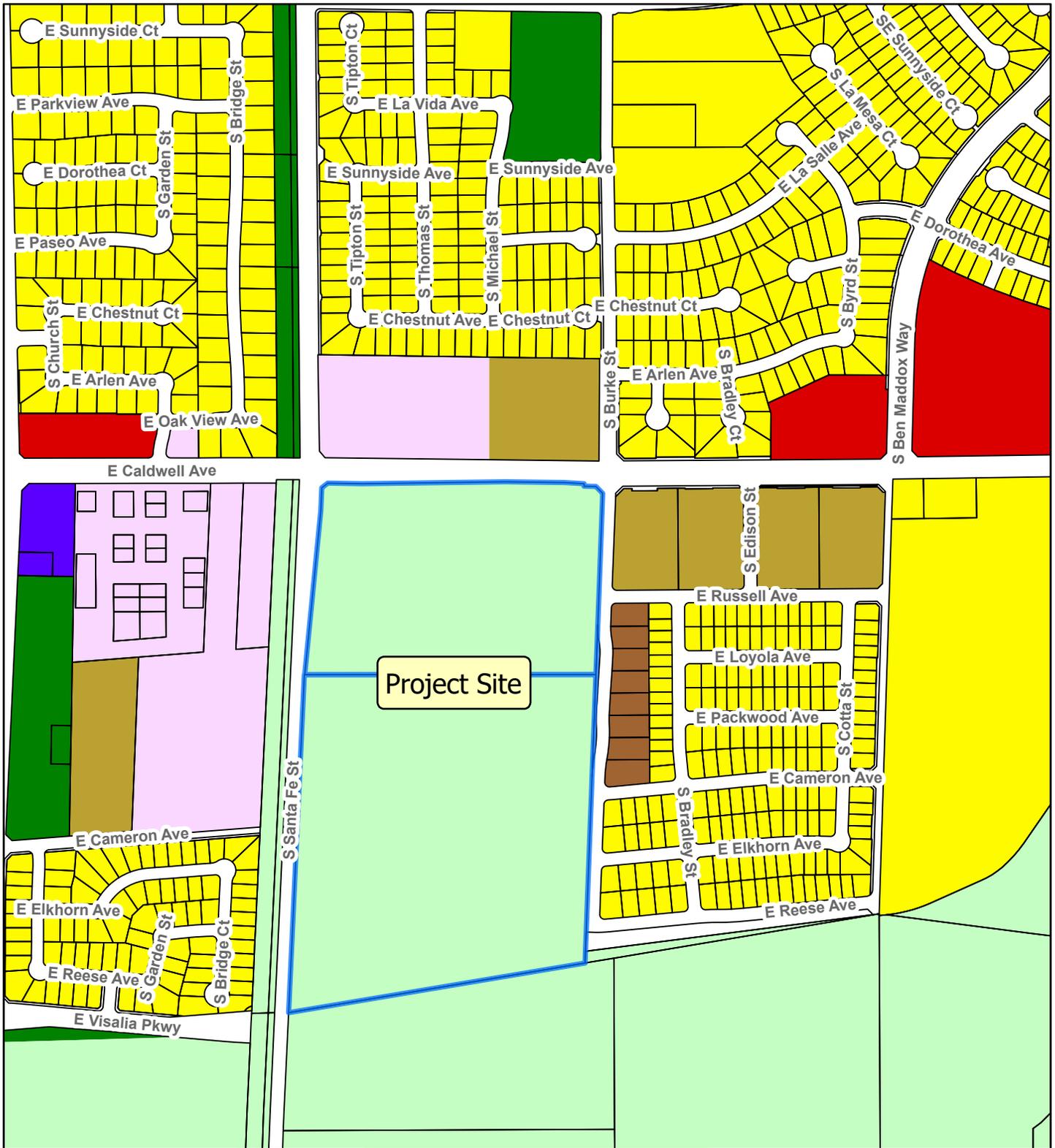


General Plan Land Use Map

0 0.05 0.1 0.2 Miles

- Conservation
- Commercial Mixed Use
- Commercial Neighborhood
- Office
- Public Institutional
- Parks/Recreation
- Residential High Density
- Residential Low Density
- Residential Medium Density



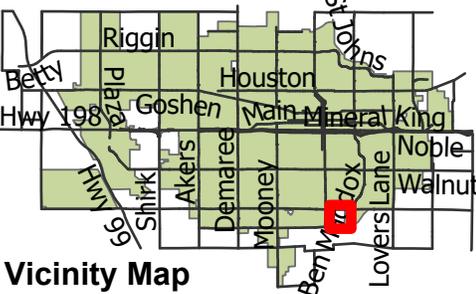


- C-N Neighborhood Commercial
- C-MU Mixed Use Commercial
- O-PA Professional / Admin Office
- QP Quasi-Public
- R-1-5 Single-family Residential
- R-M-2 Multi-family Residential
- R-M-3 Multi-family Residential
- County Areas



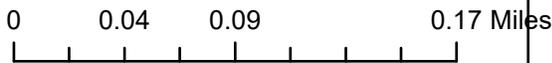
Project Site

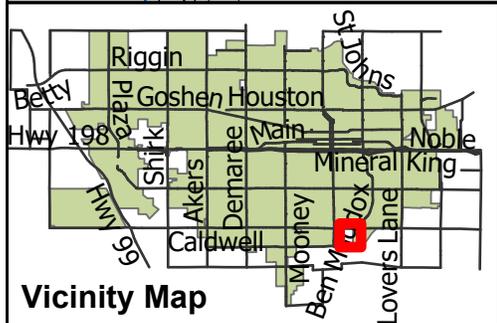
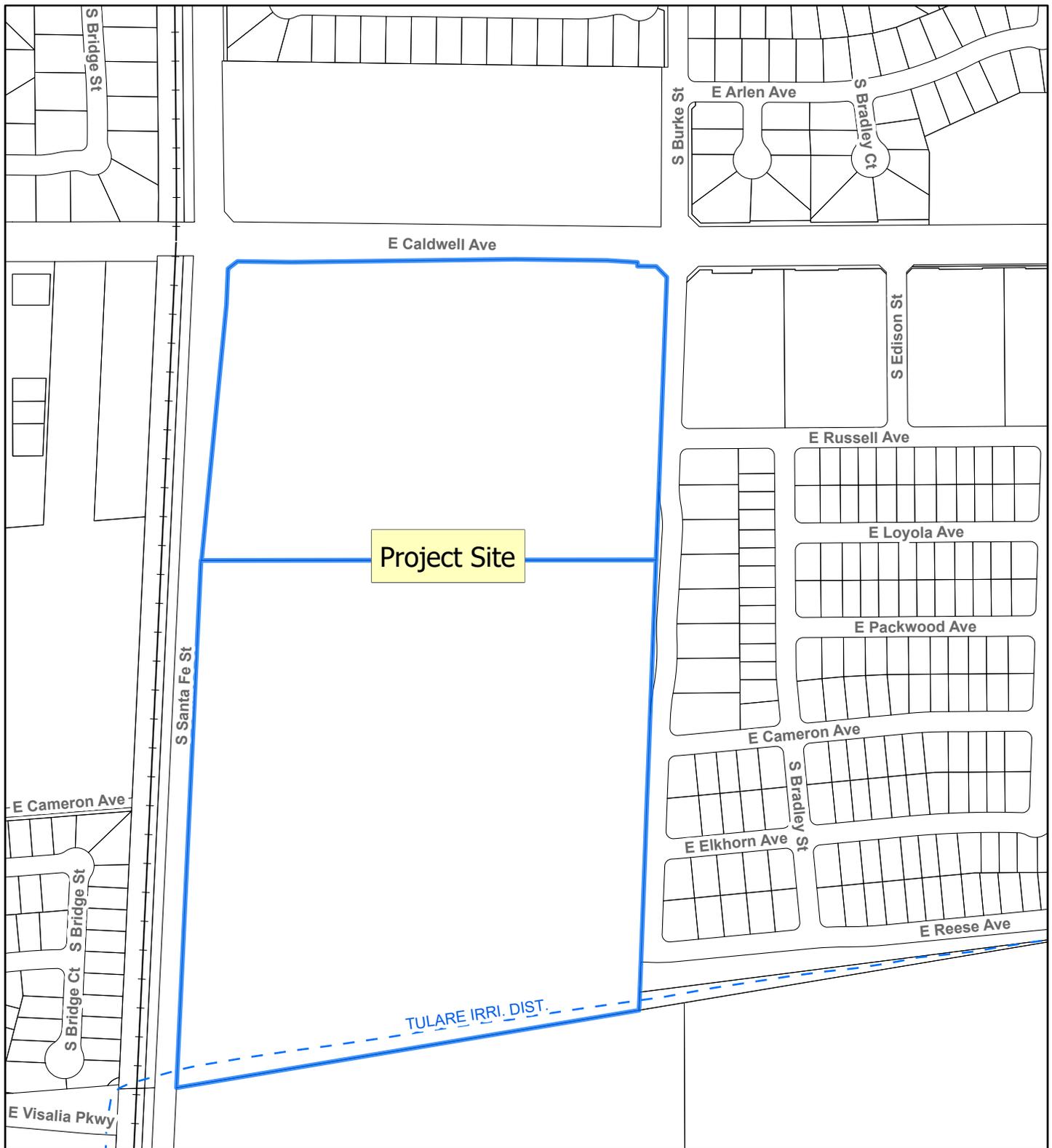
TULARE IRR. DIST.



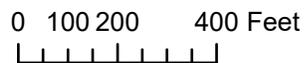
Vicinity Map

Aerial Map





Location Map





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: July 14, 2025

PROJECT PLANNER: Catalina Segovia, Planning Technician
Phone: (559) 713-4449
Email: catalina.segovia@visalia.city

SUBJECT: Conditional Use Permit No. 2025-12: A request by Kaweah Health to amend Conditional Use Permit No. 1130 to expand a behavioral health center by 12,500 square feet and increase the number of beds from 80 to 85. The project site is zoned O-PA (Professional/ Administrative Office Zone) and is located at 1100 South Akers Street (APN: 087-290-024).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2025-12, as conditioned, based upon the findings and conditions in Resolution No. 2025-25. 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. 2025-12, based on the findings and conditions in Resolution No. 2025-25.

PROJECT DESCRIPTION

Conditional Use Permit No. 2025-12 is a request by Kaweah Health to amend Conditional Use Permit No. 1130 to expand a behavioral health center/hospital by 12,500 square feet and increase the number of permitted beds from 80 to 85. The project site is zoned O-PA (Professional/ Administrative Office Zone) and is located at 1100 South Akers Street (APN: 087-290-024). A site plan of the facility with the building expansion area is attached as Exhibit "A", and a floor plan is attached as Exhibit "C".

Per the Operational Statement (Exhibit "B"), the applicant proposes a 12,500-square-foot expansion to the northwest wing of the existing hospital to accommodate 22 additional patient beds and four administrative offices. Conditional Use Permit (CUP) No. 1130 currently allows a maximum of 80 beds; however, only 63 beds are presently in use. The proposed expansion would increase the total number of beds to 85, exceeding the permitted limit under CUP No. 1130. Therefore, the project includes a request to amend CUP No. 1130 to reflect the increased bed count.

Site improvements will include demolition of existing landscaped areas, construction of a new earthen building pad for the hospital addition, installation of new utility services, and flatwork to connect the new structure to the existing pedestrian path of travel to the south. Additional improvements include grading and drainage for newly enclosed yard areas created by the expansion, and the realignment and construction of a new masonry block wall.

In accordance with Chapter 17.34 of the Zoning Ordinance, off-street parking requirements for hospitals are calculated at one space per 250 square feet of office area and one space per three beds. These standards were previously applied to CUP No. 1130. Based on the existing number of parking spaces and the scope of the proposed improvements, no additional parking is required.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Public Institutional
Zoning:	O-PA (Office Professional / Administrative)
Surrounding Zoning and Land Use:	North: O-PA / Sequoia Surgical Center
	South: R-1-5 / Single-Family Homes
	East: QP / Constitution Park
	West: O-PA / Tulare/Akers Professional Center
Environmental Review:	Categorical Exemption No. 2025-27
Special Districts:	None
Site Plan Review:	SPR No. 2024-129

RELATED PROJECTS

Conditional Use Permit No. 1130, a request by Specialty Hospital Group, for the construction of a psychiatric hospital in the QP zone, was approved by the City Council on November 21, 1988. This resulted in the facility that is presently constructed on site.

PROJECT EVALUATION

Staff recommends approval of Conditional Use Permit No. 2025-12, as conditioned, based on the project's consistency with the General Plan Land Use Element and the Zoning Ordinance, including the conditional use permit findings listed in Section 17.38.110.

General Plan Consistency

The Public/Institutional General Plan designation allows for hospitals and health care services. The proposed expansion supports the continuation of these public services and remains consistent with the goals of the General Plan to support accessible medical and behavioral health care within urban areas.

Development Standards

Hospitals are conditionally permitted in the O-PA Zone District, pursuant to Table 17.25.030 of the Visalia Municipal Code. The site complies with development standards for setbacks, height, and lot coverage. The proposed single-story structure will not encroach upon required setbacks or emergency access lanes.

Parking & Circulation

Off-street parking requirements for hospitals are one space per 250 square feet of office area and one space per three beds. Based on these standards, the facility requires 124 spaces. The site currently provides 152 parking spaces; therefore, no additional parking is required.

Primary access is via Akers Street, Tulare Avenue, and a shared driveway with the adjacent Kaweah Health Rehabilitation Hospital. The site is located within a Transportation Area Zone (TAZ) with a low threshold of Vehicle Miles Traveled (VMT) per employee, and is therefore exempt from the City's requirement to prepare a full VMT analysis. The proposed 22-bed expansion would result in an estimated 47 a.m. and 44 p.m. peak-hour trips, which is below the City's threshold requiring a full Traffic Impact Analysis.

Environmental Review

The request to amend Conditional Use Permit No. 1130 for the proposed expansion of the site is considered Categorically Exempt under section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2025-27). This exemption applies to infill projects that meet the following conditions: within city limits; less than 5 acres; surrounded by urban development; capable of being served by public infrastructure; and, not resulting in significant impacts to traffic, noise, air, water, or habitat resources.

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.
3. That the proposed conditional use permit would be compatible with adjacent land uses. The proposed use is compatible with the conditions of Project Approval of the conditional use permit.
4. That 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. 2025-27.

RECOMMENDED CONDITIONS

1. The project shall be developed in substantial conformance with Site Plan Review No. 2024-129 and Exhibits "A" through "F".
2. All conditions of Conditional Use Permit No. 1130 shall remain in effect unless modified by this permit.
3. All signage shall comply with the City of Visalia Sign Ordinance (Visalia Municipal Code Chapter 17.48) and require a separate sign permit.
4. Lighting shall be downcast and shielded to minimize impacts to adjacent residential uses.
5. Mechanical equipment and trash enclosures shall be screened from public view.
6. New fencing shall comply with VMC Section 17.36.050 (Fences, Walls and Hedges).
7. Any significant change in use, operational intensity, or site layout, or an increase beyond 85 beds, shall require a Conditional Use Permit amendment.
8. The project shall comply with all applicable local, state, and federal regulations.

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:

- Resolution No. 2025-25
- Exhibit "A" – Site Plan
- Exhibit "B" – Operational Statement
- Exhibit "C" – Floor Plan
- Exhibit "D" – Elevations
- Exhibit "E" – Landscape Plan
- Exhibit "F" – Conditional Use Permit No. 1130
- Site Plan Review Comments No. 2024-129
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- 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. 2025-12

PROJECT TITLE

The site is located at 1100 South Akers Street (APN: 087-290-024).

PROJECT LOCATION

Visalia

Tulare

PROJECT LOCATION - CITY

COUNTY

A request to amend Conditional Use Permit No. 1130, to allow for the expansion of the existing behavioral health facility by 12,500 square feet and increase the number of beds from 80 to 85..

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY APPROVING PROJECT

Kaweah Delta Health Care District, 1100 S Akers St., Visalia CA 93277

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Jarred Olsen, Provost & Pritchard Consulting Group, 400 E Main St, Suite 300, 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 15332**
- Statutory Exemptions- State code number:

Existing facilities – site expansion is less than 10,000 sq. ft. and all existing infrastructure is existing.

REASON FOR PROJECT EXEMPTION

Catalina Segovia, Planning Technician

(559) 713-4449

CONTACT PERSON

AREA CODE/PHONE

July 7, 2025

DATE

Brandon Smith, AICP
Environmental Coordinator

RELATED PLANS AND POLICIES

VISALIA MUNICIPAL CODE

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.

17.38.020 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 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.

17.38.070 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 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.

Chapter 17.20

Office Zones

17.20.010 Purposes.

- A. The several types of office zones included in this chapter are designed to achieve the following:
 1. Provide appropriate areas for various types of offices to be concentrated for the convenience of the public, and to be located and grouped on sites that are in logical proximity to the respective geographical areas and respective categories of patrons that they serve in a manner consistent with the general plan;
 2. Maintain the central downtown business district (Conyer Street to Tipton and Murray Street to Mineral King Avenue including the Court-Locust corridor to the Lincoln Oval area) as Visalia's traditional, medical, professional, retail, government and cultural center;
 3. Protect office areas from excessive noise, illumination, unsightliness, odor, smoke, and other objectionable influences;
 4. Ensure compatibility with adjacent land uses.
- B. The purpose of the individual office land use zones are as follows:
 1. Professional/Administrative Office Zone—(O-PA). The purpose and intent of the professional/administrative office zone district is to provide areas for professional and administrative offices where they can be effectively integrated into surrounding areas.
 2. Office Conversion Zone—(OC). The purpose and intent of the office conversion zone district is to promote the conversion, rather than the demolition, of existing residential structures where feasible, in designated areas for low-intensity administrative and professional offices. Office uses that are typically high generators of vehicle trips or parking need generators are not provided in this district. This zone will create opportunities for the long-term preservation of historic structures and the residential character of non-historic neighborhoods through the office conversion process. The development criteria will reduce the potential for land use conflicts between the office conversion sites and their adjacent residential neighborhoods. These provisions will serve to maintain the streetscape through architectural compatibility and the placement of on-site parking at the rear of the sites. This will also serve to maintain the historic and aesthetic character of the core area. (Ord. 2017-01 (part), 2017: prior code § 7372)

17.20.015 Applicability.

The requirements in this chapter shall apply to all property within the O-PA and O-C zone districts. (Ord. 2017-01 (part), 2017)

17.20.020 Permitted uses.

Permitted uses in the O-PA and OC zones shall be determined by [Table 17.25.030](#) in Section [17.25.030](#). (Ord. 2017-01 (part), 2017: prior code § 7375)

17.20.025 Conditional and temporary uses.

Conditional and temporary uses in the O-PA and OC zones shall be determined by [Table 17.25.030](#) in Section [17.25.030](#). (Ord. 2017-01 (part), 2017: prior code § 7375)

17.20.030 Required conditions.

- A. A site plan review permit must be obtained for all development in the O-PA and O-C zones subject to the requirements and procedures in [Chapter 17.28](#);

- B. All businesses, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and loading areas, outdoor dining areas, and play areas. (Ord. 2017-01 (part), 2017: prior code § 7380)

17.20.040 Off-street parking and loading facilities.

- A. Off-street parking facilities and off-street loading facilities shall be provided as prescribed in [Chapter 17.34](#).
- B. On-site parking is prohibited in the front and street side setback areas for O-C zoned properties;
- C. Adequate parking for OC zoned properties must be provided on site to serve the desired office use. Parking is to be developed at the rear of the subject site, and should be master planned with adjacent sites to allow the common use of planter strips, access points and handicap parking spaces to the greatest extent possible. (Ord. 2017-01 (part), 2017: prior code § 7385)

17.20.050 Development standards in the O-PA zone.

The following development standards shall apply to property located in the O-PA zone:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
 - 1. Front: fifteen (15) feet;
 - 2. Rear: zero (0) feet;
 - 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 - 4. Side: zero (0) feet;
 - 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 - 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
 - 1. Front: fifteen (15) feet;
 - 2. Rear: five (5) feet;
 - 3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
 - 4. Side: five (5) feet (except where a building is located on side property line);
 - 5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
 - 6. Street side on corner lot: ten (10) feet. (Ord. 2017-01 (part), 2017)

17.20.060 Development standards in the O-C zone.

The following development standards shall apply to property located in O-C zone district These standards would include, but not be limited to, the application of consistent height and bulk, matching setbacks, and compatible architectural design that will be reviewed and approved through the site plan review process:

- A. Minimum site area: five thousand (5,000) square feet.
- B. Maximum building height: thirty (30) feet.
- C. Minimum required yards (building setbacks):
 - 1. Front: shall be consistent with adjacent primary setbacks or a minimum of twenty-five (25) feet. On interior lots where adjacent structures are less than twenty-five (25) feet, averaging may be used;
 - 2. Rear: twenty-five (25) feet.

3. Side: five (5) feet;
4. Street side on corner lot: ten (10) feet;
- D. Minimum required landscaped yard (setback) areas:
 1. Front: twenty-five (25) feet or consistent with building setbacks;
 2. Rear: five (5) feet, except where there is alley access.
3. Side: five (5) feet;
4. Street side on a corner lot: ten (10) feet or consistent with building setbacks;
- F. Additional standards:
 1. Maintain front and street side residential setbacks, in addition to maintaining and enhancing the historical residential streetscape;
 2. Develop existing alleys to a width of eighteen (18) to twenty (20) feet. Dedication or irrevocable offer of dedication of up to two feet per lot will be required, excepting sites that have a primary structure located in the dedication area and for which there is adequate parking on the site;
 3. Signs shall be compatible with the character of the main structure, and shall comply with the provisions of [Chapter 17.48](#).
 4. Existing structures that are compatible with the adjacent properties and streetscape shall be maintained as the primary structure for a site;
 5. All additions and alterations shall be consistent with the existing design of the primary unit as determined through the site plan review process;
 6. Offices that are of a twenty-four (24) hour use or high-volume customer destination that cannot be accommodated through on-site parking are prohibited adjacent to residential neighborhoods. (Ord. 2017-01 (part), 2017)

RESOLUTION NO. 2025-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2025-12: A REQUEST BY KAWEAH HEALTH TO AMEND CONDITIONAL USE PERMIT NO. 1130 TO EXPAND A BEHAVIORAL HEALTH CENTER BY 12,500 SQUARE FEET AND INCREASE THE NUMBER OF BEDS FROM 80 TO 85. THE PROJECT SITE IS ZONED O-PA (PROFESSIONAL/ ADMINISTRATIVE OFFICE ZONE) AND IS LOCATED AT 1100 SOUTH AKERS STREET (APN: 087-290-024).

WHEREAS, Conditional Use Permit No. 2025-12, is a request by Kaweah Health to amend Conditional Use Permit No. 1130 to expand a behavioral health center by 12,500 square feet and increase the number of beds from 80 to 85. The project site is zoned O-PA (Professional/ Administrative Office Zone) and is located at 1100 South Akers Street (APN: 087-290-024); and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said commission on July 14, 2025; and,

WHEREAS, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2025-12, as conditioned by staff, 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 project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption No. 2025-27.

NOW, THEREFORE, BE IT RESOLVED, that Categorical Exemption No. 2025-27 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:

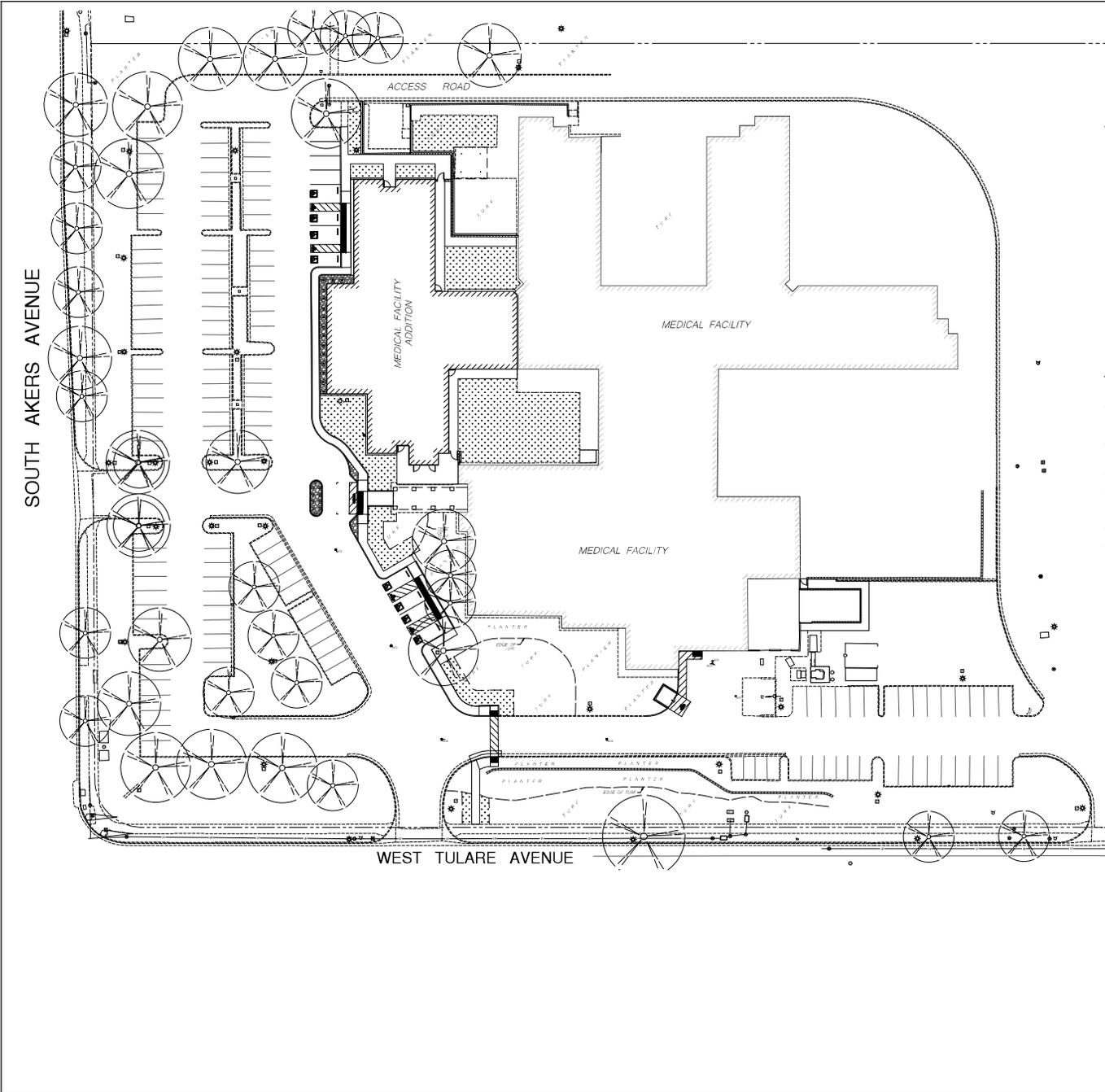
1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.
3. That the proposed conditional use permit would be compatible with adjacent land uses. The proposed use is compatible with the conditions of Project Approval of the conditional use permit.

4. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption No. 2025-27.

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

1. The project shall be developed in substantial conformance with Site Plan Review No. 2024-129 and Exhibits "A" through "F".
2. All conditions of Conditional Use Permit No. 1130 shall remain in effect unless modified by this permit.
3. All signage shall comply with the City of Visalia Sign Ordinance (Visalia Municipal Code Chapter 17.48) and require a separate sign permit.
4. Lighting shall be downcast and shielded to minimize impacts to adjacent residential uses.
5. Mechanical equipment and trash enclosures shall be screened from public view.
6. New fencing shall comply with VMC Section 17.36.050 (Fences, Walls and Hedges).
7. Any significant change in use, operational intensity, or site layout, or an increase beyond 85 beds, shall require a Conditional Use Permit amendment.
8. The project shall comply with all applicable local, state, and federal regulations.

Exhibit "A"



LANDSCAPE LEGEND:

SYMBOL / NAME	CULTIVAR NAME	QTY	SIZE
⊙	MORNE BICOLOR	FORTHOUGH L.Y.	16 5 GAL
⊙	MAUNDI DOMESTICA COMPACTA	DWARF HEARTSELY SAMBO	16 5 GAL
□	AG SOLIFARM 'CELEBRATION' 800		9,650+ S.F.
■	1" THICK DECOMPOSED GRANITE SURFACE	ROSENBAUM BUCKNER, SANTA FE TAN	705+ S.F.

PLANT NOTES:

- QUANTITIES ARE DESIGN ENGINEER'S ESTIMATE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL MATERIAL APPROVED ON PLAN.
- DO NOT UNNECESSARILY INTERFERE WITH CONSTRUCTION AS SHOWN UNLESS IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AFFECT GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN NOTED IN THIS DESIGN. ANY CHANGES SHALL BE IMMEDIATELY REPORTED TO THE ATTENTION OF THE DESIGN ENGINEER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- SEE SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS AND EXECUTION.
- ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
- FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.
- SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD (EARY) 1/1" DIMENSION AND BACK-SILL REQUIREMENTS.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR SHALL CONTACT PROJECT ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONTACTS KNOWN TO THE DESIGN ENGINEER WILL RESULT IN CONTRACTOR'S LIABILITY TO RESOLVE THE MATTER.
- NO PLANTING SHALL BE DONE UNTIL INSTALLATION OF THE IRRIGATION SYSTEM IS COMPLETE. FINAL ZONING HAS BEEN ESTABLISHED. PLANTING AREAS HAVE BEEN PROPERLY GRADED, SOIL PREPARED, WATER TEST APPROVED IN PRESENCE OF OWNER'S AUTHORIZED REPRESENTATIVE AND THE WORK APPROVED BY THE DESIGN ENGINEER.
- RECONDITIONING FERTILIZER SHALL BE CALIBRATED AND WATER ANALYSIS FROM CONSTRUCTION OCCURS. RECONDITIONING SHALL INCLUDE BUT NOT NECESSARILY BE LIMITED TO SOIL/PAVING, FERTILIZER, SOIL, SOIL INfiltration, FINE GRADING, TURF INSTALLATION AND TURF ESTABLISHMENT.
- WHERE NEW CONSTRUCTION OCCURS ADJACENT TO EXISTING PLANT MATERIAL, CARE SHALL BE TAKEN TO PROTECT SUCH PLANTING, FROM EXISTING AREAS AS REQUIRED.
- SEE SHEET L-2, IRRIGATION PLAN, FOR IRRIGATION SYSTEM ARRANGEMENTS.
- SEE SHEET L-4, IRRIGATION DETAILS, FOR IRRIGATION SYSTEM DETAILS.
- INSTALL CORRELL HAIR WALDIA 2" THICK, IN PLANTER AREAS WHERE DECOMPOSED GRANITE IS NOT INSTALLED.

Alan Mok Engineering
 Alan Mok, PE, PLS.
 LEED AP
 Principal
 1423 N. SHAW AVENUE, #108
 FREEDO, CALIFORNIA 93711
 TEL: 559-252-2878
 FAX: 559-252-2887
 WWW.ALMOKENGINEERING.COM

PROJECT:
KAWEAH MENTAL HEALTH HOSPITAL SITE IMPROVEMENTS

LOCATION:
 1100 S. Akers Rd.
 Visalia, CA 93277
 (559) 624-3300

DRAWN FOR:
 Kaweah Mental Health Hospital

LOCATION:
 1100 S. Akers Rd.
 Visalia, CA 93277
 (559) 624-3300

ALAN K. MOK, P.E., R.G.E. 02119
 EDWARD N. WONG, P.E., R.C.E. 54740



ALL THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF ALAN MOK ENGINEERING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF ALAN MOK ENGINEERING IS STRICTLY PROHIBITED. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

REVISIONS:

NO.	DATE	DESCRIPTION

SHEET DESCRIPTION:
LANDSCAPE PLAN

PROJECT COORDINATOR: JSM
 PROJECT NO: 224-0297
 DATE: 2/14/2025
 SCALE: AS NOTED

SHEET NO: **L3**



PROVOST & PRITCHARD CONSULTING GROUP

400 E Main St, Ste 300 • Visalia, CA 93291 • (559) 636-1166
www.provostandpritchard.com

April 14, 2025

Community Development Department
City of Visalia
315 East Acequia Avenue
Visalia, CA 93291

RE: Operational Statement for the Kaweah Health Behavioral Health Center Expansion Project

To the Community Development Department:

Kaweah Health proposes to expand the existing behavior health hospital located at the northeast corner of South Akers and West Tulare Streets at 1100 South Akers Street. The property is located in the O-PA (Professional/Administrative Office) zone and is planned for Public/Institutional by the General Plan. The O-PA zone permits psychiatric hospitals, including treatment and/or substance abuse, subject to the approval of a Conditional Use Permit. The existing behavioral center was originally approved under Conditional Use Permit (CUP) No. 1130 in 1988.

An additional CUP (CUP 2006-12) was approved in 2006 which allowed an 11,400 square foot medical office building for use as a dialysis center, currently built on the northeastern portion of the parcel, and is unrelated to this proposal.

Behavioral Health Center Expansion

This project proposes an 12,500 square foot building addition that will extend off the existing northwest wing of the hospital to accommodate 22 additional beds and 4 offices. Site improvements include demolition of existing landscape areas, construction of a new earthen building pad for the hospital expansion, new utility services and site flat work connecting the new addition to the existing path of travel, grading and drainage design for the new enclosed yards created by the addition, realignment and new masonry block wall and various improvements necessary to accommodate the building addition. The area disturbed would be less than five (5) acres.

	Office Floor Area	Beds	Employees
Permitted	27,800	80	
Existing	24,000	63	72
Existing + Proposed	24,000	85	111

Parking

The zoning ordinance mandates one parking space for every two hundred fifty (250) square feet for hospital office floor area, and one parking space for every three (3) beds. This formula was previously applied to CUP No. 1130 and is presumed to continue to apply. Based on the existing number of parking stalls and the proposed changes to the site, no additional parking is warranted.

	Parking Ratio	Permitted	Existing	Existing + Proposed
Office Parking	1 stall per 250 ft ²	111	96	96
Bed Parking	1 stall per 3 beds	27	19	28
Parking Stalls Required		138	115	124
Parking Stalls On-Site		152	152	152

The project would be consistent with the General Plan’s land use designation of the site, and proposes to comply with all applicable zoning designation and regulations.

Traffic Generation

The project site is located in a Low VMT area, as denoted by Figure 7 of the *City of Visalia VMT Thresholds and Implementation Guidelines*. According to the 11th Edition of *Trip Generation Manual* prepared by the Institute of Traffic Engineers, a hospital (Land Use Code 610) would generate 1.79 peak AM and 1.69 peak PM trips, respectively, for every 1 bed. Therefore, the Project’s 26-bed expansion would generate an additional 47 peak AM and 44 peak PM trips. Pursuant to the Table 1 of the *City of Visalia Procedures for Traffic Impact Analysis (TIA)*, non-residential projects that generate less than 100 peak trips warrant a Traffic Impact Statement discussing site access drives and existing driveways and intersections in the vicinity. The following paragraph is intended to meet this requirement.

Site access drives are a minimum 24-feet in width. The Akers and Walnut intersection has a 30-foot radius curb returns at each corner. Access points to the site are existing from the following streets and developments: 1) Akers Street: one (1) 20-foot radius curb return driveway approximately 30 feet in width, located approximately 180 feet north of the Akers/Walnut curb return; 2) Walnut Avenue: two (2) 20-foot radius curb return driveways, approximately 30 and 34 feet in width, located 170 feet east of the Akers/Walnut curb return and 400 feet between each driveway; and 3) the private access point shared with the Kaweah Health Rehabilitation Hospital immediately to the north.

Biological Resources, Noise, and Air and Water Quality

The proposed addition would occur on an existing site in an existing urban area. Therefore, it has no value as habitat for endangered, rare, or threatened species. Noise-generating activities would occur inside of an enclosed building. The additional vehicular trips resulting from the addition would add a negligible amount of noise along existing major streets. Additional air emissions would occur from the addition, but would not result in exceedances of established San Joaquin Valley Air Pollution Control District thresholds of significance. The addition can be adequately served by existing water, wastewater, and stormwater facilities. No significant effects on those resources would occur.

Utilities

The site can be adequately served by Southern California Edison, Southern California Gas Company, the City of Visalia, and the California Water Service.

Respectfully,

Jarred Olsen, AICP
Senior Planner
jo

Attachments:

1. City Council Resolution No. 88-167, Approving Conditional Use Permit No. 1130
2. Clarification of Conditional Use Permit No. 1130 Condition #2

3. Exhibits referenced in Conditional Use Permit No. 1130

RESOLUTION NO. 167

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF VISALIA APPROVING CONDITIONAL
USE PERMIT NO. 1130 TO ALLOW THE ESTABLISHMENT
OF A SPECIALITY HOSPITAL IN QP ZONE
FOR THE PROPERTY LOCATED AT THE NORTHEAST
CORNER OF TULARE & AKERS ROAD,
NATIONAL MEDICAL ENTERPRISES, INC.

WHEREAS, a conditional use permit application was filed by National Medical Enterprises, Inc. to allow the establishment of a specialty hospital in QP zone for the property located at the northeast corner of Tulare Avenue and Akers Road, City of Visalia; and

WHEREAS, the Planning Commission of the City of Visalia, after ten (10) days published notice did hold a public hearing before said Commission on November 14, 1988; and

WHEREAS, the City Council of the City of Visalia finds the conditional use permit in accordance with Section 7536 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, a Negative Declaration was prepared by Visalia Unified School District as Lead Agency.

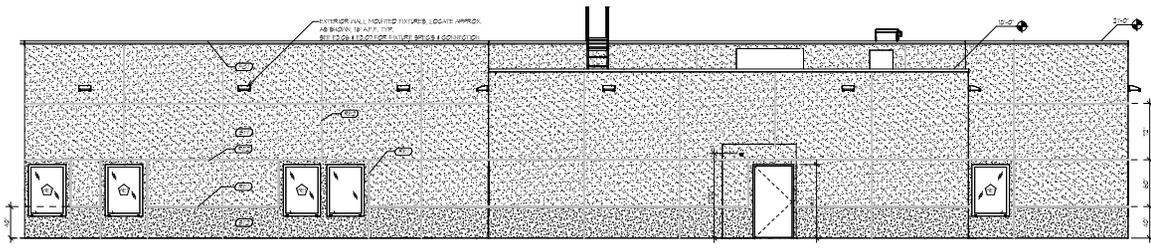
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the use is appropriate based on the proposed conditions which would assure that the site develops consistent with Visalia Zoning Ordinance criteria.
2. That the use, as proposed with the following conditions, will not be materially injurious to the public health, safety, or welfare.
3. That the proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and purpose of the zone in which the site is located.
4. That the proposed development is consistent with the Land Use Element of the General Plan and with the West Visalia Specific Plan.

BE IT FURTHER RESOLVED that the City Council recommends approval of the conditional use permit on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 7538 of the Ordinance Code of the City of Visalia, subject to the following conditions:

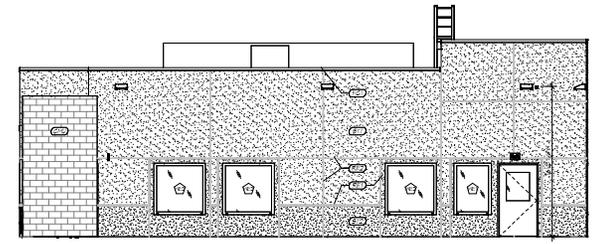
1. That development of the site shall be in substantial compliance with the plans submitted.
2. That the facility shall be operated as submitted in the application as a facility for voluntary, non-violent patients.

Exhibit "D"

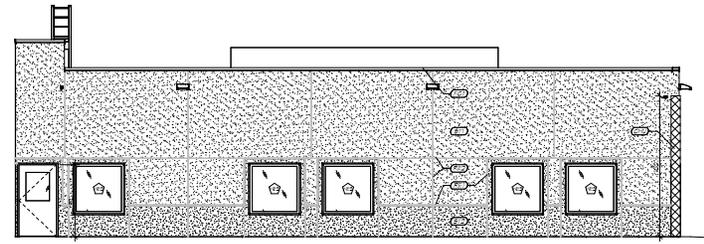


1 NORTH
3/16" = 1'-0"

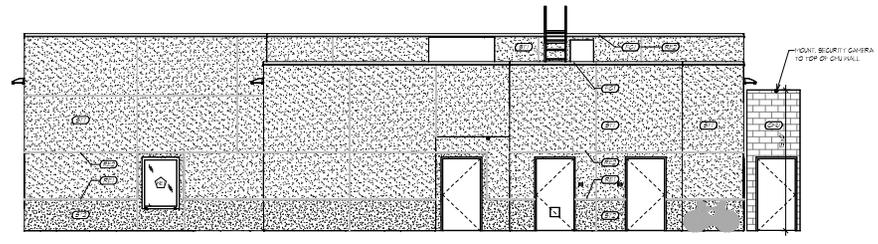
- FINISH**
- CMU 12" x 16" x 8" CONCRETE BLOCK WALL, PAINTED TO MATCH STUCCO
 - FD PARQUET METAL FLASHING CAP
 - ST1 LA HABRA STUCCO W/BS VANILLA
 - ST2 LA HABRA STUCCO W/TZ ADOBE
 - RE 3" x 1/4" RED EAL TRAY 305 3/16" DRATE STAINLESS
 - RD 5/16" x 1" B CONTROL JOINT CLARA DETRITRICH KALIS
 - PK WINDOW BRONZE ANODIZED INSULATED + SECURITY GLAZED SEE A8.02



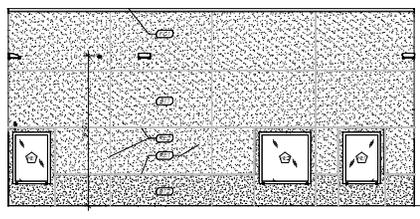
2 EAST @ SOUTH YARD
3/16" = 1'-0"



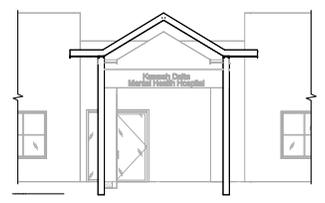
3 EAST @ NORTH YARD
3/16" = 1'-0"



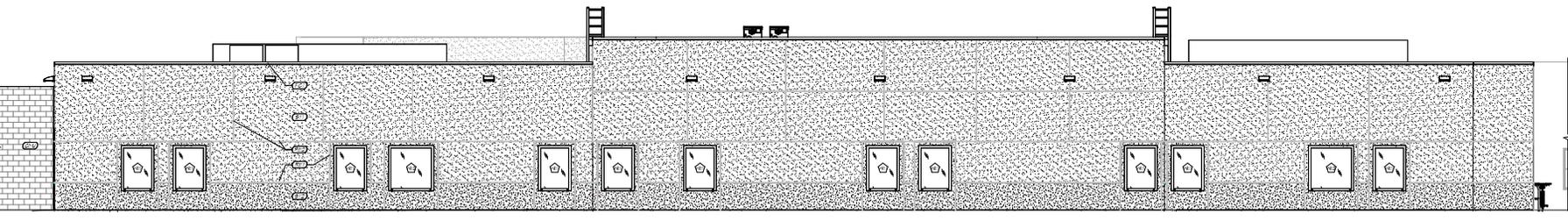
4 SOUTH EXTERIOR
3/16" = 1'-0"



5 SOUTH @ SOUTH YARD
3/16" = 1'-0"



6 WEST @ CANOPY
3/16" = 1'-0"



7 WEST
3/16" = 1'-0"



URATORE ASSOCIATES
ARCHITECTS

REV.	DESCRIPTION	DATE

DATE: 10/14/25
SCALE: 3/16" = 1'-0"
JOB NO: 2025



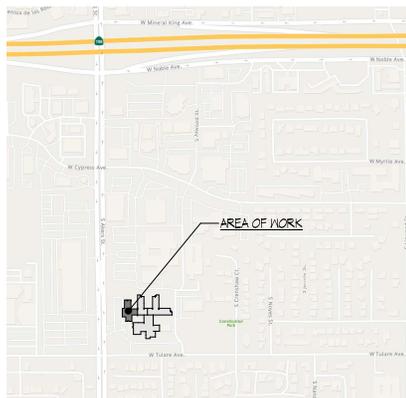
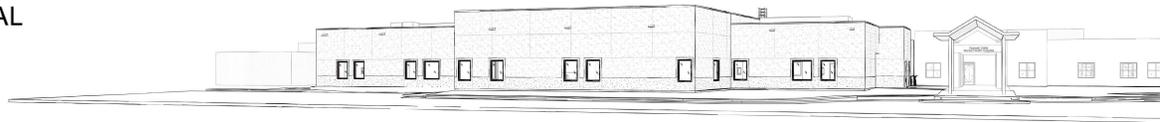
KAWEAH HEALTH
MENTAL HEALTH HOSPITAL
1100 S Akers St
Visalia, CA 93217

PROJECT: 1040994-5420
PROJECT: 1040994-5420

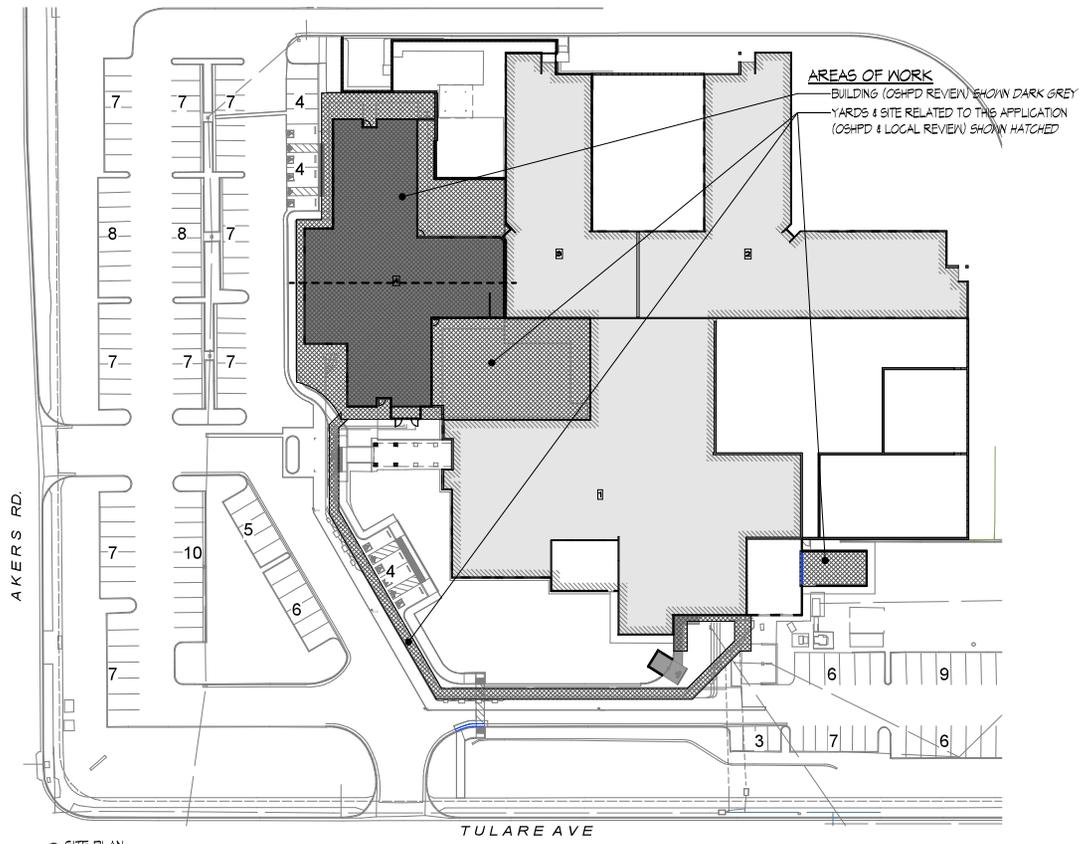
Mental Health Expansion

EXTERIOR ELEVATIONS &
BUILDING SECTIONS

Mental Health Expansion
KAWEAH HEALTH
MENTAL HEALTH HOSPITAL
 1100 S Akers St
 Visalia, CA 93277



VICINITY MAP
1" = 400'-0"



SITE PLAN
1" = 20'-0"



URATOP ASSOCIATES

REV.	DESCRIPTION	DATE

DATE: 10/14/22
 SCALE: AS SHOWN
 JOB NUMBER:



KAWEAH HEALTH
 MENTAL HEALTH HOSPITAL
 1100 S Akers St
 Visalia, CA 93277

Mental Health Expansion

SITE PLAN

A-1

CITY OF VISALIA

REPORT

TO: VISALIA PLANNING COMMISSION
 FROM: PLANNING DIVISION
 SUBJECT: CONDITIONAL USE PERMIT NO. 1130

DATE: NOVEMBER 14, 1988

PROJECT PLANNER: JANET JIGGERIAN

GENERAL INFORMATION

1. Applicant: National Medical Enterprises, Inc.
2. Requested Action: Approval of a conditional use permit to allow the establishment of a specialty hospital
3. Location: At the northeast corner of Tulare Avenue and Akers Road (APN 087-290-16)
4. General Plan Designation/Zoning: The Land Use Element designates the site as Professional Office. The West Visalia Specific Plan shows the site for Residential development. The property is zoned QP (Quasi-Public).
5. Property Configuration/Area: The site is rectangular in shape with approximately 465' of frontage along Akers Road and 800' along Tulare Avenue. The site contains 9.5 acres.
6. Surrounding Zoning/Land Use:

North:	QP, PA - Vacant, professional office
South:	R-1-6; Residential, mobile home park (southwest)
East :	QP, R-1-6; Detention basin and residential
West :	A, QP; Vacant, Central Valley Christian School (private)
7. Environmental Review: Negative Declaration
8. Site Plan Review: Approved October 5, 1988

BACKGROUND1. Project Description:

The applicants are proposing the construction of a 56,800 sq. ft. single-story hospital facility. The facility will treat children, adolescents and adults who suffer from psychiatric and substance abuse problems. No violent or criminally ill patients will be treated at this facility.

3. Parking:

According to the site plan submitted, parking will be provided for 153 cars. Under City parking standards, a minimum of 139 spaces would be required based on 27,800 sq. ft. of office and support area (at a ratio of one space/250 sq. ft.) and a maximum 80-bed capacity (at a ratio of one space/3 beds). The proposed design, therefore, provides for adequate parking.

4. Signs:

Section 7613 of the Zoning Ordinance sets forth the policy that signs for public and quasi-public uses that are approved through the conditional use permit procedure should be approved as part of the conditional use permit. Criteria used in similar instances are as follows:

Maximum height:	6'
Maximum area:	30 sq. ft. (per side)
Lighting:	Exterior illumination only
Minimum setback:	10' from property line

Sign plans submitted with the application indicate one monument sign to be located at the corner of Tulare and Akers. Dimensions of the sign as submitted are 12' long by 7'6" high with 48 sq. ft. of signage area.

A sign of that size would greatly exceed the criteria used by staff for similar uses as indicated above. Staff's recommendation would be to limit the size of the sign through a condition of approval to be consistent with signing for office use.

Approval of building plans for medical/hospital facilities fall under the jurisdiction of the State Fire Marshal. Therefore, building permits are not issued by the City nor does the City conduct any inspections. Installation of improvements required through conditions of approval, normally enforced at the local permit level have been modified to reflect the approval of the City Fire Marshal.

STAFF EVALUATION

In order to approve a conditional use permit the Planning Commission must find that: 1) the proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and purposes of the zone in which the site is located; and 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's health, safety, or welfare, or materially injurious to the properties or improvements within the vicinity.

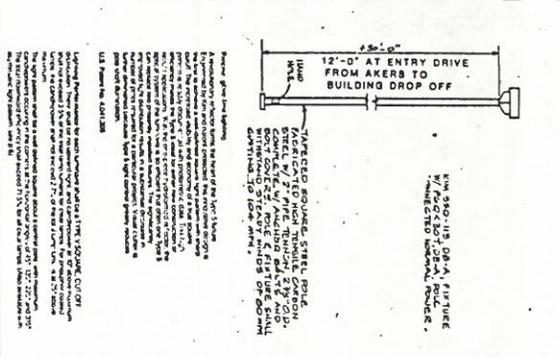
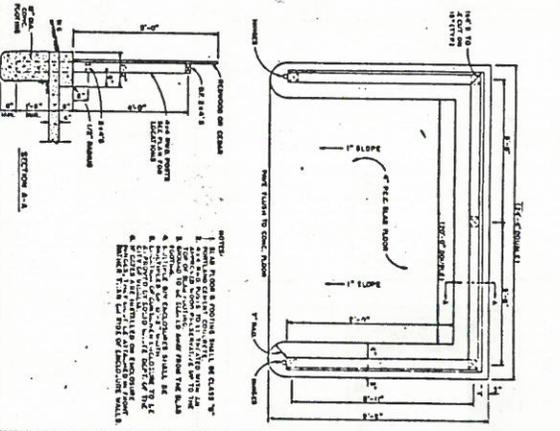
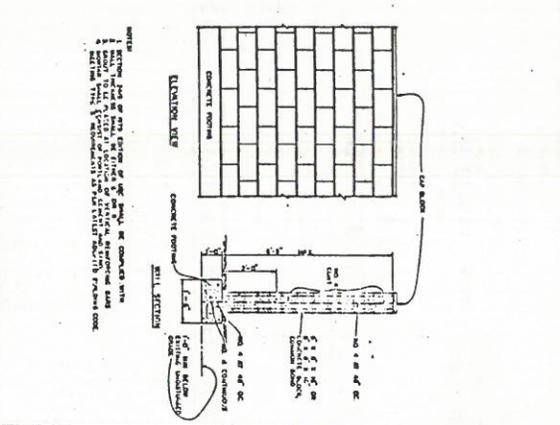
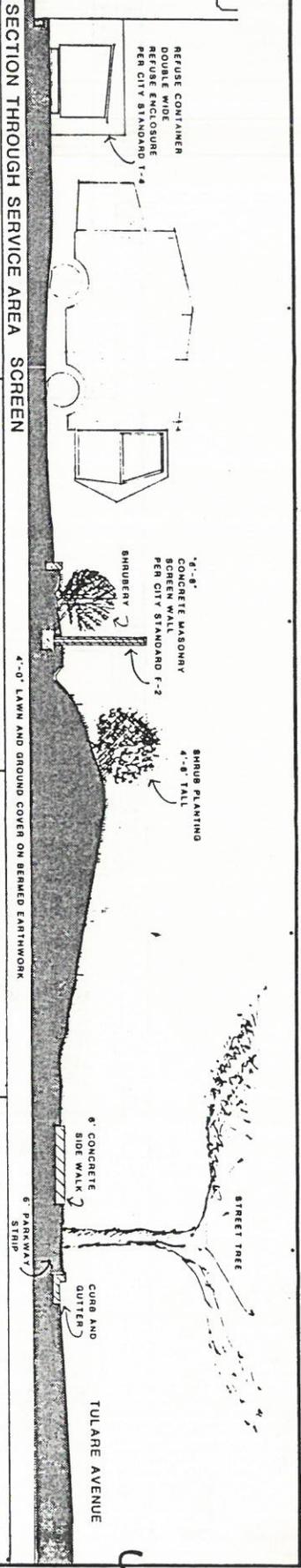
The proposal has been reviewed through Site Plan Review and the design has been determined to be adequate. In addition, conditions of approval may be imposed to ensure compliance with City codes and ordinances.

5. That should the open space area be utilized as a part of the storm drainage system, it be designed as an integral part of the open space with side slopes not to exceed a grade of 6:1. The landscape plan is to include all grades and mechanical equipment and is to be approved by the Planning Division and Engineering Department.
6. That a lighting plan be reviewed and approved prior to approval of the building plans by the City Fire Marshal. Lighting shall be designed as to deflect lighting away from adjacent residential properties and roads.
7. That the building be constructed consistent with the building elevation as indicated in Exhibit D and with the materials as shown on said Exhibit.
8. That all roof mounted equipment and access ladders be screened from view from public right-of-ways.
9. That all mechanical equipment and trash enclosures be screened from view from public right-of-ways.
10. That the proposed monument sign be located no closer than 10' from any property line; be exterior illuminated only; be a maximum of 6' in height; and contain a maximum of 30 sq. ft. of display area per side.
11. That all signs shall be subject to permit by the City of Visalia, including site identification signs and directional signs (which are limited to circulation only).
12. That the building be sprinklered for fire suppression and that a fire access road be installed as indicated on the site plan.
13. That a bus stop be provided as indicated on the site plan.
14. That any further development, physical expansion of the facility or ancillary uses, increase in number of beds or significant change of services beyond what was indicated in the application would be subject to future conditional use permit approval.
15. That no portion of the property covered under this use permit shall be sold or used for purposes other than those expressly permitted in this use permit unless a new conditional use permit is approved. This does not preclude the site being sold as a unit and continued operation in compliance with the conditions as specified herein.
16. Development shall be in compliance with the comments of the Site Plan Review Committee.
17. All other applicable Visalia codes and ordinances.

ldt

Exhibits

2. That the facility shall be operated as submitted in the application as a facility for voluntary, non-violent patients.
3. That the landscape plan be reviewed and approved by the Planning Division and Engineering Department prior to City approval of the building plans by the City Fire Marshal. The landscape plan is to provide for the following elements:
 - a. a canopy of deciduous trees in the parking lots to provide shade during summer months;
 - b. planting techniques to a minimum of City specifications;
 - c. six inch (6") concrete curbing around all landscape planters;
 - d. a concrete mow strip along the north property line to delineate the site;
 - e. the landscape construction drawings are to be designed consistent with the concept plan;
 - f. the landscape plan be designed to provide screening to the residential properties located to the east of the site;
 - g. the irrigation controllers and mechanical equipment be incorporated in the design so as to be screened by plant material or berming.
4. That the landscaping and all on- and off-site improvements be installed prior to occupancy of the facility.
5. That should the open space area be utilized as a part of the storm drainage system, it be designed as an integral part of the open space with side slopes not to exceed a grade of 6:1. The landscape plan is to include all grades and mechanical equipment and is to be approved by the Planning Division and Engineering Department.
6. That a lighting plan be reviewed and approved prior to approval of the building plans by the City Fire Marshal. Lighting shall be designed as to deflect lighting away from adjacent residential properties and roads.
7. That the building be constructed consistent with the building elevation as indicated in Exhibit D and with the materials as shown on said Exhibit.
8. That all roof mounted equipment and access ladders be screened from view from public right-of-ways.
9. That all mechanical equipment and trash enclosures be screened from view from public right-of-ways.
10. That the proposed monument sign be located no closer than 10' from



Approved by Mill Creek Park Hospital Improvement Standards	City of Visalia Improvement Standards	City of Visalia Improvement Standards	City of Visalia Improvement Standards
Concrete Block Fence Detail	F-2	Wooden Retain Wall Detail (For 6' cubic yard high)	T-4
			EXTERIOR LIGHTING FIXTURE

TITLE & DETAILS	
DATE	10-14-88
CHECKED	
DRAWN	
PROJECT NO.	
REVISIONS	

MILL CREEK PARK HOSPITAL
 VISALIA CALIFORNIA
 CORNER OF TULARE AVENUE AND AVERS ROAD

NAME
 Specialty Hospital Group
 Medical Building



BROWN LEARY
 ARCHITECTURE AND PLANNING
 11645 BONHOMME VALLEY RD STE. 34 - SAN DIEGO, CALIFORNIA (619) 759-8088 / FAX - 8644

CUP 1130



CUP 1130
 Exhibit "E"

WATSON DITCH

Watson Ditch

CITY

FARM

AKERS

CYPRESS AVE.

ATWOOD ST.

KAWEAH CT.

NOYES RD.

KAWEAH AVE.

KENT ST.

ROVA RD.

MYRTLE AVE.

COLLEGE AVE.

KENT ST.

CRENSHAW CT.

NOYES RD.

JENNIE DR.

KENT ST.

ROVA RD.

LAUREL AVE.

EUCLID AVE.

HOWARD AVE.

DARTMOUTH ST.

AVOCADO ST.

FEMSTER CT.

PARKWOOD ST.

AVE.

FEEMSTER AVE.

NANCY CT.

ROSSMOR CT.

JUD. CT.

CAMBRIDGE CT.

WY. ST.

CAMBRIDGE AVE.

WOOD ST.

ARTIE ST.

ARTIE ST.

PARADISE AVE.

CONDITIONAL USE PERMIT NO. 1130



July 18, 2024

Site Plan Review No. 2024-129:

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 **June 19, 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, appearing to read "Paul Bernal".

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

Attachment(s):

- Site Plan Review Comments



MEETING DATE June 19, 2024
 SITE PLAN NO. 2024-129
 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 7:30 a.m. and 5:00 p.m., Monday through Thursday, offices closed on Fridays.

Your plans must be reviewed by:

- CITY COUNCIL REDEVELOPMENT
- PLANNING COMMISSION PARK/RECREATION
- CUP Amendment
- 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

Josh Dan, Planning Division (559) 713-4003

Date: June 19, 2024

SITE PLAN NO: 2024-129
PROJECT TITLE: Kaweah Health Behavioral Health Center Expansion (12,500 SF)
DESCRIPTION: Addition of 22 beds and 4 offices
APPLICANT: Jarred Olsen (P&P)
PROP. OWNER: Kaweah Delta Health Care District
LOCATION TITLE: 1100 S. Akers Street
APN TITLE: 087-290-024
ZONING: O-PA (Professional Administrative Office)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit Amendment (CUP)
- Building Permit

PROJECT SPECIFIC INFORMATION: June 19, 2024

1. The request to expand the existing facility by 12,500 sq. ft., including 22 additional beds and 4 offices, will require a Conditional Use Permit Amendment of previously approved CUP No. 1130 (approved in 1988, establishing the site) and CUP No. 2006-12 (expanding the facility 11,400 sq. ft.).
2. A complete CUP application will include detailed exhibits of the following:
 - a. Operational Statement
 - b. Site Plan
 - c. Floor Plan
 - d. Building Elevations
3. The operational statement shall detail the use and address the existing and required parking.
4. Comply with the requirements of the other reviewers.

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:

17.20 Office Zones
17.30 Development Standards (17.30.015.H Lighting)
17.32.080 Maintenance of landscaped areas
17.34 Off-Street Parking Requirements

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**

- Edelma Gonzalez 713-4364
- Luqman Ragabi 713-4362
- Sarah MacLennan 713-4271

ITEM NO: 3 DATE: JUNE 19, 2024

SITE PLAN NO.: 24-129
 PROJECT TITLE: Kaweah Health Behavioral Health Center Expansion Project

DESCRIPTION: 12,500 SF BEHAVIORIAL HEALTH BUILDING TO ACCOMMODATE 22 BEDS AND 4 OFFICES

APPLICANT: Jarred Olsen
 PROP OWNER: KAWEAH DELTA HEALTH CARE DISTRICT
 LOCATION: 1100 S AKERS ST
 APN: 087-290-024

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: Use radius return;
- Sidewalk: _____ width; _____ parkway width at _____
- 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 NEEDED WITHIN 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.
- 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 = .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).
- 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.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- 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. A building permit is required, standard plan check and inspection fees will apply.**
- 2. Proposed project will incur development Impact fees. refer to page 3 for details.**
- 3. Project is located in AE flood zone, comply with FEMA and local floodplain requirements. Substantial improvements will be assessed at the time of permit review.**
- 4. Comply with Parking lot standards PK-1 to PK-4. Provide accessible parking stall and aisles per current CBC.**
- 5. Circulation paths contiguous to vehicular traffic must be physically separated from vehicular traffic. Physical separation shall be provided with circulation paths raised 4" (minimum) above the area where vehicle traffic occurs. Refer to CBC 11B-250 regarding raised paths of travel.**
- 6. 20% of improvement cost must go towards "Path of Travel" upgrades.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **24-129**

Date: **JUNE 19, 2024**

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:**08/19/2024**)
(Project type for fee rates:**MEDICAL**)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$19,248/KSF
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$118/KSF
<input checked="" type="checkbox"/> Treatment Plant Fee	\$280/KSF
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$820/KSF
<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.

Sarah MacLennan

Sarah MacLennan

City of Visalia
Building: Site Plan
Review Comments

SPR 24129
KAWAHEH HEALTH
1100 S AKERS

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. 20% OF PERMIT VALUE SHALL BE USED FOR PATH OF TRAVEL ADA UPGRADES.
- 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. COMMERCIAL: \$0.78 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: VERIFY REVIEW PROCESS WITH DSA.

VAL GARCIA 06/18/24
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	June 19, 2024
Item #	3
Site Plan #	24129
APN:	087290024

- 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.
- All **fire detection, alarm, and extinguishing systems** in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. 2022 CFC 901.6
- **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
- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2022 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- **Commercial dumpsters** with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. 2022 CFC 304.3.3
- Where a portion of any building is more than 400 feet from a hydrant on a fire apparatus access road, **on-site fire hydrant(s)** shall be provided. 2022 CFC 507.5.1, App B and C
- Due to insufficient building information, the number and distance between **fire hydrants** cannot be determined by the Site Plan Review process. The number of fire hydrants and distance between required fire hydrants shall be determined by utilizing type of construction and square footage in accordance with 2022 CFC §507, App B and C.

To determine **fire hydrant** location(s) and distribution the following information should be provided to the Site Plan Review committee: Type of construction _____ Square footage _____

- A **fire apparatus access road(s)** shall be provided and extend within 150 feet of all portions of the building and all portions of the exterior walls of the first story as measured by an approved route around the exterior.

Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. Fire apparatus access roads shall have an unobstructed width of not less than the following (2022 CFC 503.1.1)

- 20 feet width, exclusive of shoulders (No Parking)
- More than 26 feet width, exclusive of shoulders (No Parking one side)
- More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)

- Approved **No PARKING – FIRE LANE signs** shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. 2022 CFC 503.3/ D103.6



- An **automatic fire sprinkler system** will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. 2022 CFC §912 and VMC 8.20.010 subsection C103.4
- Locking **fire department connection (FDC) caps** are required. The caps shall be ordered using an approved Knox Authorization Order Form. Go to knoxbox.com to order and please allow adequate time for shipping and installation. 2022 CFC 912.4.1
- All exterior risers, drain/test valves and backflow devices shall be protected from unauthorized tampering by approved means. Protection method shall be indicated on building plans. 2022 CFC 903.3.8.4.1


Corbin Reed
Fire Marshal



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

Date: 06/19/24
Item: 3
Site Plan: SPR24129
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

June 19, 2024

ITEM NO: 3 **Added to Agenda** **MEETING TIME:**
SITE PLAN NO: [SPR24129](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.city
PROJECT TITLE: Kaweah Health Behavioral Health Center Expansion Project
DESCRIPTION: This project proposes an 12,500 square foot building addition that will extend off the existing northwest wing of the hospital to accommodate 22 additional beds and 4 offices. Site improvements include demolition of existing landscape areas, construction of a new earthen building pad for the hospital expansion, new utility services and site flat work connecting the new addition to the existing path of travel grading and drainage design for the new enclosed yards created by the addition, realignment and new masonry block wall and various improvements necessary to accommodate the building addition.
APPLICANT: Jarred Olsen - Applicant
APN: 087290024
ADDRESS: 1100 S AKERS ST

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



SITE PLAN REVIEW DATE: 6/19/2024

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

SITE PLAN REVIEW NO: 24129

PROJECT NAME: KAWEAH RECOVERY CENTER

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 Industrial User App
- FORM REQUIRED _____
- FORM REQUIRED _____

INSTALLATION OF SAND AND GREASE INTERCEPTOR

INSTALLATION GREASE INTERCEPTOR

OTHER _____

SITE PLAN REVIEWED-NO COMMENTS

CONTACT THE WASTEWATER DEPARTMENT AT (559) 713-4466 OR
BEN.LITWACK@VISALIA.CITY, IF YOU HAVE ANY QUESTIONS.

COMMENTS

SEE ATTACHED

DATE REVIEWED: 06/18/2024



City of Visalia
Public Works Department
Quality Assurance Division
7579 Avenue 288
Visalia, CA 93277

INDUSTRIAL DISCHARGE PERMIT APPLICATION

PART A

1. Applicant Business Name: _____

2. Service Account Number _____

3. Business Address:

A. Street _____

City _____ Zip _____

B. Mailing _____

City _____ Zip _____

4. Chief Executive Office:

A. Name _____

B. Title _____

C. Mailing Address _____

City _____ State _____ Zip _____

D. Phone _____

E. Email _____

5. Person to be contacted about this application:

A. Name _____

B. Title _____

C. Phone _____

D. Email _____

6. Person to be contacted in case of emergency:

A. Name _____

B. Title _____

C. Day Phone _____ Night Phone _____

D. Email: _____

7. Designated Authorized Signatory

A. Name _____

B. Title _____

C. Phone _____

D. Email _____

8. **CERTIFICATION:** I certify that the information above and on the following pages is true and correct to the best of my knowledge.

Signature _____ Date _____

Title _____

AGENCY USE:

Date Received:

PERMIT NO: _____

**PART B
BUSINESS DESCRIPTION**

Purpose – The Business Description is primarily used to determine the substances which may enter into the wastewater discharge from the Business Activity. The production quantities are necessary for State and Federal Reports.

Agency Use
Permit No. _____

1. Business Activity:
Activity _____ SIC _____

(a) Products

TYPE OF PRODUCTS	QUANTITIES				
	PAST CALENDAR YEAR			ESTIMATED THIS CALENDAR YEAR	
	Amount		Units	Amount	
Avg	Max	Avg		Max	

(b) Description – Describe the wastewater generating operations. Indicate variations in production and operations during the year. (Use additional sheets as necessary)

(c) Environmental Control Permits and Licenses – List all environmental control permits held by or for this facility:

(d) Substances Discharged – Give common and technical names of any raw materials or product which may be discharged to the sewer. Briefly describe the physical and chemical properties of each substance and product:

NAME	DESCRIPTION

2. Discharge Period

(a) Discharge occurs daily: from _____ to _____

(b) Circle the days of the week that the discharge occurs:
S M T W T F S

3. Variation of Operation

Indicate whether the business activity is:
Continuous through the year, or Seasonal
Circle the months of the year during which
discharge occurs:

J F M A M J J A S O N D

Comments: _____

PART B (continued)

Review the following list of EPA priority pollutants. Indicate the status of your facility with respect to the manufacture, use or storage of priority pollutants by marking the appropriate space for each pollutant listed.

PRIORITY POLLUTANT	DISCHARGED TO SEWER	STORED ON SITE	NOT PRESENT
Acenaphthene	_____	_____	_____
Acrolein	_____	_____	_____
Acrylonitrile	_____	_____	_____
Benzene	_____	_____	_____
Benzidine	_____	_____	_____
Carbon	_____	_____	_____
tetrachloride(tetrachloromethane)	_____	_____	_____
Chlorobenzene	_____	_____	_____
1,2,4-Trichlorobenzene	_____	_____	_____
Hexachlorobenzene	_____	_____	_____
1,2-Dichloroethane	_____	_____	_____
1,1,1-Trichloroethane	_____	_____	_____
Hexachloroethane	_____	_____	_____
1,1-Dichloroethane	_____	_____	_____
1,1,2-Trichloroethane	_____	_____	_____
1,1,2,2-Tetrachloroethane	_____	_____	_____
Chloroethane	_____	_____	_____
Indeno(1,2,3-cd)pyrene(2,3-o-phenylene pyrene)	_____	_____	_____
Pyrene	_____	_____	_____
Tetrachlorethylene	_____	_____	_____
Toluene	_____	_____	_____
Trichloroethylene	_____	_____	_____
Vinyl chloride (chloroethylene)	_____	_____	_____
Aldrin	_____	_____	_____
Dieldrin	_____	_____	_____
Chlordane (technical mixture and metabolites)	_____	_____	_____
4,4-DDT	_____	_____	_____
4,4-DDE (p,p-DDX)	_____	_____	_____
4,4-DDD (p,p-TDE)	_____	_____	_____
Alpha-endosulfan	_____	_____	_____
Beta-endosulfan	_____	_____	_____
Endosulfan sulfate	_____	_____	_____
Endrin	_____	_____	_____
Endrin aldehyde	_____	_____	_____
Heptachlor	_____	_____	_____
Heptachlor epoxide (HC-hexachlorocyclohexane)	_____	_____	_____
Bis (2-chloroethyl) ether	_____	_____	_____
2-Chloroethyl vinyl ether (mixed)	_____	_____	_____
2-Chloronaphthalene	_____	_____	_____
2,3,6-Trichlorophenol	_____	_____	_____
Parachlorometa cresol	_____	_____	_____
Chloroform (trichloromethane)	_____	_____	_____
2-Chlorophenol	_____	_____	_____
1,2-Dichlorobenzene	_____	_____	_____
1,3-Dichlorobenzene	_____	_____	_____
1,4-Dichlorobenzene	_____	_____	_____
3,3-Dichlorobenzidine	_____	_____	_____

PART B (continued)

PRIORITY POLLUTANT	DISCHARGED TO SEWER	STORED ON SITE	NOT PRESENT
1,1-Dichloroethylene	_____	_____	_____
1,2-Trans-dichloroethylene	_____	_____	_____
2,4-Dichlorophenol	_____	_____	_____
Bis (2-chloroisopropyl) ether	_____	_____	_____
Bis (2-chloroethoxy) methane	_____	_____	_____
Methylene chloride (dichloromethane)	_____	_____	_____
Methyl chloride (chloromethane)	_____	_____	_____
Methyl bromide (bromomethane)	_____	_____	_____
Bromoform (tribromomethane)	_____	_____	_____
Dichlorobromomethane	_____	_____	_____
Chlorodibromomethane	_____	_____	_____
Hexachlorobutadiene	_____	_____	_____
Hexachlorocyclopentadiene	_____	_____	_____
Isophorone	_____	_____	_____
Naphthalene	_____	_____	_____
Nitrobenzene	_____	_____	_____
2-Nitrophenol	_____	_____	_____
4-Nitrophenol	_____	_____	_____
2,4-Dinitrophenol	_____	_____	_____
4,6-Dinitro-o-cresol	_____	_____	_____
N-nitrosodimethylamine	_____	_____	_____
N-nitrosodiphenylamine	_____	_____	_____
N-nitrosodi-n-propylamine	_____	_____	_____
Pentachlorophenol	_____	_____	_____
Phenol	_____	_____	_____
Bis (2-ethylhexyl) phthalate	_____	_____	_____
Butyl benzyl phthalate	_____	_____	_____
Di-n-butyl phthalate	_____	_____	_____
di-n-octyl phthalate	_____	_____	_____
Diethyl phthalate	_____	_____	_____
Dimethyl phthalate	_____	_____	_____
1,2-Benzanthracene (benzo (a) anthracene-0)	_____	_____	_____
Benzo (a) pyrene (3,4-benzopyrene)	_____	_____	_____
3,4-Benzofluoranthene (benzo (b) fluoranthene)	_____	_____	_____
1,12-Benzofluoranthene (benzo (k) fluoranthene)	_____	_____	_____
Chrysene	_____	_____	_____
Acenaphthylene	_____	_____	_____
Anthracene	_____	_____	_____
1,12-Benzoperylene (benzo (ghi) perylene)	_____	_____	_____
Fluorene	_____	_____	_____
Phenanthrene	_____	_____	_____
1,2,5,6-Dibenzanthracene (dibenzo (a,h) anthracene)	_____	_____	_____
Alpha-BHC	_____	_____	_____
Beta-BHC	_____	_____	_____
Gamma-BHC	_____	_____	_____
Delta-BHC (PCB-polychlorinated biphenyls)	_____	_____	_____
PCB-1242 (Arochlor 1242)	_____	_____	_____

PART B (continued)

PRIORITY POLLUTANT	DISCHARGED TO SEWER	STORED ON SITE	NOT PRESENT
PCB-1254 (Arochlor 1254)	_____	_____	_____
PCB-1221 (Arochlor 1221)	_____	_____	_____
PCB-1232 (Arochlor 1232)	_____	_____	_____
PCB-1248 (Arochlor 1248)	_____	_____	_____
PCB-1260 (Arochlor 1260)	_____	_____	_____
PCB-1016 (Arochlor 1016)	_____	_____	_____
Toxaphene	_____	_____	_____
Antimony	_____	_____	_____
Arsenic	_____	_____	_____
Asbestos	_____	_____	_____
Beryllium	_____	_____	_____
Cadmium	_____	_____	_____
Chromium	_____	_____	_____
Copper	_____	_____	_____
Cyanide, Total	_____	_____	_____
Lead	_____	_____	_____
Mercury	_____	_____	_____
Nickel	_____	_____	_____
Selenium	_____	_____	_____
Silver	_____	_____	_____
Thallium	_____	_____	_____
Zinc	_____	_____	_____
2,3,7,8-Tetrachlorodibenzo-o-dioxin (TCDD)	_____	_____	_____

1. Discharged to sewer – priority pollutants known to be discharged to the community sewer regardless of the quantity.
2. Stored on site – priority pollutants stored on site as a product, the constituent of a product, a raw material, the constituent of a raw material or an intermediate in a manufacturing process and not known to be discharged to the community sewer.
3. Not present – priority pollutants not known to be discharged to the community sewer and not stored on site as per the above condition.

CERTIFICATION STATEMENT

I have personally examined and am familiar with the information submitted in conjunction with the EPA Priority Pollutant List and any associated attachments. Based upon my inquiry of those individuals immediately responsible for obtaining the information reported herein, I believe that the submitted information is true, accurate and complete. I am aware that there are significant penalties for submitting false information including the possibility of fine and imprisonment.

Signature of Authorized Representative

Date

PART C
SCHEMATIC FLOW DIAGRAM

Purpose – The Schematic Flow Diagram shows the flow pattern of products through the facility and the various sources of wastewater. This information will enable the City to assess the quality, volume and peak flows of the discharge

Agency Use
Permit No. _____

SCHEMATIC FLOW DIAGRAM – For each major activity in which wastewater is generated, draw a diagram of the flow of materials and water from start to completed product, showing all unit processes generating wastewater. Number each unit process having discharges to the community sewer. Use these numbers when showing this unit process in the building layout as drawn later in this application.

**PART D
BUILDING LAYOUT**

Purpose – The Building Layout shows the wastewater generating operations which contribute to each building sewer. The building layout will also enable the City and the applicant to select suitable sampling locations for determining and verifying wastewater strength.

Agency Use
Permit No. _____

BUILDING LAYOUT – Draw the location of each building on the premises. Show location of water meters, storm drains, numbered unit processes (from Schematic Flow Diagram), community sewers and each building sewer connected to the community sewers. Number each building sewer and show possible sampling locations. Indicate size and elevation of all sewers. (A blueprint or drawing of the facilities showing the above items may be substituted for the drawing on this sheet, but will remain on file at the wastewater facility.)

PART E WATER SOURCE & USE

Purpose – The Water Source and Use Information will enable the City to determine the volumes and sources of wastewater discharged to the community sewer.

Agency Use

Permit No. _____

1. WATER USE AND DISPOSITION – Average quantity of water received and wastewater discharged daily.
NOTE: Show on separate sheet the method and calculations used to determine the quantities on table.

WATER USED FOR:	Supply			Discharge		
	City Water	Other (1)		Community Sewer	Other (2)	
	gal/day	gal/day	Source	gal/day	gal/day	Discharge to
Sanitary						
Processes						
Boiler						
Cooling						
Washing						
Irrigation						
Product						
Other (3)						
TOTAL						

Notes:

- (1) The quantity and the appropriate code letter indicating the source: a. private well, b. creek, c. stormwater, d. reclaimed water, e. county water, f. private water district
- (2) The quantity and the appropriate code letter indicating the discharge point: a. well, b. creek, c. stormdrain, d. rail, truck, e. evaporation, f. product
- (3) Describe: _____

2. NUMBER OF EMPLOYEES (Yearly Average)

	OFFICE		PRODUCTION (number of employees per shift)					
			DAY SHIFT		SWING SHIFT		NIGHT SHIFT	
	Number	Hours	Number	Hours	Number	Hours	Number	Hours
WEEKDAY		SE to		to		to		to
SATURDAY		to		to		to		to
SUNDAY		to		to		to		to

**PART H
SPILL CONTROL**

Agency Use
Permit No. _____

Purpose – The Spill Control Information will identify substances which may inadvertently enter the sewer.

1. SPCC

a. Is there a documented Spill Prevention Control and Countermeasure (SPCC) Plan in effect at your facility for hazardous materials?
 Yes No

b. Who is the person accountable for spill prevention, emergency procedures and containment plans?

c. Who is the person accountable for reporting such incidents?

2. Potential Spill Areas

a. Liquid Wastes – List the type and volume of liquid waste removed from the premises by means other than community sewers:

DESCRIPTION	VOLUME (gals/mo)	REMOVED BY	ULTIMATE DISPOSAL

b. Solid & Semi-Solid – Identify all solid and semi-solid wastes including any priority pollutants disposed from your facility:

DESCRIPTION	VOLUME (lbs/mo)	REMOVED BY	ULTIMATE DISPOSAL

c. Other Potential Spills

Do you have heavy equipment on your property? (fork lifts, cranes, trucks, tractors, etc.)

Do you service or clean the equipment on your property? _____

What provisions are made for disposal of old oil, steam cleaning wastes, grit, sand, or other wastes?

Do you store or dispose of waste material on your property? Yes No

If yes, describe: _____

**PART I
REQUESTED PLANT LOADINGS**

Purpose – These figures are necessary to evaluate requested plant loadings for the upcoming fiscal year.

Agency Use
Permit No. _____

1. Requested Plant Loadings:

- a. Wastewater volume _____ gallons per day.
- b. B.O.D. strengths _____ pounds per day.
- c. Suspended Solids _____ pounds per day.

2. Water Source Information

Water Supplier _____ Account Number _____

Address _____

Inside City Limits... Yes No

Source of Water..... City Private Well

County Other _____

Water Meter..... Yes No

Susan Currier

From: Rajput, Rosy@DOT <Rosy.Rajput@dot.ca.gov>
Sent: Thursday, June 20, 2024 10:42 AM
To: Colleen Moreno; Josh Dan
Cc: Deel, David@DOT; Susan Currier
Subject: Response from D6 Caltrans : SITE PLAN REVIEW for 06-19-2024
Attachments: SPR Agenda 06-19-24.pdf

Some people who received this message don't often get email from rosy.rajput@dot.ca.gov. [Learn why this is important](#)

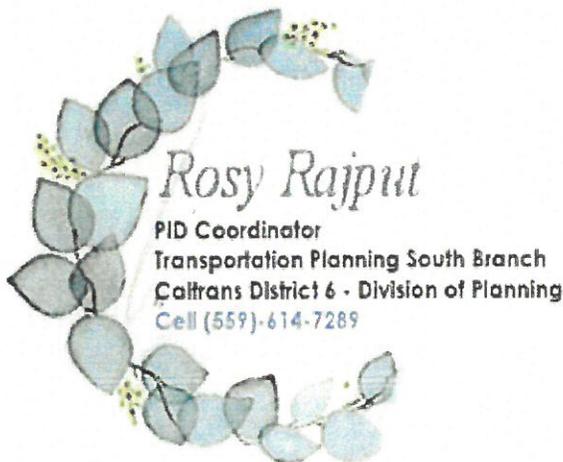
Hi Colleen and Josh,

This email summarizes our response to the following site plans:

- **SPR24127 – New Multi-Family Residential– No comment**
- **SPR24128– Visalia Recovery Center – No Comment**
- **SPR24129 – Kaweah health Behavioral Health Center – No Comments**
- **SPR24130 – Commercial Development on Norwest corner of Walnut and Lovers – Routed for Comments**
- **SPR24131 – Construct New 100 Ft Coffee Shop – No Comment**

Please let me know if you have any questions or require further clarification on any of these plans.

Thanks,



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

24129

June 19, 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 city standard R-1 OR R-2 & 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.

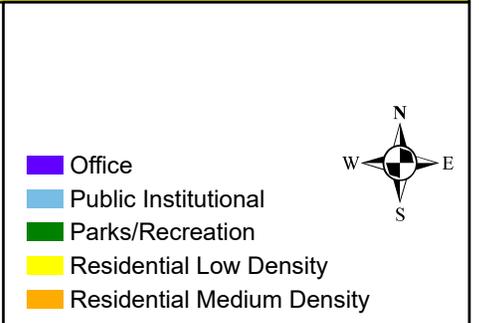
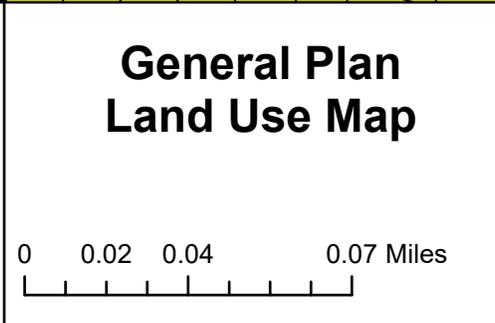
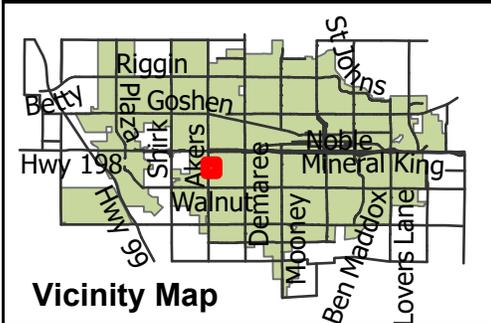
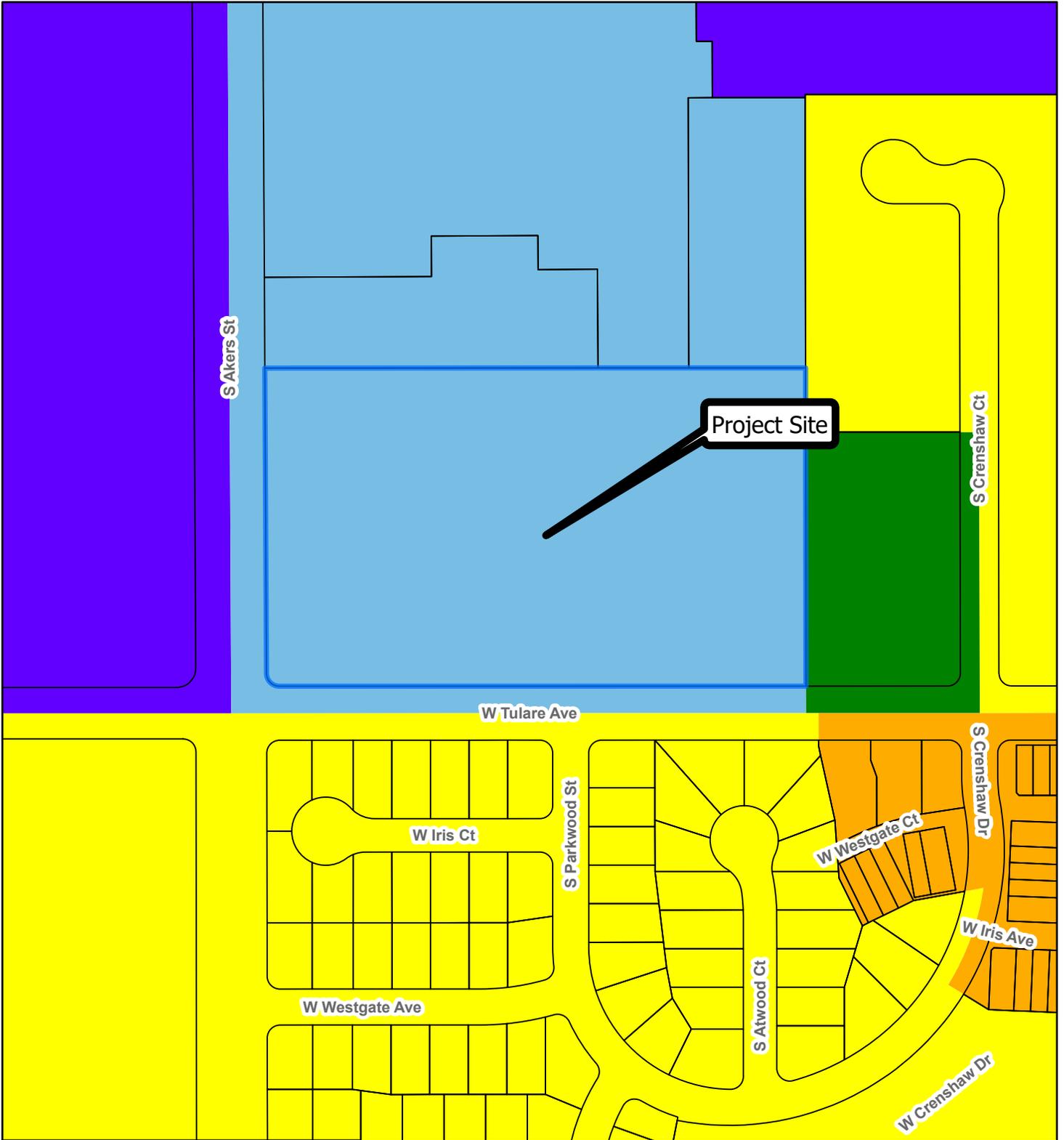
Solid waste services to include trash, recycle, and organic recycling per the State of California's mandatory recycling laws (AB-341 & AB-1826). Customer to identify placement of a city standard (R1/R2) single bin enclosure to house the required organic recycling bin. Customer to call out the 38' of clear space in front of the enclosure, to confirm it is set up for STAB load collections. Enclosure gates must swing 180 degrees, clear all curbing, and include Cane bolts to secure them when opened.

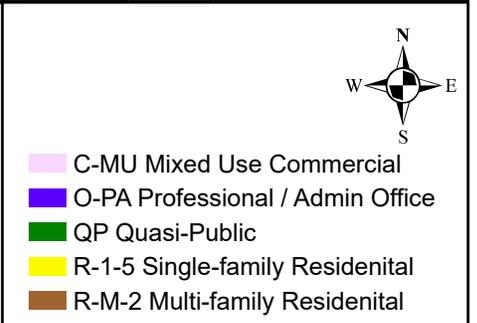
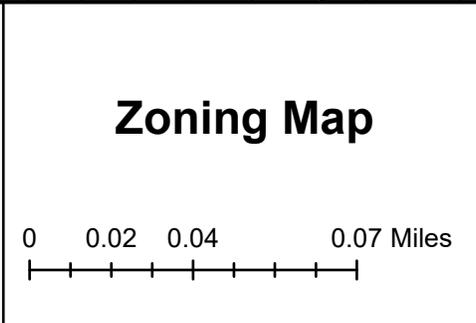
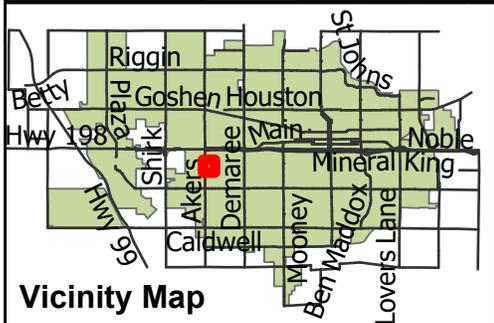
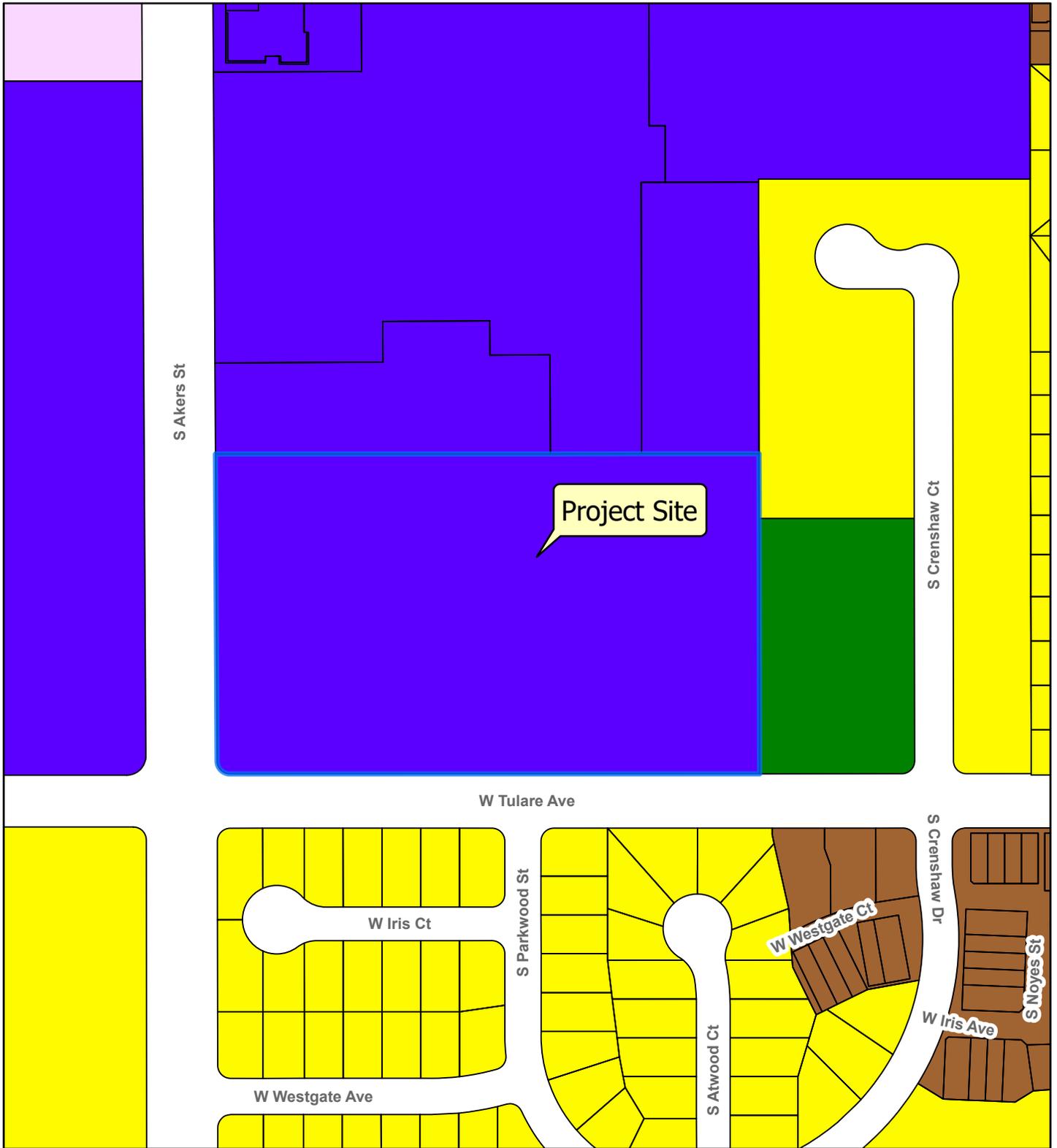
Comment

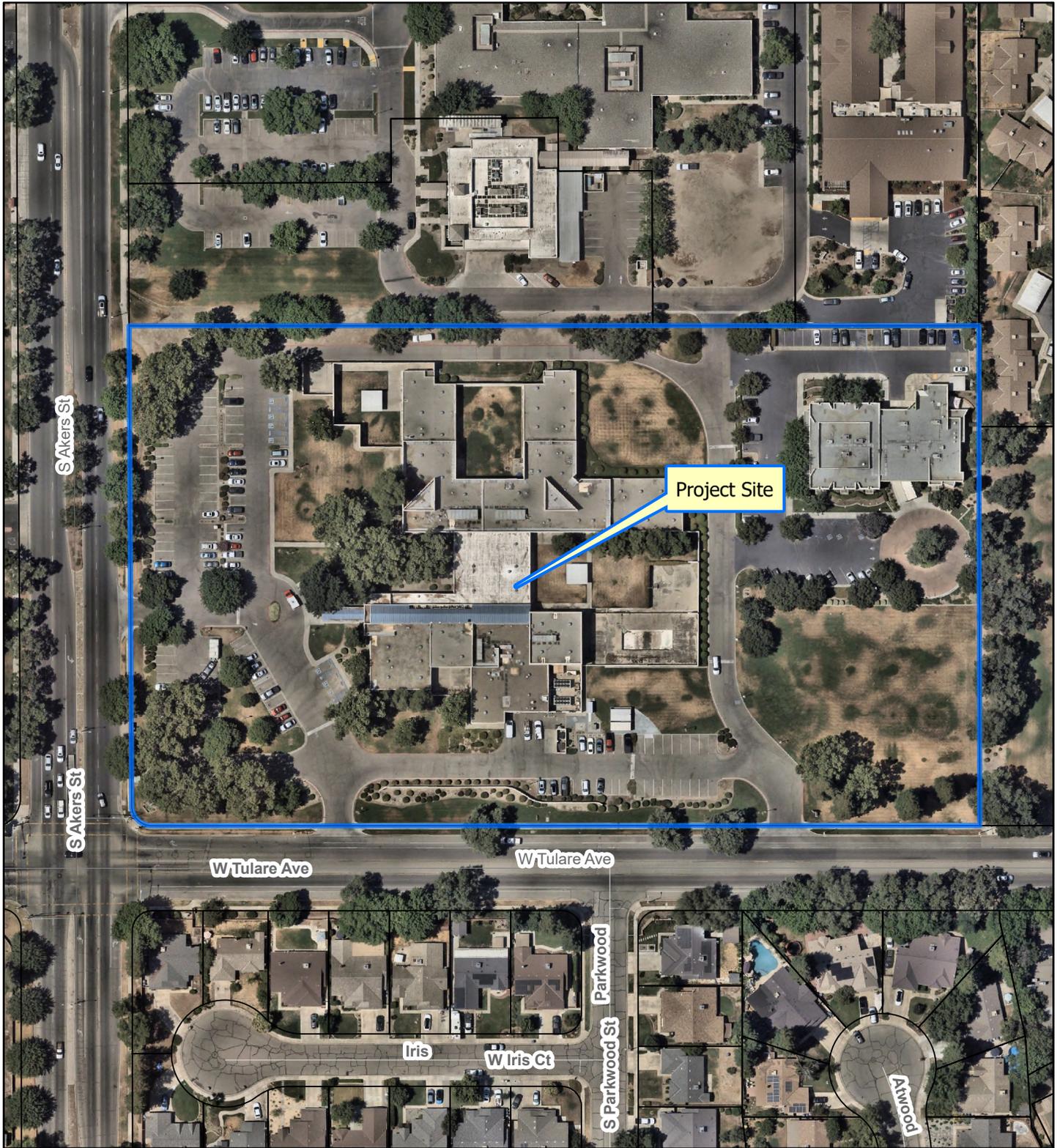
Jason Serpa, Solid Waste Manager, 559-713-4533
Edward Zuniga, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532

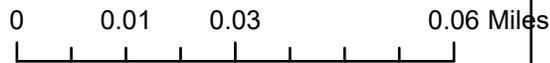


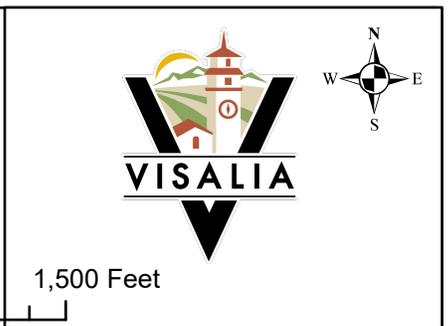
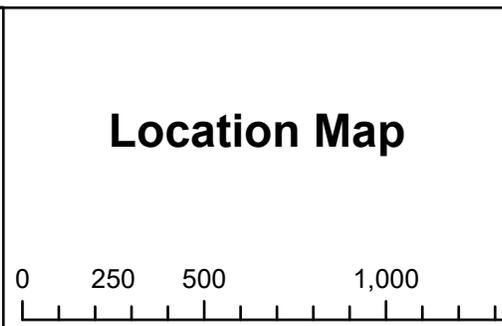
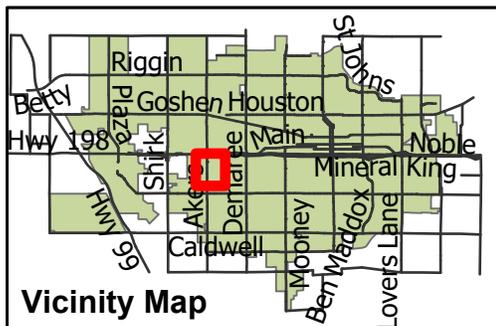






Aerial Map







REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE:

July 14, 2025

PROJECT PLANNER:

Josh Dan, Senior Planner

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SUBJECT: General Plan Amendment No. 2024-02: A request by Derrel's Mini Storage to change the land use designation on APN: 098-050-038 from High Density Residential (RHD) to Commercial Service (CS) for a 9.42-acre parcel, and the change of land use designation on APN(s): 098-050-013, 098-050-060, 098-050-061, and 098-050-062 from Low Density Residential to High Density Residential for parcels measuring a total of 11.89-acres.

Change of Zone No. 2024-03: A request by Derrel's Mini Storage to change the zoning designation on APN: 098-050-038 from Multi-family Residential (R-M-3) to Service Commercial (C-S) for a 9.42-acre parcel, and the change of zoning on APN(s): 098-050-013, 098-050-060, 098-050-061, and 098-050-062 from R-1-5 (Single-Family Residential 5,000 sq. ft. minimum site area) to Multi-family Residential (R-M-3) for parcels measuring a total of 11.89-acres.

Conditional Zoning Agreement No. 2024-04: A request by Derrel's Mini Storage to establish conditions for a storage facility on APN: 098-050-038; and, for the Housing Authority of Tulare County to establish conditions for a multi-family development of at least 238 dwelling units on APN(s): 098-050-013, 098-050-060, 098-050-061, and 098-050-062.

Variance No. 2024-03: A request by Derrel's Mini Storage to place a storage building on the north property line of APN: 098-050-038.

Location: The Derrel's Mini Storage project site is located at 1700 E. Goshen Avenue (APN: 098-050-038) while the Housing Authority of Tulare County site is located on the northwest corner of East Goshen Avenue and North Lovers Lane (APN(s): 098-050-013, 098-050-060, 098-050-062, and 098-050-061).

STAFF RECOMMENDATION

General Plan Amendment No. 2024-02: Staff recommends that the Planning Commission recommend that the City Council approve General Plan Amendment No. 2024-02, based on the findings in Resolution No. 2024-52. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Housing Element, and Zoning Ordinance.

Change of Zone No. 2024-03: Staff recommends that the Planning Commission recommend that the City Council approve Change of Zone No. 2024-03, based on the findings in Resolution No. 2024-53. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Housing Element, and Zoning Ordinance.

Conditional Zoning Agreement No. 2024-04: Staff recommends that the Planning Commission recommend that the City Council approve Conditional Zoning Agreement No. 2024-04, based on the findings and conditions in Resolution No. 2024-54. Staff’s recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Housing Element, and Zoning Ordinance.

Variance No. 2024-03: Staff recommends approval of Variance No. 2024-03, as conditioned, based on the findings and conditions in Resolution No. 2024-57. Staff’s recommendation is based on the conclusion that the request is consistent with the Zoning Ordinance.

RECOMMENDED MOTION

I move to recommend approval of General Plan Amendment No. 2024-02, based on the findings in Resolution No. 2024-52.

I move to recommend approval of Change of Zone No. 2024-03, based on the findings in Resolution No. 2024-53.

I move to recommend approval of Conditional Zoning Agreement No. 2024-04, based on the findings and conditions in Resolution No. 2024-54.

I move to approve Variance No. 2024-03, based on the findings and conditions in Resolution No. 2024-57.

PROJECT DESCRIPTION

The development proposed is to facilitate the expansion of the existing Derrel’s Mini Storage facility which is located at 800 North Ben Maddox Way. The existing facility, outlined in red, is across two parcels and takes access only from North Ben Maddox Way (see “Figure No. 1”).

The expansion details the development of a 9.42-acre parcel, which has historically been an auto dismantling and towing storage yard, with a 55-building mini-storage facility, built in two phases, measuring a total of 210,035 square feet of mini-storage building area. The expansion area is highlighted in orange, and located at 1700 East Goshen Avenue, which is just east of the existing mini-storage facility.

The proposal improves a challenged, long-standing automobile dismantling and tow storage facility / site. If all entitlements are approved, the contiguous sites will be connected via internal drive aisles, which will require the removal of some mini-storage spaces to provide an internal point of connection. In addition, the expansion will also have an additional vehicular access point from East Goshen Avenue (see Site Plan in Exhibit “A”).



In order to facilitate the mini-storage expansion, four parcels measuring 11.89 acres and owned by the Housing Authority of Tulare County (as seen in Figure No. 2 below) will be included in the request to help offset the loss of residential capacity by rezoning their site from R-1-5 to R-M-3. The Housing Authority site is located on the northwest corner of East Goshen Avenue and North Lovers Lane, about 0.75 miles east along Goshen Avenue. This zoning exchange is necessary to ensure Visalia is compliant with Senate Bill 330, also known as the Housing Crisis Act of 2019, which restricts counties and cities in California from taking actions that would reduce housing capacity, including changing land use designations or zoning to a less intensive use. As such the following entitlement applications are required to facilitate this request:

General Plan Amendment (GPA) No. 2024-02:

General Plan Amendment No. 2024-02 encompasses the request to change Project Area No. 1 land use designation from High Density Residential (RHD) to Service Commercial for 9.42-acres and to change Project Area No. 2 from Low Density Residential (LDR) to High Density Residential (HDR) for 11.89-acres (refer to land use map attached as Exhibit “F”).



To offset the loss of High Density Residential, the applicant with consent from the Housing Authority is including the Housing Authority parcels (11.89 acres) as part of the land use designation change. Analysis regarding the change in land use which will not result in reducing housing development capacity is discussed in the “Consistency with State Law” sections below.

Change of Zone (COZ) No. 2024-03:

To be consistent with the proposed land use designation changes, Change of Zone No. 2024-03 requests to change the zoning designations of the two project areas. Project Area No. 1 will change from R-M-3 (Multi-Family Residential, 1,200 square feet minimum site area) to C-S (Service Commercial). The C-S zoning designation, if approved, will facilitate the expansion of the Derrel’s Mini Storage site to the east. Please note that under the C-S zoning designation, mini-storage facilities are a “permitted” use (see the Site Plan in Exhibit “A”).

Project Area No. 2, owned by the Housing Authority of Tulare County and currently zoned R-1-5 (Single-family Residential, 5,000 square foot minimum lot size) will be rezoned to R-M-3 (Multi-Family Residential, 1,200 square feet minimum site area). The Housing Authority is agreeable and is supportive of these entitlement requests as provided in their letter (see Exhibit “B”). Please note the Housing Authority is not seeking to develop their site at this time. Future development of their site will be subject to the City’s development review process which may also include discretionary review by the Planning Commission.

Conditional Zoning Agreement (CZA) No. 2024-04

A CZA is also required for this request. The CZA provides a mechanism which enables the City to “lock in” proposed conditions for a site by way of Ordinance, subject to City Council approval. While conditions can be applied to a Conditional Use Permit, any such conditions can become nullified if a CUP lapses or becomes void. Conditions applied through a CZA remain with the site in perpetuity.

Based on the applicant’s request, the ability for the City to maintain its housing development capacity, and the opportunity to have an auto dismantling/tow storage site redeveloped, staff concludes that compatibility with the surrounding residential areas can be secured through the application of a CZA which includes the following conditions:

1. That the site located at APN: 098-050-038 shall only be developed in accordance with a mini-storage facility as depicted per the site plan provided in Exhibit “A”, and that no other “permitted” and/or “conditionally permitted” uses in the C-S zone, as identified in Chapter 17.25.030 Uses in the Commercial, Mixed Use, Office, and Industrial Zones, shall be allowed on this site.
2. That the four Housing Authority of Tulare County parcels (APN(s): 098-050-013, 098-050-060, 098-050-062, and 098-050-061) shall be developed as one cohesive residential development plan that requires a minimum residential unit count of 238 units.

If approved, the CZA will be recorded against all properties associated with this project and may only be amended and/or modified subject to approval by the City Council. Any proposed change to an approved CZA will require a public hearing before the Planning Commission with their recommendation forwarded onto the City Council.

Variance No. 2024-03

Variance No. 2024-03 is a request by Derrel’s Mini Storage to place a storage building on the north property line of APN: 098-050-038. This is required as the required building setback for structures abutting residential is 15-feet in the C-S (Service Commercial) zone. Staff supports the request as the storage building’s exterior walls will serve as a perimeter wall along this shared property line, similar to other storage facilities within the City of Visalia.

BACKGROUND INFORMATION

Project Area No. 1 – Derrel’s Mini Storage proposal:

Existing General Plan Land Use:	Residential High Density
Proposed General Plan Land Use:	Service Commercial
Existing Zoning:	R-M-3 (1,200 square feet minimum site area)
Proposed Zoning:	C-S (Service Commercial)
Surrounding Zoning and Land Uses:	North: R-M-2 (multi-family residential) / Apartments. South: C-S (Service Commercial) / Goshen Ave., Visalia Bus Depot and fleet maintenance. East: C-N (neighborhood Commercial) & R-M-2 (multi-family residential) / Contractor storage yard, vacant (no valid business license held). West: C-S (Service Commercial) / Derrel’s Mini Storage Facility and currently vacant formally used vehicle tow yard storage area.

Project Area No. 2 – Housing Authority of Tulare County:

Existing General Plan Land Use:	Residential Low Density
Proposed General Plan Land Use:	Residential High Density
Existing Zoning:	R-1-5 (5,000 square feet minimum site area)
Proposed Zoning:	R-M-3 (1,200 square feet minimum site area)
Surrounding Zoning and Land Uses:	North: R-M-2 (multi-family residential) / Vacant, Contractor storage yard. South: R-1-5 (single-family residential) / Goshen Ave., single family residences. East: R-M-2 (multi-family residential) & QP (Quasi-Public) / N. Lovers Lane, existing apartments & church facility. West: R-1-5 (single-family residential) & R-M-2 (multi-family residential) / one single-family residence and mostly vacant land.

Environmental Review:	Negative Declaration No. 2024-45
Special Districts:	N/A
Site Plan Review No:	2024-019

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies. The proposed project is consistent with applicable plans and policies.

RELATED PROJECTS

There are no previous or related projects upon either of the project areas.

PROJECT EVALUATION

Staff supports the General Plan Amendment, Change of Zone, Conditional Zoning Agreement, and Variance, as conditioned, based on the project’s consistency with the Land Use Element of the General Plan, Housing Element, and Zoning Ordinance. Specifically, the entitlements will allow for an alternative land use plan on an underdeveloped infill location in the north-east quadrant of the city that will still provide for a low-intensity land use based on limiting the development of the site to only a private mini-storage facility and future residential multi-family dwelling units. Additionally, the land uses would provide a suitable buffer between the existing service commercial land uses, arterial and state highway roadways and existing and future residential neighborhoods.

General Plan Consistency

Consistency with State Law: Housing Crisis Act of 2019 (Government Code Sec. 66300)

Senate Bill 330, otherwise known as the Housing Crisis Act of 2019, mandates that jurisdictions shall not adopt an entitlement that changes general plan land use designations of parcels to a

less intensive use with regards to the site's residential development capacity, below what was in effect on January 1, 2018 (Government Code Section 66300(b)(1)).

The request by the applicant includes the encumbrance of the CZA which seeks to transfer the residential capacity of the 9.42-acre site by rezoning the Housing Authority sites, which are a combined acreage of 11.89 acres, from R-1-5 to R-M-3, and mandating that a minimum 238 dwelling units be developed to not lose the residential unit development potential. The mini-storage site measures 9.42 acres and if developed per the R-M-3 standards, could yield a minimum potential density of 141 units (i.e.: 9.42-acre site multiplied by 15-units/acre). The collective acreage of the Housing Authority sites equal 11.89 acres and could yield a potential density of 60 units at their current R-1-5 development pattern (i.e.: 11.89-acre site multiplied by 5-units/acre). The 60-unit figure is also the RHNA allocation for assigned for the HATC parcels.

If the Housing Authority site were developed at the R-M-3 minimum density (15 Du/Ac) the site would need to be developed to a minimum of 178 units. When the 60-unit RHNA allocation is added to the 178-unit minimum the total comes to 238-units.

The CZA includes a condition that requires the Housing Authority site to develop with a minimum unit count of 238 units (i.e. about 20 dwelling units / acre), which exceeds the combination of the 141-unit yield from the 9.42-acre site at R-M-3 density and the 60 units from the 11.89-acre Housing Authority site at R-1-5 density. Therefore, the City finds that there is a reasonable conclusion that the "project" complies with the State statute, Government Code Sec. 66300, and the residential density potential is still retained within Visalia's General Plan.

Consistency with State Law: No Net Loss Law (Government Code Sec. 65863)

The purpose of the No Net Loss Law is to ensure that a jurisdiction continues to maintain adequate sites to accommodate its remaining unmet regional housing needs allocation (RHNA) by each income category at all times throughout the entire Housing Element planning period. Similar to the Housing Crisis Act of 2019 explained above, a jurisdiction cannot take action to reduce a parcel's residential density without finding that the jurisdiction has other remaining sites that can accommodate its remaining unmet RHNA.

This project proposes to change approximately 9.42 acres of High Density Residential land designation to Service Commercial designation as described in the section above. The 9.42-acre High Density Residential site has not been assigned units affiliated with Visalia's RHNA or site inventory, but the Housing Authority parcels have been assigned to the City's RHNA with 60 units. The CZA, as conditioned, will require the Housing Authority parcels to be developed with a minimum 238 units, which exceeds the RHNA numbers assigned to these parcels and the development potential of the mini-storage site.

General Plan Land Use and Zoning Compatibility

Staff concludes the proposed Service Commercial designation, in conjunction with the proposed CZA No. 2024-04 limiting the allowed use of the Service Commercial designation to only a mini-storage facility, are consistent with the existing urban development pattern and planned land uses of the surrounding area, which include low and medium density residential developments along the Goshen and Douglas Avenue corridors, and retail and service commercial uses along the Ben Maddox Way corridor.

Additionally, the same holds true for the Housing Authority site's upzoning from R-1-5 (single-family residential) zoning and RLD land use designation to R-M-3 (multi-family residential) zoning and RHD land use designation. Conditional Zoning Agreement No. 2024-04 requires that the site only be permitted to be developed as a cohesive multi-family development with a minimum 238 dwelling units. The change to the Housing Authority sites would be consistent with the existing urban development pattern and planned land uses of the surrounding area, which

include medium and high-density residential developments along the Lovers Lane corridor. Properties adjacent to the Housing Authority parcels are prominently vacant with both single (R-1-5) and multi-family (R-M-2) zoning, with R-M-3 zoning designations located within ½ mile to the north and south. The request is appropriate, as higher density multi-family developments are typically found at neighborhood centers and/or along major corridors (i.e.: North Lovers Lane). Any further request to change the land use or lessen the density on the property will require amending the CZA through the public hearing process, subject to City Council approval.

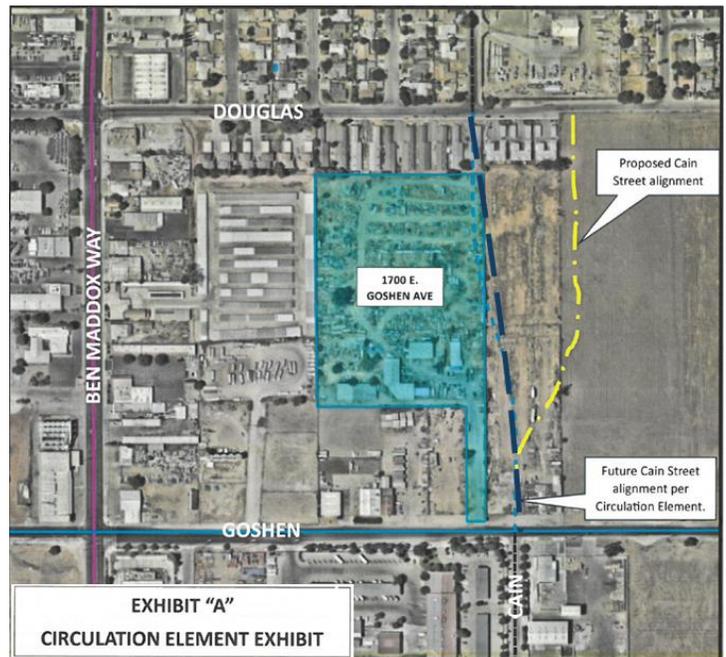
The project site is within an area that is developing new commercial and residential uses (within 450 feet). The change in the underlying Land Use designation to C-S allows mini-storage uses, and the proposed use can be suitably integrated into the development pattern of the surrounding area. This includes vehicular access, parking, on-site circulation and thematic landscaping and architectural elements. Furthermore, the mini-storage facility expansion will operate within typical business hours, providing automated access gate controls already in use at the existing facility.

The Institute of Transportation Engineers Trip Generation manual identifies self-storage facilities on the lower end of vehicle trip generation. Self-storage facilities tend to produce less vehicle trips than other commercial uses (i.e., fast-food restaurants, grocery stores, etc.) that may otherwise be permitted and/or conditionally permitted on this site.

Staff finds the proposed land use designations of Service Commercial and Residential High Density, subject to the CZA and the land use/zoning changes as proposed by the project, to be consistent with the existing surrounding land uses and meeting the intent of the General Plan.

Access, Circulation, and Cain Street Alignment

Goshen Avenue is a minor arterial roadway that will be subject to improvements along the project's frontage. Improvements include sidewalk, a city standard drive approach, parkway landscaping with street trees and streetlight, and undergrounding of existing overhead utilities, as detailed in Traffic and Development Engineering's Site Plan Review (SRP) comments.



The mini-storage facility's primary vehicular access is currently from North Ben Maddox Way; however, the proposed expansion will provide future access to Goshen Avenue via internal drive aisle connecting the two sites.

The General Plan Circulation Element shows the alignment of Cain Street running predominately through the neighboring easternly parcel and slightly encroaching onto the subject site to align with Cain Street which exists north of Douglas Avenue. This alignment is depicted as the blue dashed line in Exhibit "A" Circulation Element Exhibit. Review of the development through SPR gave staff the ability to analyze the road classification, alignment, and reality of achieving such alignment.

This future Cain Street alignment could only be achieved through the removal of existing multi-family residential apartments to the north. In an effort to avoid this, GPA No. 2024-02 includes an amendment to the Cain Street alignment to circumvent the multi-family residential apartments as shown by the yellow dashed line in Exhibit "A" Circulation Element Exhibit.

Walls and Fences

A seven foot block wall is required where a commercial site adjoins a residential zoned site, per Chapter 17.36 of the Zoning Ordinance. Per the mini-storage site plan and elevation exhibits, the applicant is proposing to build multiple mini-storage buildings on the north and east property lines which are also intended to function as a wall meeting the requirement as noted in Chapter 17.36. This design consideration is similar to other storage facilities within the city of Visalia. However, the placement of the buildings on property lines necessitates the Variance in this project.

The primary finish material for this building along the shared property line to the north is proposed to be stucco with decorative pop-out trim and scoring lines (as shown in Exhibit "A").

Findings for the Variance 2024-03

Variances are intended to prevent unnecessary hardships resulting from strict or literal interpretation of regulations while not granting a special privilege to the applicant. The Planning Commission has the power to grant variances to regulations prescribed in the Zoning Ordinance. The applicant has provided a statement in Exhibit "C" intended to justify the variance and their goal of placing buildings and walls exceeding the 7-ft height limitation within the 15-foot setback requirement of C-S zoned properties abutting an R-1 or R-M zone district. The applicant's justification can be reviewed in Exhibit "C" and whereas staff's accompanying analysis are provided below:

1. *That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;*

Staff Analysis:

Staff concurs. The established 15-ft setback of structures from property lines adjacent to R-1 and R-M zoned parcels is intended to limit a variety of potential adverse impacts of commercial uses neighboring residential zones. One potential impact could be due to 60-ft height allowance of permissible structures in the C-S zone; however, the design of the storage facility, consistent with many others in town, includes the placement of 8'-6" tall storage buildings on property lines serving as the perimeter walls. Further improvement to the site, by means of exterior walls, would result in a wall that is no taller than other perimeter walls for storage facilities found throughout the city. Additionally, the creation of unusable area in the setback (not large enough for a drive aisle) produces an unattended area without "eyes on" which can lead to vandalism and vagrancy, in an otherwise not regularly occupied use.

- 2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;*

Staff Analysis:

Staff concurs. A seven-foot block wall is required where a commercial site adjoins a residential zoned site, per Chapter 17.36 of the Zoning Ordinance. Per the mini-storage site plan and elevation exhibits, the applicant is proposing to build multiple mini-storage buildings with undulating blank walls, no windows, and no activities within the project site that would produce noises as a standard commercial use would. As such, the undulating blank wall which extends 1.5 feet taller than a typical block wall, would serve as the required block wall where a commercial site adjoins a residential zoned site.

- 3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;*

Staff Analysis:

Staff concurs. The design of the storage facility, consistent with many others in town, includes the placement of storage buildings on property lines serving as the perimeter walls. Further improvement to the site, by means of exterior walls, are no taller than other perimeter walls for storage facilities found throughout the city. Sites with mini-storage buildings on property lines adjacent to residential zones include 345 E. Caldwell Avenue, 3705 W. Connelly Avenue, and 448 E. Paradise Avenue.

- 4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;*

Staff Analysis:

Staff concurs. Improvement to the site, by means of exterior walls which will include design feature, with undulating blank walls and no windows, are no taller than other perimeter walls for storage facilities found throughout the city (345 E. Caldwell Avenue, 3705 W. Connelly Avenue, and 448 E. Paradise Avenue). Due to the circumstances in the area, allowance of the variance request will assist in the reduction of maintenance and visual impacts, and protection of the business onsite, while allowing street views of landscaping and buildings to be preserved.

- 5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

Staff Analysis:

Granting the placement of structures on property lines to serve as exterior walls do not create issues that would be detrimental to public health, safety, or welfare, but does afford the developer the ability to provide security measures for the business by removing an area where undesirable activities adjacent to residential uses could occur.

Environmental Review

An Initial Study and Negative Declaration were prepared for the proposed project. Initial Study and Negative Declaration No. 2024-45 disclosed that environmental impacts are determined to be not significant. Staff concludes that Initial Study and Negative Declaration No. 2024-45 adequately analyzes and addresses the proposed project and reduces environmental impacts to a less than significant level.

Salem Engineering Group conducted both a Phase I and II Environmental Site Assessment which found that soil and soil vapor at the project site did not pose a potential risk to human

health or the environment. No engineering controls (i.e. VOC vapor barrier) are required to protect current or future building occupants. However, only “out of an abundance of caution”, recommendation was proposed by SALEM for preparation of a Soil Management Plan (SMP) which should be distributed to construction personnel prior to conducting grading or excavation activities. The SMP will establish protocols for handling, sampling, storage, and disposal of any suspected hydrocarbon-affected soils generated during construction activities. The SMP is not required in order to avoid a significant impact and is therefore not a mitigation measure, though the applicant may voluntarily choose to proceed with its preparation.

RECOMMENDED FINDINGS

General Plan Amendment No. 2024-02

1. That the proposed General Plan Amendment is consistent with the goals, objectives, and policies of the General Plan, 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 General Plan Amendment from 9.42 acres of High Density Residential to Service Commercial and 11.89 acres of Low Density Residential to High Density Residential will not impose new land uses or development that will adversely affect the subject site or adjacent properties.
3. That the proposed land use designations under the proposed General Plan Amendment results in land uses that suitably buffer and provide an efficient transition between the existing commercial and residential uses surrounding the site.
4. That Conditional Zoning Agreement No. 2024-04 will limit the allowed uses of the Service Commercial designation to only a mini-storage facility, which provides a compatible land use adjacent to the residential land uses of Low Density Residential and Medium Density Residential.
5. That an Initial Study was prepared for the project including the General Plan Amendment, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant, and therefore Negative Declaration No. 2024-45 be adopted for this project.

Change of Zone No. 2024-03

1. That the proposed Change of Zone 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 Change of Zone from 9.42 acres of R-M-3 (Multi-family Residential) to C-S (Service Commercial) and 11.89 acres of R-1-5 (Single-family Residential) to R-M-3 (Multi-family Residential) will not impose new land uses or development that will adversely affect the subject site or adjacent properties.
3. That the proposed zoning designations under the proposed Change of Zone results in zoning and land uses that suitably buffer and provide an efficient transition between the existing commercial and residential zoning and uses surrounding the site.
4. That Conditional Zoning Agreement No. 2024-04 will limit the allowed uses of the Service Commercial designation to only a mini-storage facility, which provides a compatible land use adjacent to the residential zoning designations of Single-family Residential (R-1-5) and Multi-family Residential (R-M-2).
5. That an Initial Study was prepared for the project including the Change of Zone, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant and therefore Negative Declaration No. 2024-45 be adopted for this project.

Conditional Zoning Agreement No. 2024-04

1. That Conditional Zoning Agreement No. 2024-04 will facilitate land use compatibility by limiting the allowed uses within the Service Commercial zoning designation on the property to a mini-storage facility, which provides a compatible land use adjacent to the residential zoning designations of Single-family Residential (R-1-5) and Multi-family Residential (R-M-2).
2. That Conditional Zoning Agreement No. 2024-04 will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That an Initial Study was prepared for the project including the Conditional Zoning Agreement, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant and therefore Negative Declaration No. 2024-45 be adopted for this project.

Variance No. 2024-03

1. *That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;*

The established 15-ft setback of structures from property lines adjacent to R-1 and R-M zoned parcels is intended to limit a variety of potential adverse impacts of commercial uses neighboring residential zones. One potential impact could be due to 60-ft height allowance of permissible structures in the C-S zone; however, the design of the storage facility, consistent with many others in town, includes the placement of 8'-6" tall storage buildings on property lines serving as the perimeter walls. Further improvement to the site, by means of exterior walls, would result in a wall that is no taller than other perimeter walls for storage facilities found throughout the city. Additionally, the creation of unusable area in the setback (not large enough for a drive aisle) produces an unattended area without "eyes on" which can lead to vandalism and vagrancy, in an otherwise not regularly occupied use.

2. *That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;*

A seven-foot block wall is required where a commercial site adjoins a residential zoned site, per Chapter 17.36 of the Zoning Ordinance. Per the mini-storage site plan and elevation exhibits, the applicant is proposing to build multiple mini-storage buildings with undulating blank walls, no windows, and no activities within the project site that would produce noises as a standard commercial use would. As such, the undulating blank wall which extends 1.5 feet taller than a typical block wall, would serve as the required block wall where a commercial site adjoins a residential zoned site.

3. *That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;*

The design of the storage facility, consistent with many others in town, includes the placement of storage buildings on property lines serving as the perimeter walls. Further improvement to the site, by means of exterior walls, are no taller than other perimeter walls for storage facilities found throughout the city. Sites with mini-storage buildings on property lines adjacent to residential zones include 345 E. Caldwell Avenue, 3705 W. Connelly Avenue, and 448 E. Paradise Avenue.

4. *That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;*

Improvement to the site, by means of exterior walls which will include design feature, with undulating blank walls and no windows, are no taller than other perimeter walls for storage facilities found throughout the city (345 E. Caldwell Avenue, 3705 W. Connelly Avenue, and 448 E. Paradise Avenue). Due to the circumstances in the area, allowance of the variance request will assist in the reduction of maintenance and visual impacts, and protection of the business onsite, while allowing street views of landscaping and buildings to be preserved.

5. *That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

Granting the placement of structures on property lines to serve as exterior walls do not create issues that would be detrimental to public health, safety, or welfare, but does afford the developer the ability to provide security measures for the business by removing an area where undesirable activities adjacent to residential uses could occur.

6. That an Initial Study was prepared for the project including the Variance, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant and therefore Negative Declaration No. 2024-45 be adopted for this project.

RECOMMENDED CONDITIONS OF APPROVAL

General Plan Amendment No. 2024-02

There are no recommended conditions for General Plan Amendment No. 2024-02.

Change of Zone No. 2024-03

There are recommended conditions for Change of Zone No. 2024-03.

Conditional Zoning Agreement No. 2024-04

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2024-019, incorporated herein by reference.
2. That Conditional Zoning Agreement No. 2024-04 is recorded, with proof of recordation provided to staff, prior to the issuance of building permits of any portion of the area previously designated as R-M-3 (Multi-family Residential) or R-1-5 (Single-family Residential).
3. That Conditional Zoning Agreement No. 2024-04 shall be conditioned with the following:
 - A. That the site located at APN: 098-050-038 shall only be developed in accordance with a mini-storage facility as depicted per the site plan provided in Exhibit "A", and that no other "permitted" and/or "conditionally permitted" uses in the C-S zone, as identified in Chapter 17.25.030 Uses in the Commercial, Mixed Use, Office, and Industrial Zones, shall be allowed on this site.
 - B. That the four Housing Authority of Tulare County parcels (APN(s): 098-050-013, 098-050-060, 098-050-062, and 098-050-061) shall be developed as one cohesive residential development plan that requires a minimum residential unit count of 238 units.

Variance No. 2024-03

1. That the project be developed in substantial compliance and be consistent with the comments of Site Plan Review No. 2024-019.
2. That the project be developed in substantial compliance with the Site Plan in Exhibit "A".
3. That storage buildings adjacent to residentially zoned parcels be limited to one story, 8-foot 6-inches, as shown in Exhibit "A".
4. That illuminated wall signage directed toward residential uses shall be prohibited.
5. That any onsite lighting shall incorporate lighting shields to deflect light away from abutting residential sites so as to not cause glare.
6. Prior to occupancy of the development, the applicant/developer shall demonstrate to the satisfaction of City staff that all on-site lighting installed shall not exceed the lumen intensity limit of 0.5 lumens at the property lines.
7. That the applicant submit landscaping plans demonstrating compliance with the Model Water Efficient Landscape Ordinance (MWELO) standards through the building permit process.
8. That Variance No. 2024-03 shall be null and void unless General Plan Amendment No. 2024-02, Change of Zone No. 2024-03, and Conditional Zoning Agreement No. 2024-04 are all approved by the Visalia City Council.
9. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.

APPEAL INFORMATION

For the General Plan, Change of Zone, and Conditional Zoning Agreement:

The Planning Commission's recommendations on these matters are advisory only. The final decisions will be by the Visalia City Council following a public hearing. Therefore, the Planning Commission's recommendations in these matters are not appealable.

For the Variance:

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:

- Related Plans and Policies
- Resolution No. 2024-52 – General Plan Amendment No. 2024-02
- Resolution No. 2024-53 – Change of Zone No. 2024-03
- Resolution No. 2024-54 – Conditional Zoning Agreement No. 2024-04
- Resolution No. 2024-57 – Variance No. 2024-03
- Exhibit “A” – Site Plan
- Exhibit “B” – Housing Authority of Tulare County Letter
- Exhibit “C” – Applicant’s Variance Findings
- Exhibit “D” – Wrecking Yard Summary Statement
-
- Exhibit “F” – Existing and Proposed Land Use Map
- Negative Declaration No. 2024-45
- Salem Engineering Group Phase I Environmental Site Assessment
- Salem Engineering Group Phase II Environmental Site Assessment
- Salem Engineering Group Soils Management Plan
- Site Plan Review Comments No. 2024-019
- Existing General Plan Land Use Map
- Existing 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

LU-P-52 Facilitate high-quality building and site design for multi-family developments by updating development standards in the zoning ordinance and providing clear rules for development review and approval and by creating and adopting design guidelines to be used in the development review and approval process.

Characteristics of high-quality site and building design include connectivity to the public realm; compatibility with surrounding development; small-scale buildings with variation in architecture and massing; usable open space and recreation facilities; orientation to natural features; and solar orientation.

LU-P-57 Update the Zoning Ordinance to reflect the High Density Residential designation on the Land Use Diagram for development at 15 to 35 dwelling units per gross acre, accommodating townhouses, two- and four-plexes, and multistory condominium and apartment buildings.

The designation is appropriate for some infill sites and new areas in close proximity to neighborhood centers and major transportation routes. High Density Residential development may also be permitted in infill areas where it can be made to be consistent with adjacent properties through the conditional use permit process. Development standards will ensure that new development contributes positively to the creation of neighborhood nodes or districts. Projects on sites larger than five acres or involving more than 60 units will require discretionary review.

Zoning Ordinance Section for R-M Zone

Chapter 17.16

R-M Multi-Family Residential Zone

17.16.010 Purpose and intent.

In the R-M multi-family residential zones, the purpose and intent is to provide living areas within the two multi-family residential zones (one medium density and one high density) with housing facilities where development is permitted with a relatively high concentration of dwelling units, and still preserve the desirable characteristics and amenities of a low density atmosphere.

17.16.015 Applicability.

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

17.16.020 Permitted uses.

In the R-M multi-family residential zones, the following uses are permitted by right:

- A. Existing one-family dwellings;
- B. Multi-family dwellings up to sixty (60) dwelling units per site in the R-M-2 zone and the R-M-3 zone;
- C. Fruit, vegetable and horticultural husbandry;
- D. Swimming pools used only by residents on the site and their guests, provided that no swimming pool or accessory mechanical equipment shall be located in a required front yard or in a required side yard;
- E. Temporary subdivision sales offices;
- F. Licensed day care for a maximum of fourteen (14) children in addition to the residing family, situated within an existing single-family dwelling;

- G. Twenty-four (24) hour care facilities or foster homes for a maximum of six individuals in addition to the residing family;
- H. Signs subject to the provision of Chapter 17.48;
- I. The keeping of household pets, subject to the definition of household pets set forth in Section 17.04.030;
- J. Adult day care for a maximum of twelve (12) individuals in addition to the residing family, situated within an existing single-family dwelling;
- K. Other uses similar in nature and intensity as determined by the city planner.
- L. Transitional or supportive housing for six (6) or fewer resident/clients.
- M. Single-room occupancy (SRO), as follows:
 - 1. Up to fifteen (15) units per gross acre in the R-M-2 zone district;
 - 2. Up to twenty-nine (29) units per gross acre in the R-M-3 zone district.

17.16.030 Accessory uses.

In the R-M multi-family residential zone, accessory uses include:

- A. Home occupations subject to the provisions of Section 17.32.030;
- B. Accessory buildings subject to the provisions of Section 17.16.090B.

17.16.040 Conditional uses.

In the R-M multi-family residential zone, the following conditional uses may be permitted in accordance with the provisions of Chapter 17.38:

- A. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, licensed day care facilities for more than fourteen (14) children; churches, parsonages and other religious institutions;
- B. Public and private charitable institutions; general hospitals, sanitariums, nursing and convalescent homes; including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;
- C. Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities; public playgrounds, parks and community centers;
- D. In the R-M-3 zone only, an open air public or private parking lot, subject to all provisions of Section 17.34.030, excluding trucks over 3/4 ton;
- E. Electric distribution substations;
- F. Gas regulator stations;
- G. Public service pumping stations and/or elevated or underground tanks;
- H. Communication equipment buildings;
- I. In R-M-2 zone only, mobile home parks;
- J. More than sixty (60) units per site in the R-M-2 zone, and within the R-M-3 zone;
- K. Boarding houses and residential motels;
- L. [Reserved]
- M. Senior citizen residential developments;
- N. Adult day care in excess of twelve (12) individuals;

- O. Planned developments may utilize the provisions of Chapter 17.26;
- P. New one-family dwelling, meeting density identified in the general plan land use element designations;
- Q. Other uses similar in nature and intensity as determined by the city planner;
- R. Residential developments utilizing private streets in which the net lot area (lot area not including street area) meets or exceeds the site area prescribed by this chapter and in which the private streets are designed and constructed to meet or exceed public street standards.
- S. Transitional or supportive housing for seven (7) or more resident/clients.

17.16.050 Site area and configuration.

- A. The division of (R-M) multi-family residential property less than two (2) acres shall be approved as part of a conditional use permit.

17.16.060 Site area per dwelling unit and per structure.

The minimum site area per dwelling unit shall be three thousand (3,000) square feet in the R-M-2 zone and one thousand two hundred (1,200) square feet in the R-M-3 zone.

17.16.070 Front yard.

- A. The minimum front yard shall be as follows:

Zone	Minimum Front Yard
R-M-2	15 feet
R-M-3	15 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. All garage doors facing the front property line shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.

17.16.080 Side yards.

- A. The minimum side yard for a permitted or conditional use shall be five feet per story subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet.
- B. Side yard providing access to more than one dwelling unit shall be not less than ten feet.
- C. On corner lots, all garage doors shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.

17.16.090 Rear yard.

The minimum rear yard for a permitted use shall be fifteen (15) feet in the R-M-3 zone and twenty-five (25) feet in the R-M-2 zone, subject to the following exceptions:

- A. On a corner or reverse corner lot in R-M-2 zone 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.
- B. Accessory structures not exceeding twelve (12) feet in height may be located in the required rear yard, but not closer than three feet to any lot line; provided, that on a reversed corner lot an accessory structure shall be located not closer to the rear property line than the required side yard on the adjoining key lot and not closer to the side property line adjoining the street than the required front yard on the adjoining key lot. In placing accessory structures in a

required rear yard a usable, open, rear yard area of at least one thousand two hundred (1,200) square feet shall be maintained.

C. Exceptions to the rear yard setback can be granted for multiple family units that have their rear yard abutting an alley. The exception may be granted if the rear yard area is to be used for parking.

17.16.100 Height of structures.

The maximum height of structures shall be thirty-five (35) feet or three (3) stories whichever is taller in the R-M-2 zone. The maximum height shall be thirty-five (35) feet or three (3) stories whichever is taller in the R-M-3 zone. Where an R-M-2 or R-M-3 site adjoins an R-1 site, the second and third story shall be designed to limit visibility from the second and third story to the R-1 site. Structures specified under Section 17.16.090(B) shall be exempt.

17.16.110 Off-street parking.

Off-street parking shall be subject to the provisions of Chapter 17.34.

17.16.120 Fences, walls and hedges.

Fences, walls and hedges shall be subject to the provisions of Section 17.36.040.

17.16.130 Trash enclosures.

Enclosures for trash receptacles are permitted that comply with the specifications and requirements of Section 17.32.010 and that are approved by the site plan review committee. Enclosures within the front yard setback are permitted for multiple family dwelling units when deemed necessary by city staff because no other appropriate location for an enclosure exists on the property.

17.16.140 Site plan review.

A site plan review permit must be obtained for all developments other than a single-family residence in R-M zones, subject to the requirements and procedures of Chapter 17.28.

17.16.150 Open space and recreational areas.

Any multiple family project approved under a conditional use permit or site plan review permit shall dedicate at least five (5) percent of the site to open, common, usable space and/or recreational facilities for use by tenants as a part of that plan. The calculated space shall not include setback areas adjacent to a street. Shared open space could include parks, playgrounds, sports courts, swimming pools, gardens, and covered patios or gazebos open on at least three (3) sides. Further, the calculated space shall not include enclosed meeting or community rooms. The specific size, location and use shall be approved as a part of the conditional use permit.

17.16.160 Screening.

All parking areas adjacent to public streets and R-1 sites shall be screened from view subject to the requirements and procedures of Chapter 17.28.

17.16.170 Screening fence.

Where a multiple family site adjoins an R-1 site, a screening block wall or wood fence not less than six feet in height shall be located along the property line; except in a required front yard, or the street side of a corner lot and suitably maintained.

17.16.180 Landscaping.

All multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained.

17.16.190 Model Good Neighbor Policies.

Before issuance of building permits, project proponents of multi-family residential developments in the R-M zones that are subject to approval by the Site Plan Review Committee or the Planning Commission, shall enter into an operational management plan (Plan), in a form approved by the City for the long term maintenance and management of the development. The Plan shall include but not be limited to: The maintenance of landscaping for the associated properties; the maintenance of private drives and open space parking; the maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages; enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and, enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission, and as may be amended by resolution.

17.16.200 Signs.

Signs shall be placed in conformance with Chapter 17.48

Zoning Ordinance Chapter 17 - 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.

17.12.020 Permitted uses.

In the R-1 single-family residential zones, the following uses shall be permitted by right:

- A. One-family dwellings;
- B. Raising of fruit and nut trees, vegetables and horticultural specialties;
- C. Accessory structures located on the same site with a permitted use including private garages and carports, one guest house, storehouses, garden structures, green houses, recreation room and hobby shops;
- D. Swimming pools used solely by persons resident on the site and their guests; provided, that no swimming pool or accessory mechanical equipment shall be located in a required front yard or in a required side yard;
- E. Temporary subdivision sales offices;
- F. Licensed day care for a maximum of fourteen (14) children in addition to the residing family;
- G. Twenty-four (24) hour residential care facilities or foster homes, for a maximum of six individuals in addition to the residing family;
- H. Signs subject to the provisions of Chapter 17.48;
- I. The keeping of household pets, subject to the definition of household pets set forth in Section 17.04.030;
- J. Accessory dwelling units as specified in Sections 17.12.140 through 17.12.200;
- K. Adult day care up to twelve (12) persons in addition to the residing family;

L. Other uses similar in nature and intensity as determined by the city planner;

M. Legally existing multiple family units, and expansion or reconstruction as provided in Section 17.12.070.

N. Transitional or supportive housing for six (6) or fewer resident/clients.

O. In the R-1-20 zone only, the breeding, hatching, raising and fattening of birds, rabbits, chinchillas, hamsters, other small animals and fowl, on a domestic noncommercial scale, provided that there shall not be less than one thousand (1,000) square feet of site area for each fowl or animal and provided that no structure housing poultry or small animals shall be closer than fifty (50) feet to any property line, closer than twenty-five (25) feet to any dwelling on the site, or closer than fifty (50) feet to any other dwelling;

P. In the R-1-20 zone only, the raising of livestock, except pigs of any kind, subject to the exception of not more than two cows, two horses, four sheep or four goats for each site, shall be permitted; provided, that there be no limitation on the number of livestock permitted on a site with an area of ten acres or more and provided that no stable be located closer than fifty (50) feet to any dwelling on the site or closer than one hundred (100) feet to any other dwelling;

17.12.030 Accessory uses.

In the R-1 single-family residential zone, the following accessory uses shall be permitted, subject to specified provisions:

A. Home occupations subject to the provisions of Section 17.32.030;

B. Accessory buildings subject to the provisions of Section 17.12.100(B).

C. Cottage Food Operations subject to the provisions of Health and Safety Code 113758 and Section 17.32.035.

17.12.040 Conditional uses.

In the R-1 single-family residential zone, the following conditional uses may be permitted in accordance with the provisions of Chapter 17.38:

A. Planned development subject to the provisions of Chapter 17.26;

B. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, licensed day care facilities for more than fourteen (14) children; churches, parsonages and other religious institutions;

C. Public and private charitable institutions, general hospitals, sanitariums, nursing and convalescent homes; not including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;

D. Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations, ambulance service and other public building, structures and facilities; public playgrounds, parks and community centers;

E. Electric distribution substations;

F. Gas regulator stations;

G. Public service pumping stations, i.e., community water service wells;

H. Communications equipment buildings;

I. Planned neighborhood commercial center subject to the provisions of Chapter 17.26;

J. Residential development specifically designed for senior housing;

K. Mobile home parks in conformance with Section 17.32.040;

- L. [Reserved.] M. Residential developments utilizing private streets in which the net lot area (lot area not including street area) meets or exceeds the site area prescribed by this article and in which the private streets are designed and constructed to meet or exceed public street standards;
- N. Adult day care in excess of twelve (12) persons;
- O. Duplexes on corner lots;
- P. Twenty-four (24) hour residential care facilities or foster homes for more than six individuals in addition to the residing family;
- Q. Residential structures and accessory buildings totaling more than ten thousand (10,000) square feet;
- R. Other uses similar in nature and intensity as determined by the city planner.
- S. Transitional or supportive housing for seven (7) or more resident/clients.

17.12.050 Site area.

The minimum site area shall be as follows:

Zone	Minimum Site Area
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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
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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).

17.12.070 Replacement and expansion of legally existing multiple family units.

In accordance with Sections 17.12.020 legally existing multiple family units may be expanded or replaced if destroyed by fire or other disaster subject to the following criteria:

A. A site plan review permit as provided in Chapter 17.28 is required for all expansions or replacements.

B. Replacement/expansion of unit(s) shall be designed and constructed in an architectural style compatible with the existing single-family units in the neighborhood. Review of elevations for replacement/expansion shall occur through the site plan review process. Appeals to architectural requirements of the site plan review committee shall be subject to the appeals process set forth in Chapter 17.28.050.

C. Setbacks and related development standards shall be consistent with existing single-family units in the neighborhood.

D. Parking requirements set forth in Section 17.34.020 and landscaping requirements shall meet current city standards and shall apply to the entire site(s), not just the replacement unit(s) or expanded area, which may result in the reduction of the number of units on the site.

E. The number of multiple family units on the site shall not be increased.

F. All rights established under Sections 17.12.020 and 17.12.070 shall be null and void one hundred eighty (180) days after the date that the unit(s) are destroyed (or rendered uninhabitable), unless a building permit has been obtained and diligent pursuit of construction has commenced. The approval of a site plan review permit does not constitute compliance with this requirement.

17.12.080 Front yard.

A. The minimum front yard shall be as follows:

Zone	Minimum Front Yard
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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.
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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.

Chapter 17.44 - ZONING AMENDMENTS

17.44.010 Purpose.

As a general plan for Visalia is put into effect, there will be a need for changes in zoning boundaries and other regulations of this title. As the general plan is reviewed and revised periodically, other changes in the regulations of this title may be warranted. Such amendments shall be made in accordance with the procedure prescribed in this chapter.

17.44.020 Initiation.

A. A change in the boundaries of any zone may be initiated by the owner of the property within the area for which a change of zone is proposed or by his authorized agent. If the area for which a change of zone is proposed is in more than one ownership, all of the property owners or their authorized agents shall join in filing the application, unless included by planning commission resolution of intention.

B. A change in boundaries of any zone, or a change in a zone regulation, off-street parking or loading facilities requirements, general provision, exception or other provision may be initiated by the city planning commission or the city council in the form of a request to the commission that it consider a proposed change; provided, that in either case the procedure prescribed in Sections 17.44.040 and 17.44.090 shall be followed.

17.44.030 Application procedures.

A. A property owner or his authorized agent may file an application with the city planning commission for a change in zoning boundaries on a form prescribed by the commission and that said application shall include the following data:

1. Name and address of the applicant;
2. Statement that the applicant is the owner of the property for which the change in zoning boundaries is proposed, the authorized agent of the owner, or is or will be the plaintiff in an action in eminent domain to acquire the property involved;

3. Address and legal description of the property;
 4. The application shall be accompanied by such sketches or drawings as may be necessary to clearly show the applicant's proposal;
 5. Additional information as required by the historic preservation advisory board.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of processing the application.

17.44.040 Public hearing—Notice.

The city planning commission shall hold at least one public hearing on each application for a change in zone boundaries and on each proposal for a change in zone boundaries or of a zone regulation, off-street parking or loading facilities requirements, general provisions, exception or other provision of this title initiated by the commission or the city council. Notice of the public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by publication in a newspaper of general circulation within the city, and by mailing 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.

17.44.050 Investigation and report.

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

17.44.060 Hearing.

A. At the public hearing, the city planning commission shall review the application or the proposal and may receive pertinent evidence as to why or how the proposed change is necessary to achieve the objectives of the zoning ordinance prescribed in Section 17.02.020.

B. If the commission's recommendation is to change property from one zone designation to another, the commission may recommend that conditions be imposed so as not to create problems adverse to the public health, safety and general welfare of the city and its residents.

17.44.070 Action of city planning commission.

The city planning commission shall make a specific finding as to whether the change is required to achieve the objectives of the zoning ordinance prescribed in Section 17.02.020. The commission shall transmit a report to the city council recommending that the application be granted, conditionally approved, or denied or that the proposal be adopted or rejected, together with one copy of the application, resolution of the commission or request of the Council, the sketches or drawings submitted and all other data filed therewith, the report of the city engineer and the findings of the commission.

17.44.080 [Reserved].

17.44.090 Action of city council.

A. Upon receipt of the resolution or report of the city planning commission, the city council shall review the application or the proposal and shall consider the resolution or report of the commission and the report of the city planning staff.

B. The city council shall make a specific finding as to whether the change is required to achieve the objectives of the zoning ordinance prescribed in Section 17.02.020. If the council finds that the change is required, it shall enact an ordinance amending the zoning map or an ordinance amending the regulations of this title, whichever is appropriate. The city council may impose conditions on the change of zone for the property where it finds that said conditions must be imposed so as not to create problems inimical to the public health, safety and general welfare of the city and its residents. If conditions are imposed on a change of zone, said conditions shall run with the land and shall not automatically be removed by a subsequent reclassification or change in ownership of the property. Said conditions may be removed only by the city council after recommendation by the planning

commission. If the council finds that the change is not required, it shall deny the application or reject the proposal.

17.44.100 Change of zoning map.

A change in zone boundary shall be indicated on the zoning map.

17.44.110 New application.

Following the denial of an application for a change in a zone boundary, no application for the same or substantially the same change shall be filed within one year of the date of denial of the application.

17.44.120 Report by city planner.

On any amendment to the zoning code changing property from one zone classification to another, the city planner shall inform the planning commission and the city council of any conditions attached to previous zone changes as a result of action taken pursuant to Sections 17.44.060, 17.44.070 and 17.44.090.

Chapter 17.54

GENERAL PLAN AMENDMENTS

17.54.010 Purpose.

As the general plan for Visalia is implemented, there may be a need for amendments to land use boundaries and policies of the general plan. Such amendments shall be made in accordance with the procedure prescribed in this chapter.

17.54.020 Initiation.

A. An amendment to the land use boundaries of the general plan may be initiated by any interested person or the owners of the property within the area for which the amendment is proposed. The area of a proposed land use amendment and/or policy amendment may be expanded in scope by the planning commission in the resolution of intention.

B. An amendment to land use boundaries and/or policies may be initiated by the city planning commission or the city council by adoption of a resolution of intention.

17.54.030 Application procedures.

A. An application for an amendment shall be filed by the applicant with the city planning commission on a form prescribed by the commission. Said application shall include the following data:

1. Name and address of the applicant;
2. Statement that the applicant is the owner of the property for which a land use boundary amendment is proposed or the authorized agent of the owner. In the case of a policy amendment the statement shall indicate the interest of the applicant;
3. Address and legal description of the subject property, if applicable;
4. The application shall include material deemed necessary by the city planner to clearly show the applicant's proposal.

B. The application shall be accompanied by a fee set by resolution of the city council to cover the cost of processing the application.

17.54.040 Public hearing—Notice.

Notice of the public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by publication in a newspaper of general circulation within the city, and by mailing notice of the time and place of the hearing to property owners within three

hundred (300) feet of the boundaries of the area under consideration if an amendment to the land use element is under consideration.

17.54.050 Investigation and report.

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

17.54.060 Hearing.

At the public hearing, the city planning commission shall review the application or the proposal and may receive pertinent evidence regarding the proposed amendment.

17.54.070 Action of city planning commission.

Within forty-five (45) days following the public hearing, the city planning commission shall make a specific recommendation and shall transmit a report to the city council. The report shall include a resolution recommending either approval or denial of the proposed amendment, together with pertinent information and the report of the city planning staff.

17.54.080 Action of the city council.

A. Upon receipt of the resolution and report of the city planning commission, the city council shall hold at least one public hearing with public notice as prescribed in Section 17.54.040. Following the noticed public hearing, the city council shall approve, deny or modify the city planning commission recommendation.

B. If the element or amendment has been approved by the city planning commission, the city council shall not modify the recommendation until the proposed change or modification has been referred back to the city planning commission for a report and a copy of the report has been filed with the city council. Failure of the city planning commission to report within forty (40) days after the reference, or such longer period as may be designated by the city council shall be deemed to be approval of the proposed change or modification. It shall not be necessary for the city planning commission to hold a public hearing on such proposed change or modification.

C. The adoption of a general plan element, or amendment, shall be by resolution of the city council.

CHAPTER 17.42: VARIANCES

17.42.010 Variance purposes.

The city planning commission may grant variances in order to prevent unnecessary hardships that would result from a strict or literal interpretation and enforcement of certain regulations prescribed by this title. A practical difficulty or unnecessary hardship may result from the size, shape or dimensions of a site or the location of existing structures thereon, from geographic, topographic or other physical conditions on the site or in the immediate vicinity, or from population densities, street locations or traffic conditions in the immediate vicinity. The power to grant variances does not extend to use regulations, because the flexibility necessary to avoid results inconsistent with the objectives of the zoning ordinance is provided by the conditional use provisions of this title.

17.42.020 [Reserved]

17.42.030 Variance powers of city planning commission.

The city planning commission may grant variances to the regulations prescribed by this title with respect to fences and walls, site area, width, frontage coverage, front yard, rear yard, side yards, height of structures, distance between structures, off-street parking facilities, accessory dwelling unit standards pursuant to Sections 17.12.140 through 17.12.200, and downtown building design criteria pursuant to Section 17.58.082 through 17.58.088; in accordance with the procedures prescribed in this chapter.

17.42.040 [Reserved]

17.42.050 Application procedures.

A. Application for a variance or exception shall be made to the city planning commission on a form prescribed by the commission and shall include the following data:

1. Name and address of the applicant;
2. Statement that the applicant is the owner of the property, is the authorized agent of the owners, or is or will be the plaintiff in an action in eminent domain to acquire the property involved;
3. Address and legal description of the property;
4. Statement of the precise nature of the variance or exception requested and the hardship or practical difficulty that would result from the strict interpretation and enforcement of this title;
5. The application shall be accompanied by such sketches or drawings that may be necessary to clearly show applicant's proposal;
6. Additional information as required by the historic preservation advisory board;
7. When reviewing requests for an exception associated with a request for density bonus as provided in Chapter 17.32, Article 2, the applicant shall submit copies of the comprehensive development plan, sketches and plans indicating the nature of the request and written justification that the requested modifications result in identifiable cost reductions required for project to reach target affordability.

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.

17.42.060 Hearing and notice.

A. The city planning commission shall hold a public hearing on an application for a variance.

B. Notice of a public hearing shall be given not less than ten days or 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.

17.42.070 Investigation and report.

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

17.42.080 Public hearing procedure.

At a public hearing the city planning commission shall review the application and the statements and drawings submitted therewith and shall receive pertinent evidence concerning the variance, particularly with respect to the findings prescribed in Section 17.42.090.

17.42.090 Variance action of the city planning commission.

A. The city planning commission may grant a variance to a regulation prescribed by this title with respect to fences and walls, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distances between structures or landscaped areas or in modified form if, on the basis of the application, the report of the city planning staff or the evidence submitted, the commission makes the following findings:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;
2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;
5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

B. The city planning commission may grant a variance to a regulation prescribed by this title with respect to off-street parking facilities, if, on the basis of the application, the report of the city planner or the evidence submitted the commission makes the findings prescribed in subsection (A)(1) of this section and that the granting of the variance will not result in the parking of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets.

C. A variance may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe.

D. The city planning commission may deny a variance application.

17.42.100 [Reserved]

17.42.110 Appeal to city council.

The decision of the city planning commission on a variance or exception application shall be subject to the appeal provisions of Section 17.02.145.

17.42.120 Lapse of variance.

A variance shall lapse and become void one year following the date on which the variance became effective, 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 on the site that was the subject of the variance application, or a certificate of occupancy is issued by the building official for the site or structure that was the subject of the variance application. A variance may be renewed for an additional period of one year; provided, that prior to the expiration of one year from the date when the variance became effective, an application for renewal of the variance is made to the commission. The commission may grant or deny an application for renewal of a variance.

17.42.130 Revocation.

A variance granted subject to a condition or conditions shall be revoked by the city planning commission if the condition or conditions are not complied with.

17.42.140 New application.

Following the denial of a variance application or the revocation of a variance, no application for the same or substantially the same variance on the same or substantially the same site shall be filed within one year of the date of denial of the variance application or revocation of the variance.

RESOLUTION NO. 2024-52

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA, RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 2024-02, A REQUEST BY DERREL'S MINI STORAGE TO CHANGE THE LAND USE DESIGNATION ON APN: 098-050-038 FROM HIGH DENSITY RESIDENTIAL (RHD) TO COMMERCIAL SERVICE (CS) FOR A 9.42-ACRE PARCEL, AND CHANGE THE LAND USE DESIGNATION ON APN(S): 098-050-013, 098-060-060, 098-050-061, AND 098-050-062 FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL FOR PARCELS MEASURING A TOTAL OF 11.89-ACRES. THE DERREL'S MINI STORAGE PROJECT SITE IS LOCATED AT 1700 E. GOSHEN AVENUE (APN: 098-050-038) WHILE THE HOUSING AUTHORITY OF TULARE COUNTY SITE IS LOCATED ON THE NORTHWEST CORNER OF EAST GOSHEN AVENUE AND NORTH LOVERS LANE (APN(S): 098-050-013, 098-050-060, 098-050-062, and 098-050-061).

WHEREAS, General Plan Amendment No. 2024-02 is a request by Derrel's Mini Storage to change the land use designation on APN: 098-050-038 from High Density Residential (RHD) to Commercial Service (CS) for a 9.42-acre parcel, and the change of land use designation on APN(s): 098-050-013, 098-050-060, 098-050-061, and 098-050-062 from Low Density Residential to High Density Residential for parcels measuring a total of 11.89-acres. The Derrel's Mini Storage project site is located at 1700 E. Goshen Avenue (APN: 098-050-038) while the Housing Authority of Tulare County site is located on the northwest corner of East Goshen Avenue and North Lovers Lane (APN(s): 098-050-013, 098-050-060, 098-050-062, and 098-050-061); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on July 14, 2025; and

WHEREAS, the Planning Commission of the City of Visalia considered the general plan amendment in accordance with Section 17.54.070 of the Zoning Ordinance of the City of Visalia and 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.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council adopt Negative Declaration No. 2024-45 for General Plan Amendment No. 2024-02 that was prepared 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 General Plan Amendment No. 2024-02 based on the following specific findings and evidence presented:

1. That the proposed General Plan Amendment is consistent with the goals, objectives, and policies of the General Plan, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

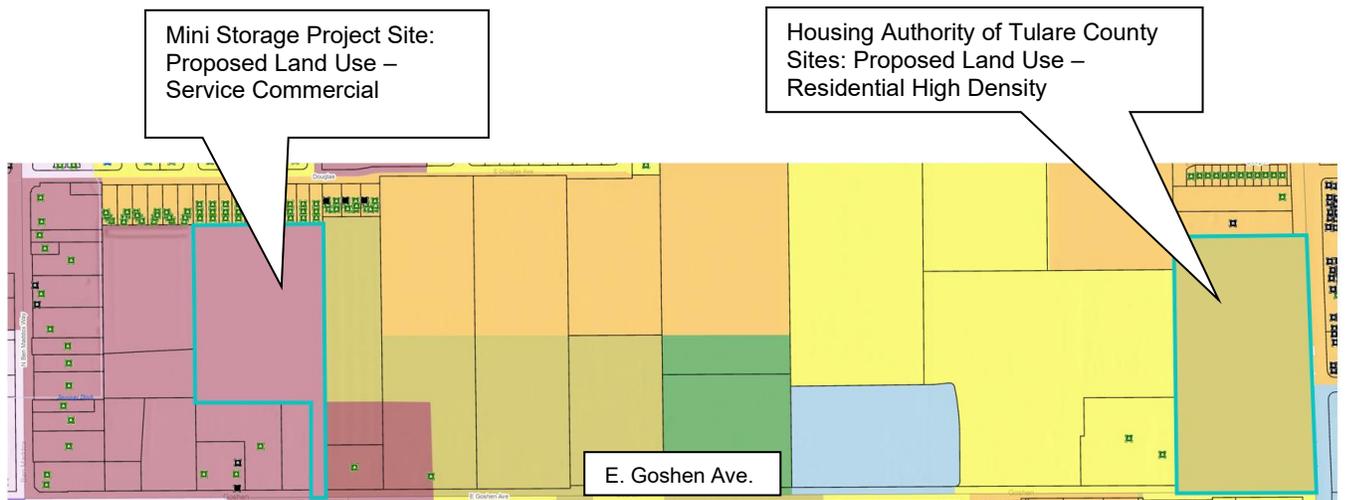
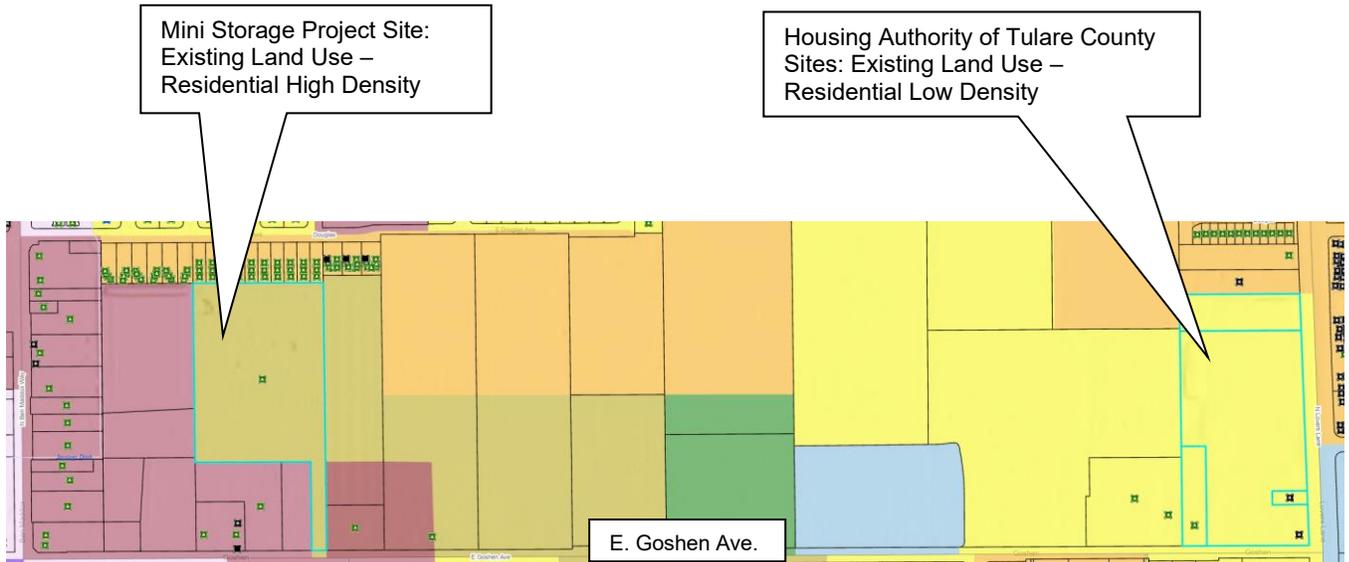
2. That the proposed General Plan Amendment from 9.42 acres of High Density Residential to Service Commercial and 11.89 acres of Low Density Residential to High Density Residential will not impose new land uses or development that will adversely affect the subject site or adjacent properties.
3. That the proposed land use designations under the proposed General Plan Amendment results in land uses that suitably buffer and provide an efficient transition between the existing commercial and residential uses surrounding the site.
4. That Conditional Zoning Agreement No. 2024-04 will limit the allowed uses of the Service Commercial designation to only a mini-storage facility, which provides a compatible land use adjacent to the residential land uses of Low Density Residential and Medium Density Residential.
5. That an Initial Study was prepared for the project including the General Plan Amendment, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant, and therefore Negative Declaration No. 2024-45 be adopted for this project.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of General Plan Amendment No. 2024-02, as depicted per Attachment "A", on the real property described herein, in accordance with the terms of this resolution and under the provisions of Section 17.54.070 of the Ordinance Code of the City of Visalia.

GENERAL PLAN AMENDMENT NO. 2024-02

Planning Commission

Resolution No. 2024-52



RESOLUTION NO. 2024-53

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA, RECOMMENDING APPROVAL OF CHANGE OF ZONE NO. 2024-03, A REQUEST BY DERREL'S MINI STORAGE TO CHANGE THE ZONING DESIGNATION ON APN: 098-050-038 FROM MULTI-FAMILY RESIDENTIAL (R-M-3) TO SERVICE COMMERCIAL (C-S) FOR A 9.42-ACRE PARCEL, AND CHANGE THE ZONING FOR APN(S): 098-050-013, 098-050-060, 098-050-061, AND 098-050-062 FROM R-1-5 (SINGLE-FAMILY RESIDENTIAL 5,000 SQ. FT. MINIMUM SITE AREA) TO MULTI-FAMILY RESIDENTIAL (R-M-3) FOR PARCELS MEASURING A TOTAL OF 11.89-ACRES. THE DARREL'S MINI STORAGE PROJECT SITE IS LOCATED AT 1700 E. GOSHEN AVENUE (APN: 098-050-038) WHILE THE HOUSING AUTHORITY OF TULARE COUNTY SITE IS LOCATED ON THE NORTHWEST CORNER OF EAST GOSHEN AVENUE AND NORTH LOVERS LANE (APN(S): 098-050-013, 098-050-060, 098-050-062, AND 098-050-061).

WHEREAS, Change of Zone No. 2024-03 is a request by Derrel's Mini Storage to change the zoning designation on APN: 098-050-038 from Multi-family Residential (R-M-3) to Service Commercial (C-S) for a 9.42-acre parcel, and the change of zoning on APN(s): 098-050-013, 098-050-060, 098-050-061, and 098-050-062 from R-1-5 (Single-Family Residential 5,000 sq. ft. minimum site area) to Multi-family Residential (R-M-3) for parcels measuring a total of 11.89-acres. The Derrel's Mini Storage project site is located at 1700 E. Goshen Avenue (APN: 098-050-038) while the Housing Authority of Tulare County site is located on the northwest corner of East Goshen Avenue and North Lovers Lane (APN(s): 098-050-013, 098-050-060, 098-050-062, and 098-050-061); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on July 14, 2025; and

WHEREAS, the Planning Commission of the City of Visalia considered the change of zone in accordance with Section 17.44.070 of the Zoning Ordinance of the City of Visalia and 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.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council adopt Negative Declaration No. 2024-45 for Change of Zone No. 2024-03 that was prepared 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 Change of Zone No. 2024-03 based on the following specific findings and evidence presented:

1. That the proposed Change of Zone 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 Change of Zone from 9.42 acres of R-M-3 (Multi-family Residential) to C-S (Service Commercial) and 11.89 acres of R-1-5 (Single-family Residential) to R-M-3 (Multi-family Residential) will not impose new land uses or development that will adversely affect the subject site or adjacent properties.
3. That the proposed zoning designations under the proposed Change of Zone results in zoning and land uses that suitably buffer and provide an efficient transition between the existing commercial and residential zoning and uses surrounding the site.
4. That Conditional Zoning Agreement No. 2024-04 will limit the allowed uses of the Service Commercial designation to only a mini-storage facility, which provides a compatible land use adjacent to the residential zoning designations of Single-family Residential (R-1-5) and Multi-family Residential (R-M-2).
5. That an Initial Study was prepared for the project including the Change of Zone, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant and therefore Negative Declaration No. 2024-45 be adopted for this project.

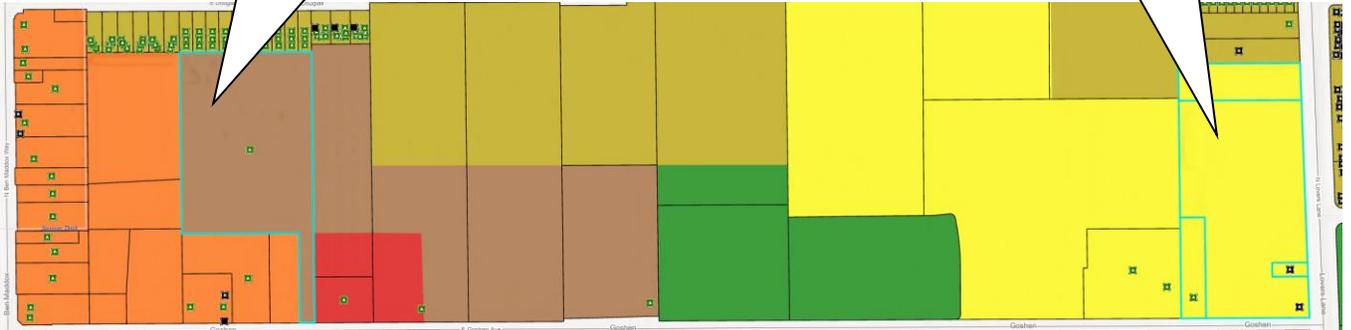
BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of Change of Zone No. 2024-03, as depicted per Attachment "A", on the real property described herein, in accordance with the terms of this resolution and under the provisions of Section 17.44.070 of the Ordinance Code of the City of Visalia.

CHANGE OF ZONE NO. 2024-03

Planning Commission Resolution No. 2024-53

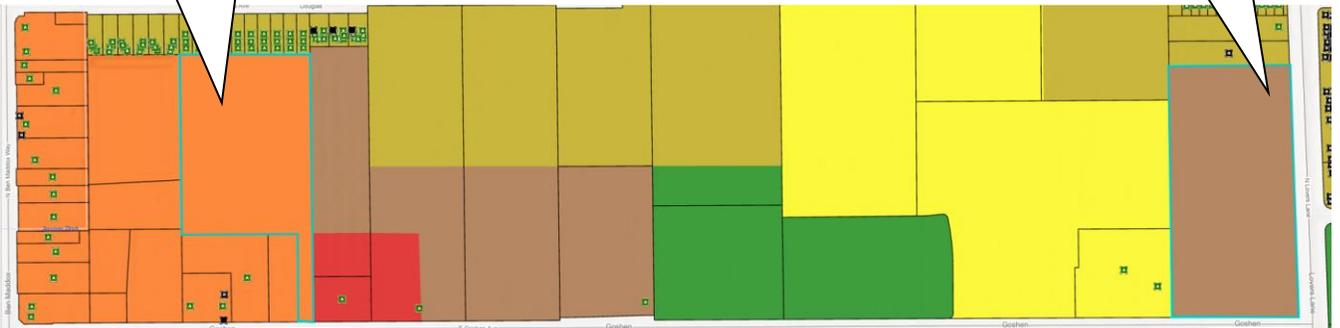
Mini Storage Project Site:
Existing Zoning -
R-M-3 (Multi Family
Residential, 1,200 sq. ft.)

Housing Authority of
Tulare County:
Existing Zoning -
R-1-5 (Single Family
Residential, 5,000 sq. ft.)



Mini Storage Project Site:
Proposed Zoning -
C-S (Service Commercial)

Housing Authority of
Tulare County:
Proposed Zoning -
R-M-3 (Multi Family
Residential, 1,200 sq. ft.)



RESOLUTION NO. 2024-54

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA RECOMMENDING APPROVAL CONDITIONAL ZONING AGREEMENT NO. 2024-04: A REQUEST BY DERREL'S MINI STORAGE TO ESTABLISH CONDITIONS FOR A STORAGE FACILITY ON APN: 098-050-038; AND, FOR THE HOUSING AUHTORITY OF TULARE COUNTY TO ESTABLISH CONDITIONS FOR A MUTLI-FAMILY DEVELOPMENT OF AT LEAST 238DWELLING UNITS ON APN(S): 098-050-013, 098-050-060, 098-050-061, AND 098-050-062. THE DERREL'S MINI STORAGE PROJECT SITE IS LOCATED AT 1700 E. GOSHEN AVENUE (APN(S): 098-050-013, 098-050-060, 098-050-062, AND 098-050-061).

WHEREAS, Conditional Zoning Agreement No. 2024-04 is request by Derrel's Mini Storage to establish conditions for a storage facility on APN: 098-050-038; and, for the Housing Authority of Tulare County to establish conditions for a multi-family development of at least 238 dwelling units on APN(s): 098-050-013, 098-050-060, 098-050-061, and 098-050-062. The Derrel's Mini Storage project site is located at 1700 E. Goshen Avenue (APN: 098-050-038) while the Housing Authority of Tulare County site is located on the northwest corner of East Goshen Avenue and North Lovers Lane (APN(s): 098-050-013, 098-050-060, 098-050-062, and 098-050-061); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on July 14, 2025; and,

WHEREAS, the Planning Commission of the City of Visalia considered the Conditional Zoning Agreement No. 2024-04 in accordance with Section 17.44.070 of the Zoning Ordinance of the City of Visalia and 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.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council adopt Negative Declaration No. 2024-45 for Conditional Zoning Agreement No. 2024-04 that was prepared 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 Conditional Zoning Agreement No. 2024-04 based on the following specific findings and evidence presented:

1. That Conditional Zoning Agreement No. 2024-04 will facilitate land use compatibility by limiting the allowed uses within the Service Commercial zoning designation on the property to a mini-storage facility, which provides a compatible land use adjacent to the residential zoning designations of Single-family Residential (R-1-5) and Multi-family Residential (R-M-2).
2. That Conditional Zoning Agreement No. 2024-04 will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

3. That an Initial Study was prepared for the project including the Conditional Zoning Agreement, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant and therefore Negative Declaration No. 2024-45 be adopted for this project.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of Conditional Zoning Agreement No. 2024-04, in accordance with the terms of this resolution and under the provisions of Chapter 17.44 of the Ordinance Code of the City of Visalia, based upon the following conditions:

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2024-019, incorporated herein by reference.
2. That Conditional Zoning Agreement No. 2024-04 is recorded, with proof of recordation provided to staff, prior to the issuance of building permits of any portion of the area previously designated as R-M-3 (Multi-family Residential) or R-1-5 (Single-family Residential).
3. That Conditional Zoning Agreement No. 2024-04 shall be conditioned with the following:
 - A. That the site located at APN: 098-050-038 shall only be developed in accordance with a mini-storage facility as depicted per the site plan provided in Exhibit "A", and that no other "permitted" and/or "conditionally permitted" uses in the C-S zone, as identified in Chapter 17.25.030 Uses in the Commercial, Mixed Use, Office, and Industrial Zones, shall be allowed on this site.
 - B. That the four Housing Authority of Tulare County parcels (APN(s): 098-050-013, 098-050-060, 098-050-062, and 098-050-061) shall be developed as one cohesive residential development plan that requires a minimum residential unit count of 238 units.

RESOLUTION NO. 2024-57

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2024-03, A REQUEST BY DERREL'S MINI STORAGE TO PLACE A STORAGE BUILDING ON THE NORTH PROPERTY LINE OF APN: 098-050-038. THE DERREL'S MINI STORAGE PROJECT SITE IS LOCATED AT 1700 E. GOSHEN AVENUE (APN: 098-050-038) WHILE THE HOUSING AUTHORITY OF TULARE COUNTY SITE IS LOCATED ON THE NORTHWEST CORNER OF EAST GOSHEN AVENUE AND NORTH LOVERS LANE (APN(S): 098-050-013, 098-050-060, 098-050-062, AND 098-050-061).

WHEREAS, Variance No. 2024-03 is a request by Derrel's Mini Storage to place a storage building on the north property line of APN: 098-050-038. The Derrel's Mini Storage project site is located at 1700 E. Goshen Avenue (APN: 098-050-038) while the Housing Authority of Tulare County site is located on the northwest corner of East Goshen Avenue and North Lovers Lane (APN(s): 098-050-013, 098-050-060, 098-050-062, and 098-050-061); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on July 14, 2025; and

WHEREAS, the Planning Commission of the City of Visalia considered the variance in accordance with Section 17.42.090 of the Zoning Ordinance of the City of Visalia and 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.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council adopt Negative Declaration No. 2024-45 for Variance No. 2024-03 that was prepared 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 makes the following specific findings based on the evidence presented:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;

The established 15-ft setback of structures from property lines adjacent to R-1 and R-M zoned parcels is intended to limit a variety of potential adverse impacts of commercial uses neighboring residential zones. One potential impact could be due to 60-ft height allowance of permissible structures in the C-S zone; however, the design of the storage facility, consistent with many others in town, includes the placement of 8'-6" tall storage buildings on property lines serving as the perimeter walls. Further improvement to the site, by means of exterior walls, would result in a wall that is no

taller than other perimeter walls for storage facilities found throughout the city. Additionally, the creation of unusable area in the setback (not large enough for a drive aisle) produces an unattended area without “eyes on” which can lead to vandalism and vagrancy, in an otherwise not regularly occupied use.

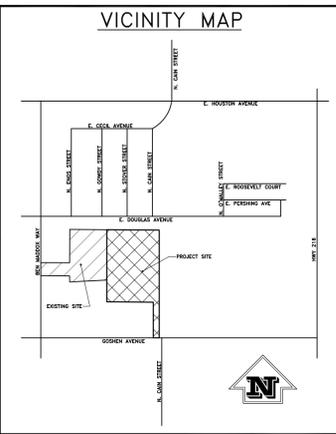
2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;
A seven-foot block wall is required where a commercial site adjoins a residential zoned site, per Chapter 17.36 of the Zoning Ordinance. Per the mini-storage site plan and elevation exhibits, the applicant is proposing to build multiple mini-storage buildings with undulating blank walls, no windows, and no activities within the project site that would produce noises as a standard commercial use would. As such, the undulating blank wall which extends 1.5 feet taller than a typical block wall, would serve as the required block wall where a commercial site adjoins a residential zoned site.
3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;
The design of the storage facility, consistent with many others in town, includes the placement of storage buildings on property lines serving as the perimeter walls. Further improvement to the site, by means of exterior walls, are no taller than other perimeter walls for storage facilities found throughout the city. Sites with mini-storage buildings on property lines adjacent to residential zones include 345 E. Caldwell Avenue, 3705 W. Connelly Avenue, and 448 E. Paradise Avenue.
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;
Improvement to the site, by means of exterior walls which will include design feature, with undulating blank walls and no windows, are no taller than other perimeter walls for storage facilities found throughout the city (345 E. Caldwell Avenue, 3705 W. Connelly Avenue, and 448 E. Paradise Avenue). Due to the circumstances in the area, allowance of the variance request will assist in the reduction of maintenance and visual impacts, and protection of the business onsite, while allowing street views of landscaping and buildings to be preserved.
5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
Granting the placement of structures on property lines to serve as exterior walls do not create issues that would be detrimental to public health, safety, or welfare, but does afford the developer the ability to provide security measures for the business by removing an area where undesirable activities adjacent to residential uses could occur.
6. That an Initial Study was prepared for the project including the Variance, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant and therefore Negative Declaration No. 2024-45 be adopted for this project.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Variance on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.42.090 of the Ordinance Code of the City of Visalia, subject to the following conditions:

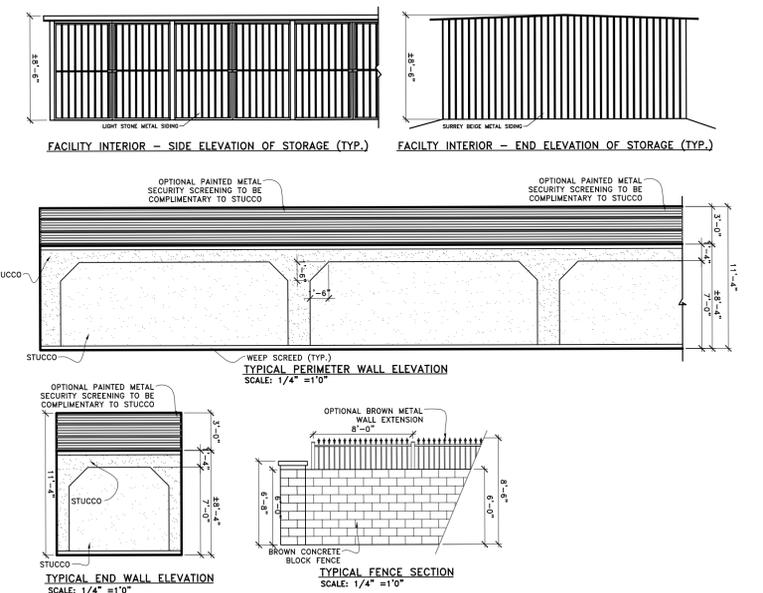
1. That the project be developed in substantial compliance and be consistent with the comments of Site Plan Review No. 2024-019.
2. That the project be developed in substantial compliance with the Site Plan in Exhibit "A".
3. That storage buildings adjacent to residentially zoned parcels be limited to one story, 8-feet 6-inches, as shown in Exhibit "A".
4. That illuminated wall signage directed toward residential uses shall be prohibited.
5. That any onsite lighting shall incorporate lighting shields to deflect light away from abutting residential sites so as to not cause glare.
6. Prior to occupancy of the development, the applicant/developer shall demonstrate to the satisfaction of City staff that all on-site lighting installed shall not exceed the lumen intensity limit of 0.5 lumens at the property lines.
7. That the applicant submit landscaping plans demonstrating compliance with the Model Water Efficient Landscape Ordinance (MWELO) standards through the building permit process.
8. That Variance No. 2024-03 shall be null and void unless General Plan Amendment No. 2024-02, Change of Zone No. 2024-03, and Conditional Zoning Agreement No. 2024-04 are all approved by the Visalia City Council.
9. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.

Exhibit "A"

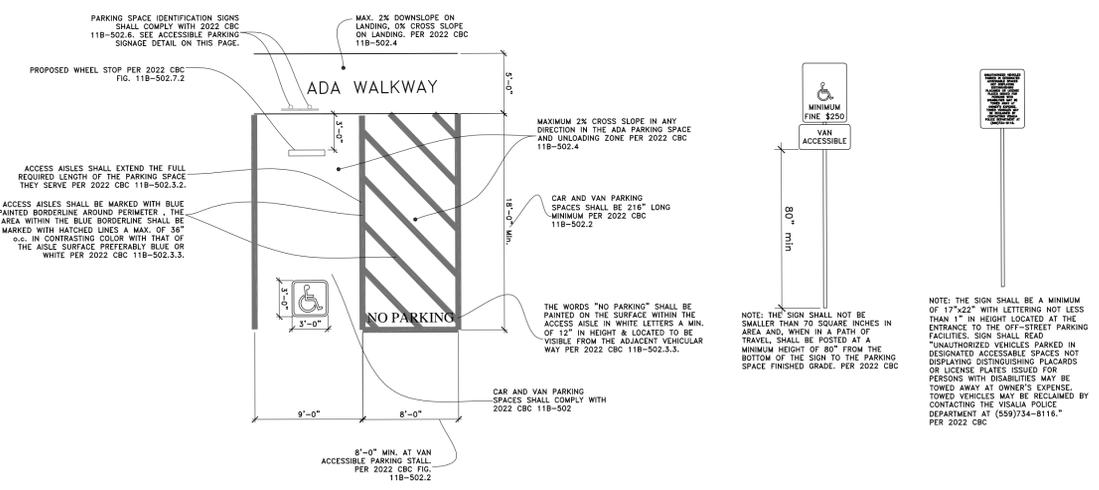
SITE DATA	
FACILITY #19 EXPANSION	
PROPERTY OWNER DERRELS MINI STORAGE 3239 W. ASHLAN AVE. FRESNO, CA 93722 (559) 224-9900	BUILDING SQUARE FOOTAGE CONSTRUCTION PHASES EXIST. OFFICE/RES. 1,480 S.F. EXIST. STORAGE 89,450 S.F. PARTIAL DEMO BLDG 18 1,950 S.F. TOTAL EXIST. STORAGE 92,930 S.F.
ADDRESS E. GOSHEN AVE VISALIA, CA A.P.N. 098-050-038	PROPOSED EXPANSION PROPOSED PH I: 139,400 S.F. PROPOSED PH II: 70,633 S.F. TOTAL: 210,033 S.F.
LAND ACRES DMS (EXIST. FACILITY): ±5.31 AC. DMS EXPANSION (PROP.): ±9.42 AC. TOTAL: ±14.73 AC.	OVERALL TOTALS TOTAL EXISTING: 87,500 S.F. TOTAL PROPOSED: 210,033 S.F. TOTAL STORAGE: 297,533 S.F.



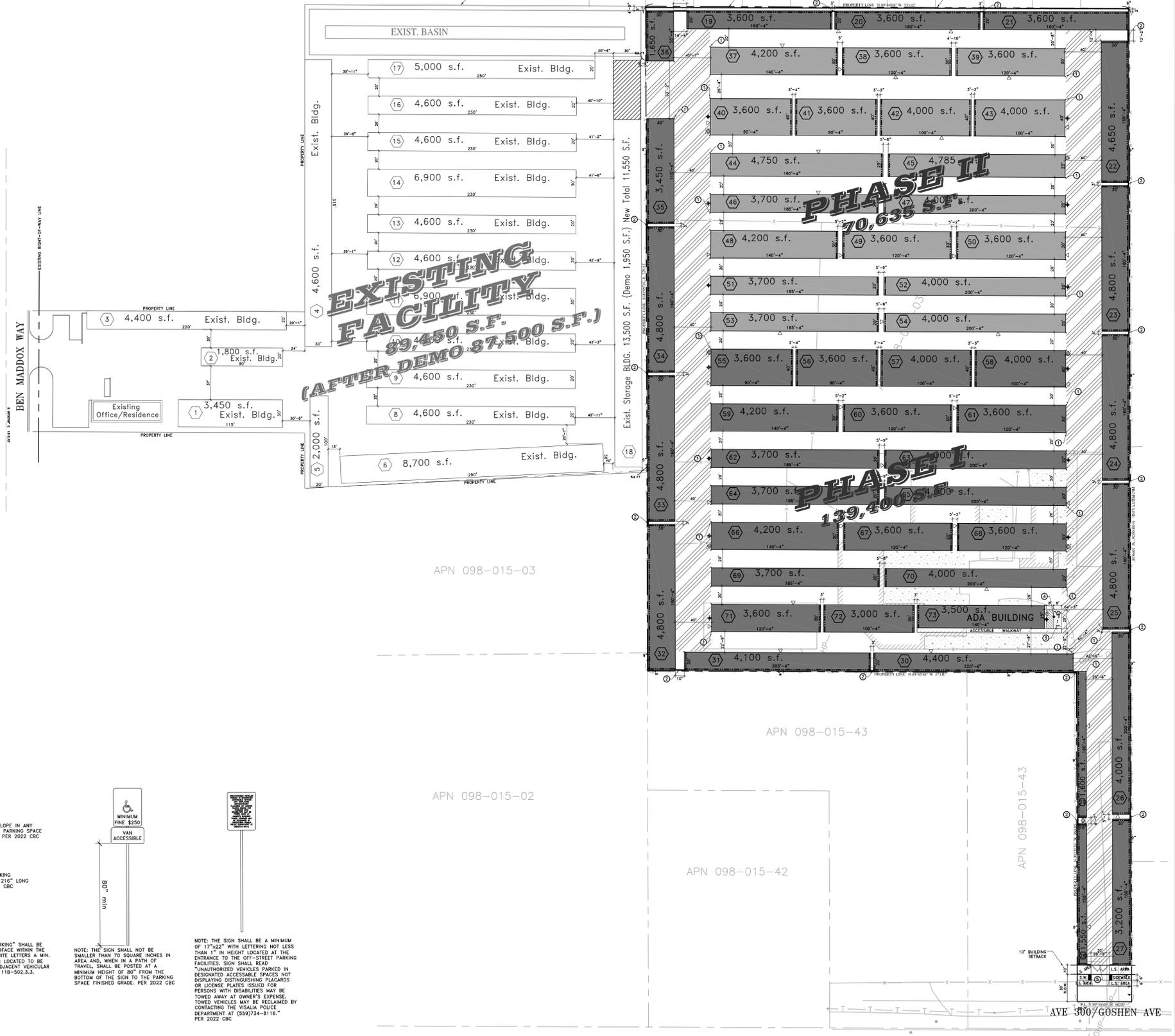
ALLOWABLE SQUARE FOOTAGE	
STORAGE BUILDINGS:	5000 S.F. x 1 x 1 x 1 = 5000 MAX. S.F.
OCCUPANCY:	STORAGE BUILDINGS S-1
TYPE OF CONSTRUCTION:	STORAGE BUILDINGS V-B



PROPOSED BUILDING ELEVATIONS



ADA PARKING DETAILS



SITE PLAN

REVISIONS:

DERRELS Mini STORAGE
3265 W ASHLAN AVE FRESNO CA 93722 (559) 224-9900

APPROVALS

Project: Site Plan #19 Expansion Visalia N. Goshen Ave
Date: January 29, 2024
Scale: 1" = 60'-0"
Drawn By: DB
Sheet: A-1



Housing Authority
of the
County of Tulare

July 7, 2025

City of Visalia
Planning and Community
Preservation Department
Planning Division
315 E. Acequia Avenue
Visalia, CA 93291

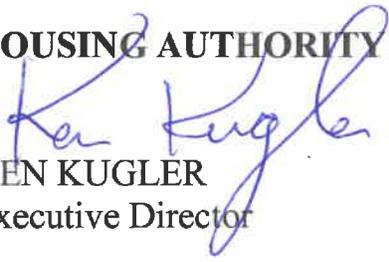
RE: PARCEL APN 098-050-060 & 098-050-062

The Housing Authority of the County of Tulare is in agreement with accepting the transfer of the RM3 Zoning and anticipate a design that will yield a minimum of 238 units.

If you have any questions, you can contact our me at (559) 627-3700, extension 114 or via email at ken@hatc.net.

Yours truly,

HOUSING AUTHORITY OF THE COUNTY OF TULARE


KEN KUGLER
Executive Director

KK/cl

MW/Goshen&Loverslane/StatementofDevelopment-CityofVisalia.docx

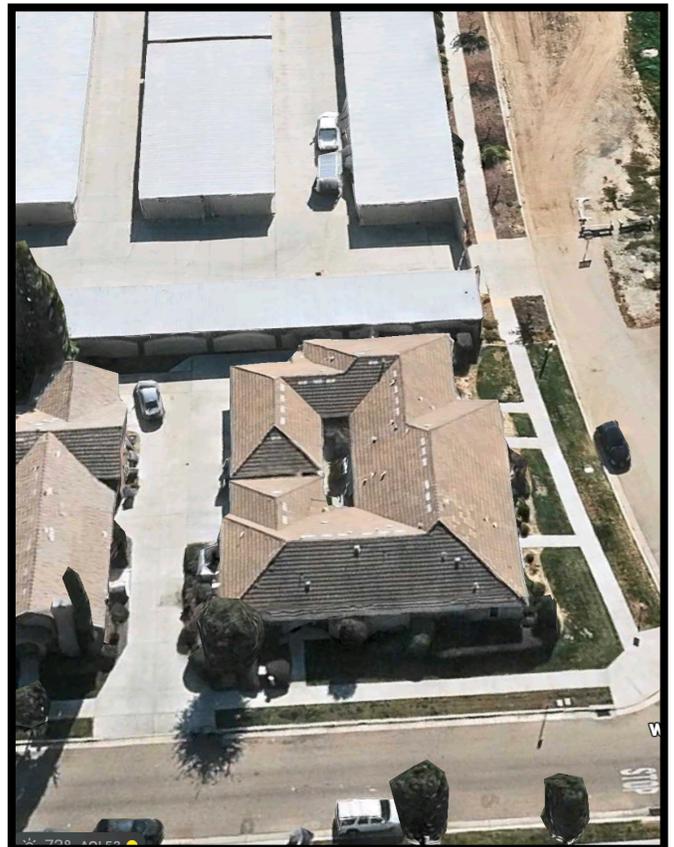
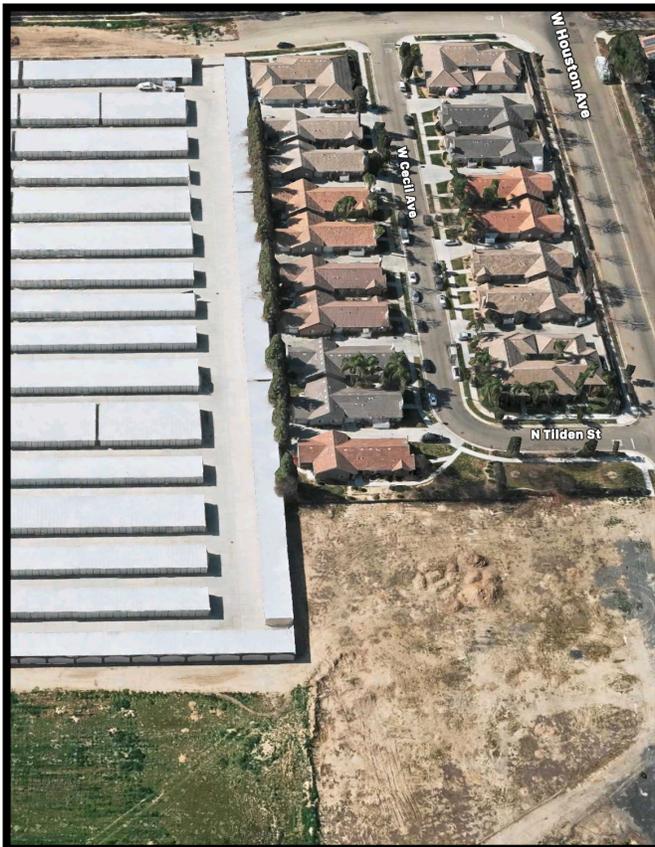


JUSTIFICATION FOR VARIANCE:

Narrative of Property Line Construction for Derrel's Mini Storage Inc:

In many jurisdictions, (including projects built in Visalia adjacent to residential) Derrel's Mini Storage installs their building foundations 9 inches off the property line. The exterior wall is also the building wall. It is constructed with a structurally engineered design and includes an appropriate fire rated assembly approximately 8' 4" in height. These exterior building walls are typically built with a stucco finish. The metal roof on each exterior building has a 9" overhang taking our construction right up to property line. This property line construction prevents problems with vagrancy, graffiti, trash, homeless encampments, etc which often occur when a rear or side yard setback is prescribed.

See example from the Goshen/Demeree project which is adjacent to current R-M-2 units and will be adjacent to the new project that is under construction by the Housing Authority. Variance was approved on property line (same 9" footing and roof overhang).



DERREL'S STAFF COMMENTS:

If a situation should exist, for instance in an infill project, the Homeowners who back up to our exterior wall with their fence are offered the option of us taking their fence down and we extend their side yard fences up to our wall. Now our larger stucco wall becomes their backyard wall. This gives them additional security with the taller height and provides a sound barrier. We also restore and repair any landscaping of our neighbor's property that might occur from our construction encroachment.

It has been our experience from the early days of our company's existence that a 5' setback just providing unwanted opportunities for bad things to happen as mentioned above. No one benefits from a setback which is why most jurisdictions we seek entitlement from our supportive of allowing for property line construction.



WRECKING YARD REDEVELOPMENT OVERVIEW

HISTORY:

The 9 ac. wrecking yard property has been existing for over 60 years and has been zoned for service commercial for most of this time. More recently, the City has down zoned the site to multi-family (R-M-3) presumably to cause the existing use to be non-conforming which should help to facilitate private redevelopment of the site.

Adjacent to the site (to the West) is an existing storage facility (Derrel's Storage) which has access to Ben Maddox. I am representing Derrel's and have submitted 2 different site plans based upon staff input. There has been great flexibility from both the City and Derrel and now we are at the point where Derrel was able to secure the site to process.

PLAN OVERVIEW:

The City SPR comments with our last submittal required moving the RM3 density to another location within the city limits and that the General Plan and Rezone would be exclusively changed for Storage and no other service commercial uses through a zoning agreement.

We started searching for other sites and contacted a variety of owners, and I was able to connect with Ken Kugler of the Housing Authority and He jumped on the possibility of rezoning their 14 acs. at the north west corner of Goshen and Lovers Lane. This was in April and then we submitted a joint application to move the density from the wrecking yard to the Housing Authority site. Below is a map that depicts the concept of transferring the density about 3/4 mile to the east. This is probably the best solution to move the density off the wrecking yard site.

We also submitted a zoning agreement to guarantee that the wrecking yard will be redeveloped into exclusively Derrel Storage. We are also working with the Housing Authorities housing consultants re. the site plan for the 14 acres.

One of the benefits for rezoning the Housing Authority site is that the 278 du will be spread out over a larger area reducing the density while satisfying the States mandate to maintaining the du count. Also, Lovers Lane is a major arterial and Goshen is a major collector which will serve the site. Another benefit is that the majority of the land uses along



Lovers Lane are either Multi family or public uses such as churches, parks or school district offices. Lastly, the City has been wanting to clean up the wrecking yard area so that it will not be a detriment to new housing development. With the new city hall complex located within 1/8 mile of the site, redeveloping the site will have lasting benefits.

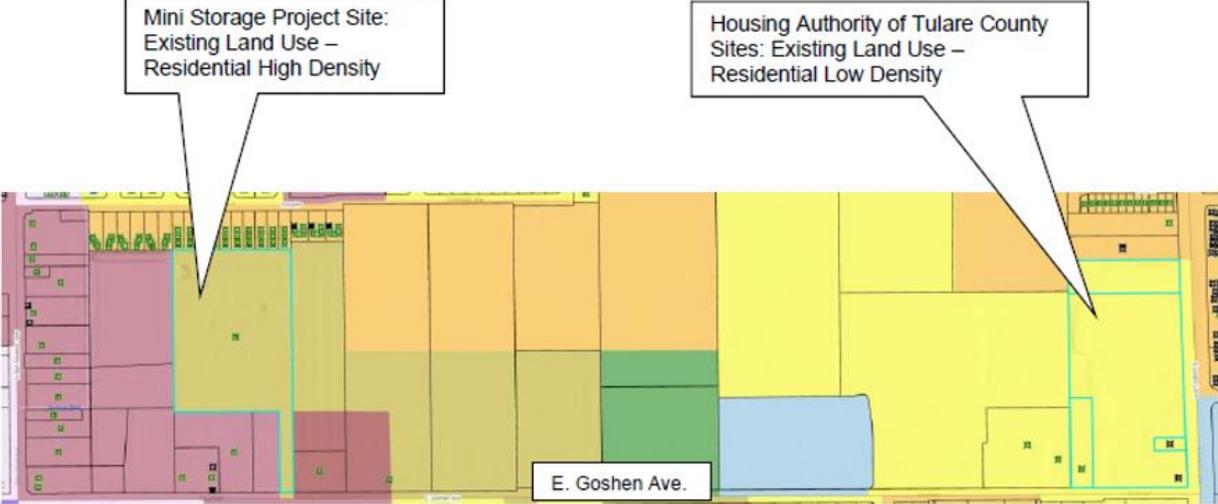




3500 S. Tamarack St. Visalia, CA. 93277 • gdowns@aol.com • 559-805-0985

Exhibit "F"

Existing and Proposed Land Use Map



CITY OF VISALIA
315 E. ACEQUIA AVENUE
VISALIA, CA 93291

**NOTICE OF A PROPOSED
INITIAL STUDY AND NEGATIVE DECLARATION**

Project Title: General Plan Amendment No. 2024-02, Change of Zone No. 2024-03, Conditional Zoning Agreement No. 2024-04, and Variance No. 2024-03.

Project Description:

General Plan Amendment No. 2024-02: A request by Derrel's Mini Storage to change the land use designation upon APN 098-050-038 from High Density Residential (RHD) to Commercial Service (CS) for a 9.42-acre parcel, and the change of land use designation upon APNs 098-050-013, 098-050-060, 098-050-061, and 098-050-062 from Low Density Residential to High Density Residential for parcels measuring a total of 11.89-acres.

Change of Zone No. 2024-03: A request by Derrel's Mini Storage to change the zoning designation upon APN 098-050-038 from Multi-family Residential (R-M-3) to Service Commercial (C-S) for a 9.42-acre parcel, and the change of land use designation upon APNs 098-050-013, 098-050-060, 098-050-061, and 098-050-062 from R-1-5 (Single-Family Residential 5,000 sq. ft. minimum site area) to Multi-family Residential (R-M-3) for parcels measuring a total of 11.89-acres.

Conditional Zoning Agreement No. 2024-04: A request by Derrel's Mini Storage to establish conditions for a storage facility upon APN 098-050-038; and, for the Housing Authority of Tulare County to establish conditions for a multi-family development of at least 278 dwelling units upon APNs 098-050-013, 098-050-060, 098-050-061, and 098-050-062.

Variance No. 2024-03: A request by Derrel's Mini Storage to place a storage building on the north property line of APN 098-050-038.

Project Location: The project site is located at 1700 E. Goshen Avenue (APN: 098-050-038) and at the Northwest corner of East Goshen Avenue and North Lovers Lane (APNs: 098-050-013, 098-050-060, 098-050-062, and 098-050-061).

Contact Person: Josh Dan, Senior Planner Phone: 559-713-4003 Email: josh.dan@visalia.city

Time and Place of Public Hearing: A public hearing will be held before the Planning Commission on Monday, July 14, 2025, at 7:00 p.m. in the City Hall Council Chambers located at 707 W. Acequia Avenue, Visalia, California.

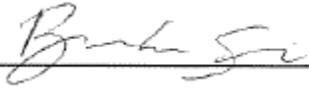
Pursuant to City Ordinance No. 2388, the Environmental Coordinator of the City of Visalia has reviewed the proposed project described herein and has found that the project will not result in any significant effect upon the environment because of the reasons listed below:

Reasons for Negative Declaration: Initial Study No. 2024-45 has not identified any significant, adverse environmental impact(s) that may occur because of the project. 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, CA, and online at:

https://www.visalia.city/depts/community_development/planning/ceqa_environmental_review.asp.

Comments on this proposed Negative Declaration will be accepted from June 12, 2025, to July 12, 2025.

Date: 06/11/2025

Signed:  _____

Brandon Smith, AICP
Environmental Coordinator
City of Visalia

NEGATIVE DECLARATION

Project Title: General Plan Amendment No. 2024-02, Change of Zone No. 2024-03, Conditional Zoning Agreement No. 2024-04, and Variance No. 2024-03.

Project Description:

General Plan Amendment No. 2024-02: A request by Derrel's Mini Storage to change the land use designation upon APN 098-050-038 from High Density Residential (RHD) to Commercial Service (CS) for a 9.42-acre parcel, and the change of land use designation upon APNs 098-050-013, 098-050-060, 098-050-061, and 098-050-062 from Low Density Residential to High Density Residential for parcels measuring a total of 11.89-acres.

Change of Zone No. 2024-03: A request by Derrel's Mini Storage to change the zoning designation upon APN 098-050-038 from Multi-family Residential (R-M-3) to Service Commercial (C-S) for a 9.42-acre parcel, and the change of land use designation upon APNs 098-050-013, 098-050-060, 098-050-061, and 098-050-062 from R-1-5 (Single-Family Residential 5,000 sq. ft. minimum site area) to Multi-family Residential (R-M-3) for parcels measuring a total of 11.89-acres.

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Variance No. 2024-03: A request by Derrel's Mini Storage to place a storage building on the north property line of APN 098-050-038.

Project Location: The project site is located at 1700 E. Goshen Avenue (APN: 098-050-038) and at the Northwest corner of East Goshen Avenue and North Lovers Lane (APNs: 098-050-013, 098-050-060, 098-050-062, and 098-050-061).

Project Facts: Refer to Initial Study for project facts, plans and policies, and discussion of environmental effects.

Attachments:

Initial Study	(X)
Environmental Checklist	(X)
Phase I Environmental Assessment	(X)
Phase II Environmental Assessment	(X)
Soil Management Plan	(X)
Maps	(X)

DECLARATION OF NO SIGNIFICANT EFFECT:

This project will not have a significant effect on the environment for the following reasons:

- (a) The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
- (b) The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

- (c) The project does not have environmental effects which are individually limited but cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual 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.
- (d) The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

This Negative Declaration has been prepared by the City of Visalia Planning Division in accordance with the California Environmental Quality Act of 1970, as amended. A copy may be obtained from the City of Visalia Planning Division Staff during normal business hours.

APPROVED
Brandon Smith, AICP
Environmental Coordinator

By: 

Date Approved: 06/11/2025

Review Period: 30 days

INITIAL STUDY

I. GENERAL

A. Description of the Project: The entitlements listed below are a request by the applicant to facilitate the development of a mini storage facility built in two phases measuring a total of 210,035 square feet at 1700 East Goshen Avenue. The two-phase development plan details the addition of 55 storage buildings, each measuring between 1,550 square feet and 4,800 square feet. Furthermore, the development will connect the proposed mini storage facility with an existing Derrel's mini storage site off North Ben Maddox Way.

General Plan Amendment No. 2024-02: A request by Derrel's Mini Storage to change the land use designation upon APN 098-050-038 from High Density Residential (RHD) to Commercial Service (CS) for a 9.42-acre parcel, and the change of land use designation upon APNs 098-050-013, 098-050-060, 098-050-061, and 098-050-062 from Low Density Residential to High Density Residential for parcels measuring a total of 11.89-acres.

Change of Zone No. 2024-03: A request by Derrel's Mini Storage to change the zoning designation upon APN 098-050-038 from Multi-family Residential (R-M-3) to Service Commercial (C-S) for a 9.42-acre parcel, and the change of land use designation upon APNs 098-050-013, 098-050-060, 098-050-061, and 098-050-062 from R-1-5 (Single-Family Residential 5,000 sq. ft. minimum site area) to Multi-family Residential (R-M-3) for parcels measuring a total of 11.89-acres.

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Variance No. 2024-03: A request by Derrel's Mini Storage to place a storage building on the north property line of APN 098-050-038.

B. Identification of the Environmental Setting: The project site is located at 1700 E. Goshen Avenue (APN: 098-050-038) is an approximately 9.48-acre parcel which has historically been used as a vehicle tow company storage yard. The subject property was occupied by a multi-tenant light industrial facility consisting of five structures and an auto salvage/towing yard, as well as associated driveways and parking areas.

The portion of the project site that the multifamily-residential land use designation will be transferred to is located at the Northwest corner of East Goshen Avenue and North Lovers Lane (APNs: 098-050-013, 098-050-060, 098-050-062, and 098-050-061), which is mostly a vacant fallowed field with one home on APN: 098-050-013.

There is an existing two-lane street adjacent to the south of the site (E. Goshen Ave.). The Visalia Circulation Element designates Goshen Avenue as a Minor Arterial status roadway. In addition to roadway improvements to E. Goshen Avenue across the subject parcel's frontage, the project proposal is to construct a mini storage facility in place of the tow company storage yard.

The surrounding uses, Zoning, and General Plan of the proposed mini storage facility (1700 E. Goshen Avenue) are as follows:

	<u>General Plan</u>	<u>Zoning</u>	<u>Existing uses</u>
North:	Medium Density Residential	R-M-2 (Multi-family residential, 3,000 sq. ft. minimum site area)	Various multi-family residential
South:	Commercial Mixed-Use, Service Commercial	Mixed-Use Commercial, Service Commercial	City of Visalia Transit Department Storage Yard
East:	Commercial Neighborhood, High	Neighborhood Commercial, R-M-3 (Multi-	Vacant – Fallowed Field

	Density Residential	family residential, 1,200 sq. ft. minimum site area)	
West:	Service Commercial	Service Commercial	Contractor storage yard / welding services

Fire and police protection services, street maintenance of public streets, refuse collection, and wastewater treatment will be provided by the City of Visalia upon the development of the area.

C. Plans and Policies: The General Plan Land Use Diagram designates the site as High Density Residential and the Zoning Map designates the site as R-M-3 (1,200 sq. ft. minimum site area) which is consistent with the Land Use Element of the General Plan. The request to change the land use and zoning designation from multi-family residential to service commercial will allow the development proposal of a mini-storage facility to be consistent with the standards for commercial development pursuant to the Visalia Municipal Code Title 17 (Zoning Ordinance) Chapter 17.18 (Commercial Zones). The land use and zoning designation swap will upzone property with single-family residential land use and zoning designation to multi-family residential land use and zoning.

II. ENVIRONMENTAL IMPACTS

No significant adverse environmental impacts have been identified for this project. The City of Visalia General Plan and Zoning Ordinance contains policies and regulations that are designed to mitigate impacts to a level of non-significance.

III. MITIGATION MEASURES

There are no mitigation measures for this project.

IV. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

The project is compatible with the General Plan and Zoning Ordinance as the project relates to surrounding properties.

V. SUPPORTING DOCUMENTATION

The following documents are hereby incorporated into this Negative Declaration and Initial Study by reference:

- Visalia General Plan Update. Dyett & Bhatia, October 2014.
- Visalia City Council Resolution No. 2014-38 (Certifying the Visalia General Plan Update), passed and adopted October 14, 2014.
- Visalia General Plan Update Final Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, June 2014.
- Visalia General Plan Update Draft Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, March 2014.
- Visalia City Council Resolution No. 2014-37 (Certifying the EIR for the Visalia General Plan Update), passed and adopted October 14, 2014.
- Visalia Municipal Code, including Title 17 (Zoning Ordinance).
- California Environmental Quality Act Guidelines.
- City of Visalia, California, Climate Action Plan, Draft Final. Strategic Energy Innovations, December 2013.
- Visalia City Council Resolution No. 2014-36 (Certifying the Visalia Climate Action Plan), passed and adopted October 14, 2014.
- City of Visalia Storm Water Master Plan. Boyle Engineering Corporation, September 1994.
- City of Visalia Sanitary Sewer Master Plan. City of Visalia, 1994.
- Tulare County Important Farmland 2018 Map. California Department of Conservation, 2018.
- City of Visalia VMT Thresholds and Implementation Guidelines. LSA, 2021. Together with City of Visalia VMT Screening Application. <https://gis1.lsa.net/visaliaVMT/>

- Salem Engineering Group Inc., Phase I Environmental Site Assessment, January 10, 2024
- Salem Engineering Group Inc., Phase II Environmental Site Assessment, March 20, 2025

VI. NAME OF PERSON WHO PREPARED INITIAL STUDY



Josh Dan
Senior Planner



Brandon Smith
Environmental Coordinator

**INITIAL STUDY
 ENVIRONMENTAL CHECKLIST**

Name of Proposal	General Plan Amendment No. 2024-02, Change of Zone No. 2024-03, Conditional Zoning Agreement No. 2024-04, & Variance No. 2024-03		
NAME OF PROPONENT:	Derrel's Mini Storage	NAME OF AGENT:	Greg Dowds, Dowds Planning Services
Address of Proponent:	3500 S. Tamarack St. Visalia, CA 93277	Address of Agent:	3500 S. Tamarack St. Visalia, CA 93277
Telephone Number:	559-805-0985	Telephone Number:	559-805-0985
Date of Review	June 6, 2025	Lead Agency:	City of Visalia

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact 2 = Less Than Significant Impact
 3 = Less Than Significant Impact with Mitigation Incorporated 4 = Potentially Significant Impact

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

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

II. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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 Forest Protocols adopted by the California Air Resources Board. Would the project:

- 1 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- 1 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))?

- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 1 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use?

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- 2 a) Conflict with or obstruct implementation of the applicable air quality plan?
- 2 b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard?
- 2 c) Expose sensitive receptors to substantial pollutant concentrations?
- 1 d) Result in other emissions, such as those leading to odors adversely affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

- 1 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- 1 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- 1 c) Have a substantial adverse effect on federally protected wetlands (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 1 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?

- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 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?

V. CULTURAL RESOURCES

Would the project:

- 1 a) Cause a substantial adverse change in the significance of a historical resource pursuant to Public Resources Code Section 15064.5?
- 1 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?
- 1 c) Disturb any human remains, including those interred outside of formal cemeteries?

VI. ENERGY

Would the project:

- 2 a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- 1 b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

VII. GEOLOGY AND SOILS

Would the project:

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1 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.
 - 1 ii) Strong seismic ground shaking?
 - 1 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 1 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?
- 1 d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?
- 1 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

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

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 1 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 2 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?
- 1 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- 1 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?
- 1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

X. HYDROLOGY AND WATER QUALITY

Would the project:

- 1 a) Violate any water quality standards of waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- 1 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 1 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:
 - 1 i) result in substantial erosion or siltation on- or off-site;
 - 2 ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; or
 - 2 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?
- 2 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 2 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

XI. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?

- 1 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?

XII. MINERAL RESOURCES

Would the project:

- 1 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?
- 1 b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

XIII. NOISE

Would the project result in:

- 2 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?
- 1 b) Generation of excessive groundborne vibration or groundborne noise levels?
- 1 c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

XIV. POPULATION AND HOUSING

Would the project:

- 2 a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- 1 b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

XV. PUBLIC SERVICES

Would the project:

- 1 a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- 1 i) Fire protection?
- 1 ii) Police protection?
- 1 iii) Schools?
- 1 iv) Parks?
- 1 v) Other public facilities?

XVI. RECREATION

Would the project:

- 1 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?

- 1 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?

XVII. TRANSPORTATION / TRAFFIC

Would the project:

- 1 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- 2 b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- 1 c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 d) Result in inadequate emergency access?

XVIII. TRIBAL CULTURAL RESOURCES

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:

- 1 a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- 1 b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 2 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 relocation of which could cause significant environmental effects?
- 2 b) Have sufficient water supplies available to service the project and reasonable foreseeable future development during normal, dry, and multiple dry years?
- 1 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?
- 1 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?
- 1 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

XX. WILDFIRE

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

- 1 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

- 1 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?
- 1 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?
- 1 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?

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 2 a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 2 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)?
- 2 c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors*, (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised 2019

Authority: Public Resources Code sections 21083 and 21083.09

Reference: Public Resources Code sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3/ 21084.2 and 21084.3

DISCUSSION OF ENVIRONMENTAL EVALUATION

I. AESTHETICS

- a. The proposed project is new commercial construction which will meet City standards for setbacks, landscaping and height restrictions.

This project will not adversely affect the view of any scenic vistas. The Sierra Nevada mountain range may be considered a scenic vista and the view will not be adversely impacted by the project.

- b. There are no scenic resources on the site.
- c. The proposed project includes commercial development that will be aesthetically consistent with surrounding development and with policies in the General Plan. Furthermore, the City has development standards related to landscaping and other amenities that will ensure that the visual character of the area is enhanced and not degraded. Thus, the project would not substantially degrade the existing visual character of the site and its surroundings.
- d. The project will create new sources of light that are typical of commercial development. The City has development standards that require that light be directed and/or shielded so it does not fall upon adjacent properties.

II. AGRICULTURAL RESOURCES

- a. The project is located on property that is identified as Urban and Built-up Land based on maps prepared by the California Department of Conservation and contained within the Visalia General Plan, Figure 6-4. The property has been utilized for urban use for several years, and therefore has no impact on agricultural uses.
- b. The project site is not zoned for agricultural use. The project is bordered by urban development or non-producing vacant land on all sides. There are no known Williamson Act contracts on any properties within the project area.
- c. There is no forest or timber land currently located on the site.
- d. There is no forest or timber land currently located on the site.
- e. The project will not involve any changes that would promote or result in the conversion of farmland to non-agriculture use. The subject property is currently designated for urban land use rather than agricultural land use. Properties that are vacant may develop in a way that is consistent with their zoning and land use designated at any time. The adopted Visalia General Plan's implementation of a three-tier growth boundary system further assists in protecting open space around the City fringe to ensure that premature conversion of farmland to non-agricultural uses does not occur.

III. AIR QUALITY

- a. The project site is located in an area that is under the jurisdiction of the San Joaquin Valley Air Pollution Control

District (SJVAPCD). The project in itself does not disrupt implementation of the San Joaquin Regional Air Quality Management Plan, and will therefore be a less than significant impact.

- b. Development under the Visalia General Plan will result in emissions that will exceed thresholds established by the SJVAPCD for PM10 and PM2.5. The project will contribute to a net increase of criteria pollutants and will therefore contribute to exceeding the thresholds. Also the project could result in short-term air quality impacts related to dust generation and exhaust due to construction and grading activities. This site was evaluated in the Visalia General Plan Update EIR for conversion into urban development. Development under the General Plan will result in increases of construction and operation-related criteria pollutant impacts, which are considered significant and unavoidable. General Plan policies identified under Impacts 3.3-1 and 3.3-2 serve as the mitigation which assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area.

The project is required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's grading regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

In addition, development of the project will be subject to the SJVAPCD Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. The Applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD.

- c. Tulare County is designated non-attainment for certain federal ozone and state ozone levels. The project will result in a net increase of criteria pollutants. This site was evaluated in the Visalia General Plan Update EIR for conversion into urban development. Development under the General Plan will result in increases of construction and operation-related criteria pollutant impacts, which are considered significant and unavoidable. General Plan policies identified under Impacts 3.3-1, 3.3-2, and 3.3-3 serve as the mitigation which assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area.

The project is required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's grading regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

In addition, development of the project will be subject to the SJVAPCD Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. The Applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD.

- d. The proposed project will not involve the generation of objectionable odors that would affect a substantial number of people.

IV. BIOLOGICAL RESOURCES

- a. 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. The project would therefore not have a substantial adverse effect on a sensitive, candidate, or special species.

In addition, staff had conducted an on-site visit to the site on March 20, 2025, to observe biological conditions and did not observe any evidence or symptoms that would suggest the presence of a sensitive, candidate, or special species.

City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that certain special-status species or their habitats may be directly or indirectly affected by future development within the General Plan Planning Area. This may be through the removal of or disturbance to habitat. Such effects would be considered significant. However, the General Plan contains multiple policies, identified under Impact 3.8-1 of the EIR, that together work to reduce the potential for impacts on special-status species likely to occur in the Planning Area. With implementation of these policies, impacts on special-status species will be less than significant.

- b. The project is not located within or adjacent to an identified sensitive riparian habitat or other natural community.

City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that certain sensitive natural communities may be directly or indirectly affected by future development within the General Plan Planning Area, particularly valley oak woodlands and valley oak riparian woodlands. Such effects would be considered significant. However, the General Plan contains multiple policies, identified under Impact 3.8-2 of the EIR, that together work to reduce the potential for impacts on woodlands located within the Planning Area. With implementation of these policies and being that the project is not located within or adjacent to an identified sensitive riparian habitat or other natural community, including woodlands, impacts on woodlands will be less than significant.

- c. 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 the Planning Area. With implementation of these policies, impacts on wetlands will be less than significant.

- d. City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that the movement of wildlife species may be directly or indirectly affected by future development within the General Plan Planning. Such effects would be considered significant. However, the General Plan contains multiple policies, identified under Impact 3.8-4 of the EIR, that together work to reduce the potential for impacts on wildlife movement corridors located within the Planning Area. With implementation of these policies, impacts on wildlife movement corridors will be less than significant.
- e. 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.
- f. There are no local or regional habitat conservation plans for the area.

V. CULTURAL RESOURCES

- a. There are no known historical resources located within the project area. If some potentially historical or cultural resource is unearthed during development all work should cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations.
- b. There are no known archaeological resources located within the project area. If some archaeological resource is unearthed during development all work should cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations.
- c. There are no known human remains buried in the project vicinity. If human remains are unearthed during development all work should cease until the proper authorities are notified and a qualified professional archaeologist can evaluate the finding and make any necessary mitigation recommendations. In the event that potentially significant cultural resources are discovered during ground disturbing activities associated with project preparation, construction, or completion, work shall halt in that area until a qualified Native American tribal observer, archeologist, or paleontologist can assess the significance of the find, and, if necessary, develop appropriate treatment measures in consultation with Tulare County Museum, Coroner, and other appropriate agencies and interested parties.

VI. ENERGY

- a. Development of the site will require the use of energy supply and infrastructure. However, the use of energy will be typical of that associated with commercial development associated with the underlying zoning. Furthermore, the use is not considered the type of use or intensity that would result in wasteful, inefficient, or unnecessary consumption of energy resources during construction or

operation. The project will be required to comply with California Building Code Title 24 standards for energy efficiency.

Policies identified under Impacts 3.4-1 and 3.4-2 of the EIR will reduce any potential impacts to a less than significant level. With implementation of these policies and the existing City standards, impacts to energy will be less than significant.

- b. The project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, based on the discussion above.

VII. GEOLOGY AND SOILS

- a. The State Geologist has not issued an Alquist-Priolo Earthquake Fault Map for Tulare County. The project area is not located on or near any known earthquake fault lines. Therefore, the project will not expose people or structures to potential substantial adverse impacts involving earthquakes.
- b. The development of this site will require movement of topsoil. Existing City Engineering Division standards require that a grading and drainage plan be submitted for review to the City to ensure that off- and on-site improvements are designed to meet City standards.
- c. The project area is relatively flat and the underlying soil is not known to be unstable. Soils in the Visalia area have few limitations with regard to development. Due to low clay content and limited topographic relief, soils in the Visalia area have low expansion characteristics.
- d. Due to low clay content, soils in the Visalia area have an expansion index of 0-20, which is defined as very low potential expansion.
- e. The project does not involve the use of septic tanks or alternative waste water disposal systems since sanitary sewer lines are used for the disposal of waste water at this location.
- f. There are no known unique paleontological resources or geologic features located within the project area. In the event that potentially significant cultural resources are discovered during ground disturbing activities associated with project preparation, construction, or completion, work shall halt in that area until a qualified Native American tribal observer, archeologist, or paleontologist can assess the significance of the find, and, if necessary, develop appropriate treatment measures in consultation with Tulare County Museum, Coroner, and other appropriate agencies and interested parties.

VIII. GREENHOUSE GAS EMISSIONS

- a. The project is expected to generate Greenhouse Gas (GHG) emissions in the short-term as a result of the construction of commercial development and long-term as a result of day-to-day operation of the proposed business.

The City has prepared and adopted a Climate Action Plan (CAP) which includes a baseline GHG emissions inventories, reduction measures, and reduction targets consistent with local and State goals. The CAP was prepared concurrently with the proposed General Plan and its impacts are also evaluated in the Visalia General Plan Update EIR.

The Visalia General Plan and the CAP both include policies that aim to reduce the level of GHG emissions emitted in association with buildout conditions under the General Plan. Although emissions will be generated as a result of the project, implementation of the General Plan and CAP policies will result in fewer emissions than would be associated with a continuation of baseline conditions. Thus, the impact to GHG emissions will be less than significant.

- b. The State of California has enacted the Global Warming Solutions Act of 2006 (AB 32), which included provisions for reducing the GHG emission levels to 1990 baseline levels by 2020 and to a level 80% below 1990 baseline levels by 2050. In addition, the State has enacted SB 32 which included provisions for reducing the GHG emission levels to a level 40% below 1990 baseline levels by 2030.

The proposed project will not impede the State's ability to meet the GHG emission reduction targets under AB 32 and SB 32. Current and probable future state and local GHG reduction measures will continue to reduce the project's contribution to climate change. As a result, the project will not contribute significantly, either individually or cumulatively, to GHG emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS

- a. No hazardous materials are anticipated with the project.
- b. Construction activities associated with development of the project may include maintenance of on-site construction equipment which could lead to minor fuel and oil spills. The use and handling of any hazardous materials during construction activities would occur in accordance with applicable federal, state, regional, and local laws. Therefore, impacts are considered to be less than significant.

The nature of the existing towing and vehicle storage yard led staff to request that the applicant complete a Phase I & II Environmental Site Assessment. Both were completed and returned the finding that the property did not pose any potential risk to human health or the environment. The assessments further concluded that no engineering controls (i.e. VOC vapor barrier) are required to protect current or future building occupants. Areas of petroleum hydrocarbon-affected soils were determined to be less than their respective CRWQCB environmental screening levels, and therefore did not impose a significant impact. Overall, the impact is less than significant.

Only out of an abundance of caution and not based on any required or recommended mitigation, as stated in the Phase II Environmental Site Assessment, due to the presence of such affected soils during grading and construction activities, a soil management plan has been proposed for use by construction personnel during the construction of the new mini storage facility.

- c. There is one school located within 0.42 miles of the project site. The school is located 2,233-feet north of the project site (La Sierra Military Academy). Notwithstanding, there is no reasonably foreseeable condition or incident involving the project that could affect the site.
- d. The project area does not include any sites listed as hazardous materials sites pursuant to Government Code Section 65692.5.

- e. The Airport Master Plans adopted by City of Visalia and County of Tulare show the project area is located outside of any Airport Zones. There are no restrictions for the proposed project related to Airport Zone requirements.

The project area is not located within two miles of a public airport.

- f. The project will not interfere with the implementation of any adopted emergency response plan or evacuation plan.
- g. There are no wild lands within or near the project area.

X. HYDROLOGY AND WATER QUALITY

- a. Development projects associated with buildout under the Visalia General Plan are subject to regulations which serve to ensure that such projects do not violate water quality standards of waste discharge requirements. These regulations include the Federal Clean Water Act (CWA), the National Pollutant Discharge Elimination System (NPDES) permit program. State regulations include the State Water Resources Control Board (SWRCB) and more specifically the Central Valley Regional Water Quality Control Board (RWQCB), of which the project site area falls within the jurisdiction of.

Adherence to these regulations results in projects incorporating measures that reduce pollutants. The project will be required to adhere to municipal waste water requirements set by the Central Valley RWQCB and any permits issued by the agency.

Furthermore, there are no reasonably foreseeable reasons why the project would result in the degradation of water quality.

The Visalia General Plan contains multiple policies, identified under Impact 3.6-2 and 3.9-3 of the EIR, that together work to reduce the potential for impacts to water quality. With implementation of these policies and the existing City standards, impacts to water quality will be less than significant.

- b. The project area overlies the southern portion of the San Joaquin unit of the Central Valley groundwater aquifer. The project will result in an increase of impervious surfaces on the project site, which might affect the amount of precipitation that is recharged to the aquifer. However, as the City of Visalia is already largely developed and covered by impervious surfaces, the increase of impervious surfaces through this project will be small by comparison. The project therefore might affect the amount of precipitation that is recharged to the aquifer. The City of Visalia's water conservation measures and explorations for surface water use over groundwater extraction will assist in offsetting the loss in groundwater recharge.

- c.
 - i. The development of this site will require movement of topsoil. Existing City Engineering Division standards require that a grading and drainage plan be submitted for review to the City to ensure that off- and on-site improvements are designed to meet City standards.
 - ii. Development of the site will create additional impervious surfaces. However, connection of the site to storm water drainage facilities that already exist in adjacent roadways will reduce any potential impacts

to a less than significant level.

Policies identified under Impact 3.6-2 of the EIR will reduce any potential impacts to a less than significant level. With implementation of these policies and the existing City standards, impacts to groundwater supplies will be less than significant.

- iii. Development of the site will create additional impervious surfaces. However, connection of the site to storm water drainage facilities that already exist in adjacent roadways will reduce any potential impacts to a less than significant level.

Policies identified under Impact 3.6-2 of the EIR will reduce any potential impacts to a less than significant level. With implementation of these policies and the existing City standards, impacts to groundwater supplies will be less than significant.

Existing storm water mains are on site and the applicant will be connecting to service. Furthermore, the project will be required to meet the City's improvement standards for directing storm water runoff to the City's storm water drainage system consistent with the City's adopted City Storm Drain Master Plan. These improvements will not cause significant environmental impacts.

- d. The project area is located sufficiently inland and distant from bodies of water, and outside potentially hazardous areas for seiches and tsunamis. The site is also relatively flat, which will contribute to the lack of impacts by mudflow occurrence. Therefore, there will be no impact related to these hazards.

- e. Development of the site has the potential to affect drainage patterns in the short term due to erosion and sedimentation during construction activities and in the long term through the expansion of impervious surfaces. Impaired storm water runoff may then be intercepted and directed to a storm drain or water body, unless allowed to stand in a detention area. The City's existing standards may require the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the SWRCB's General Construction Permit process, which would address erosion control measures.

The Visalia General Plan contains multiple policies, identified under Impact 3.6-1 of the EIR, that together work to reduce the potential for erosion. With implementation of these policies and the existing City standards, impacts to erosion will be less than significant.

XI. LAND USE AND PLANNING

- a. The project will not physically divide an established community. The proposed project is to be developed on a 9.42-acre site and the approval for a land use change designated to service commercial will permit the mini storage development by right. The project site is surrounded by urban development and is bordered by the East Goshen Avenue roadway to the south which will include improvements to the roadway.

- b. The project site is within the City of Visalia's Tier I Urban Development Boundary as implemented by the City General Plan. Development of lands in Tier I may occur at any time.

The proposed project 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."

The proposed project will be consistent with the Land Use Element of the General Plan, and consistent with the standards for regional commercial development pursuant to the Visalia Municipal Code Title 17 (Zoning Ordinance) Chapter 17.18.

The project as a whole does not conflict with any land use plan, policy or regulation of the City of Visalia. The site contains a General Plan Land Use Designation of High Density Residential, however, approval of the General Plan Land Use Amendment and Change of Zone to Service Commercial land use and zoning will facilitate development of the use by right.

The Visalia General Plan contains multiple policies, identified under Impact 3.1-2 of the EIR, that together work to reduce the potential for impacts to the development of land as designated by the General Plan. With implementation of these policies and the existing City standards, impacts to land use development consistent with the General Plan will be less than significant.

XII. MINERAL RESOURCES

- a. No mineral areas of regional or statewide importance exist within the Visalia area.
- b. There are no mineral resource recovery sites delineated in the Visalia area.

XIII. NOISE

- a. The project will result in noise generation typical of urban development, but not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance. The Visalia Noise Element and City Ordinance contain criterion for acceptable noise levels inside and outside residential living spaces. This standard is 65 dB DNL for outdoor activity areas associated with residences and 45 dB DNL for indoor areas.

Since the site is changing from one urban use to another urban use with the primary function remaining as storage, ambient noise levels are likely to remain in the range of the current levels as a result of the project. These levels are typical of noise levels associated with urban development and not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance. The City's standards for setbacks and construction of fences or walls along major streets and between residential uses reduce noise levels to a level that is less than significant.

Noise levels will increase temporarily during the construction of the project but shall remain within the limits defined by the City of Visalia Noise Ordinance. Temporary increase in ambient noise levels is considered to be less than significant.

- b. Ground-borne vibration or ground-borne noise levels may occur as part of construction activities associated with the project. Construction activities will be temporary and will not expose persons to such vibration or noise levels for an extended period of time; thus the impacts will be less than significant. There are no existing uses near the project

area that create ground-borne vibration or ground-borne noise levels.

- c. The project area is located in excess of two miles from a public airport. The project will not expose people residing or working in the project area to excessive noise levels resulting from aircraft operations.

XIV. POPULATION AND HOUSING

- a. The project will not directly induce substantial unplanned population growth that is in excess of that planned in the General Plan. The General Plan Amendment and Change of Zone will result in a transfer of residential density from one site to another site; however, the sites are approximately 0.7 miles apart along the same corridor. As there is no net change in density, the impact of unplanned growth is less than significant.
- b. Development of the site will not displace any housing or people on the site. The area being developed is currently vacant land.

XV. PUBLIC SERVICES

- a.
 - i. Current fire protection facilities are located at Visalia Station 56, located approximately 1.2 miles southeast of the property, and can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - ii. Current police protection facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - iii. The project will not generate new students that would otherwise be attending schools within the Visalia Unified School District. The developer will be required to pay the appropriate school impact fees in order to receive building permits, which will mitigate any increased impact on school facilities. Impact fees are already imposed with building permits.
 - iv. Current park facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - v. Other public facilities can adequately serve the site without a need for alteration.

XVI. RECREATION

- a. The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities within the area that might have an adverse physical effect on the environment. The project will not increase the use of existing neighborhood and regional parks as no residential uses are proposed.
- b. The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities within the area that might have an adverse physical effect on the environment.

XVII. TRANSPORTATION AND TRAFFIC

- a. Development and operation of the project is not anticipated to conflict with applicable plans, ordinances, or policies establishing measures of effectiveness of the

City's circulation system. The project will result in an increase in traffic levels on arterial and collector roadways, although the City of Visalia's Circulation Element has been prepared to address this increase in traffic.

- b. Development of the site will result in increased traffic in the area, but will not cause a substantial increase in traffic on the city's existing circulation pattern.

The City of Visalia, in determining the significance of transportation impacts for land use projects, recognizes the adopted City of Visalia Vehicle Miles Travelled (VMT) Thresholds and Implementation Guidelines ("Guidelines") recommended threshold as the basis for what constitutes a significant or less than significant transportation impact. The Guidelines recommend a 16% reduction target based on the Greenhouse Gas emission reduction target for 2035 for the Tulare County region set by the SB 375 Regional Plan Climate Target. Therefore, residential, office, and mixed-use projects exceeding 16% below the existing VMT per capita is indicative of a significant environmental impact. In the case of mixed-use projects, the City may use the predominant land use for its analysis. These areas are indicated by green-colored VMT zones as shown on Figures 6, 7, and 8 of the City of Visalia Guidelines.

For the metric measuring VMT per trip distance, a map of the City of Visalia, produced by Tulare County Association of Governments (TCAG), provides areas of VMT per capita (for use with residential projects) with 84% or less average VMT per trip distance, or 16% below the regional average. In the subject site's TAZ, the current average trip distance experienced is 16.89 miles, which is below the average county-wide trip distance of 31 miles and the 16% target reduction of 31 miles. This justifies the site's green-colored VMT zone shown on Existing VMT Per Capita Map (Exhibit 6 of the Guidelines document).

The project results in a less than significant impact regarding projects that would exceed VMT Thresholds established by the City, on account that commercial uses are the predominant land uses in the project and the project screens out being within a green-colored VMT shown as shown on the Existing VMT Per Capita Map (Exhibit 6 of the Guidelines document).

- c. There are no planned geometric designs associated with the project that are considered hazardous.
- d. The project will not result in inadequate emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

The proposed project would not 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.

- a. The site is not 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).
- b. The site has been determined to not 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.

Pre-consultations letters were sent to local tribes in accordance with AB 52, providing tribes a 30-day early review period. Staff did not receive comment from any of the tribes.

Further, the EIR (SCH 2010041078) for the 2014 General Plan update included a thorough review of sacred lands files through the California Native American Heritage Commission. The sacred lands file did not contain any known cultural resources information for the Visalia Planning Area.

XIX. UTILITIES AND SERVICE SYSTEMS

- a. The project will be connecting to existing City sanitary sewer lines, consistent with the City Sewer Master Plan. The Visalia wastewater treatment plant has a current rated capacity of 22 million gallons per day, but currently treats an average daily maximum month flow of 12.5 million gallons per day. With the completed project, the plant has more than sufficient capacity to accommodate impacts associated with the proposed project. The proposed project will therefore not cause significant environmental impacts.

Existing sanitary sewer and storm water mains are on site and the applicant will be connecting to services. Usage of these lines is consistent with the City Sewer System Master Plan and Storm Water Master Plan. These improvements will not cause significant environmental impacts.

- b. The project will not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- c. The City has determined that there is adequate capacity existing to serve the site's projected wastewater treatment demands at the City wastewater treatment plant.
- d. Current solid waste disposal facilities can adequately serve the site without a need for alteration.
- e. The project will be able to meet the applicable regulations for solid waste. Removal of debris from construction will be subject to the City's waste disposal requirements.

XX. WILDFIRE

- a. The project is located on a site that is adjacent on multiple sides by existing development. The site will be further served by multiple points of access. In the event of an emergency response, coordination would be made with the City's Engineering, Police, and Fire Divisions to ensure that adequate access to and from the site is maintained.
- b. The project area is relatively flat and the underlying soil is not known to be unstable. Therefore, the site is not in a location that is likely to exacerbate wildfire risks.
- c. The project is located on a site that is adjacent on multiple sides by existing development. New project development will require the installation and maintenance of associated infrastructure extending from adjacent off-site locations to

the project site; however the infrastructure would be typical of commercial development and would be developed to the standards of the underlying responsible agencies.

- d. The project area is relatively flat and the underlying soil is not known to be unstable. Therefore, the site is not in a location that would expose persons or structures to significant risks of flooding or landslides.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

- a. The project will not affect the habitat of a fish or wildlife species or a plant or animal community. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia's General Plan Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.
- b. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update for the area's conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.
- c. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment. **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 the mitigation measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that as a result of the proposed project no new effects 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.**

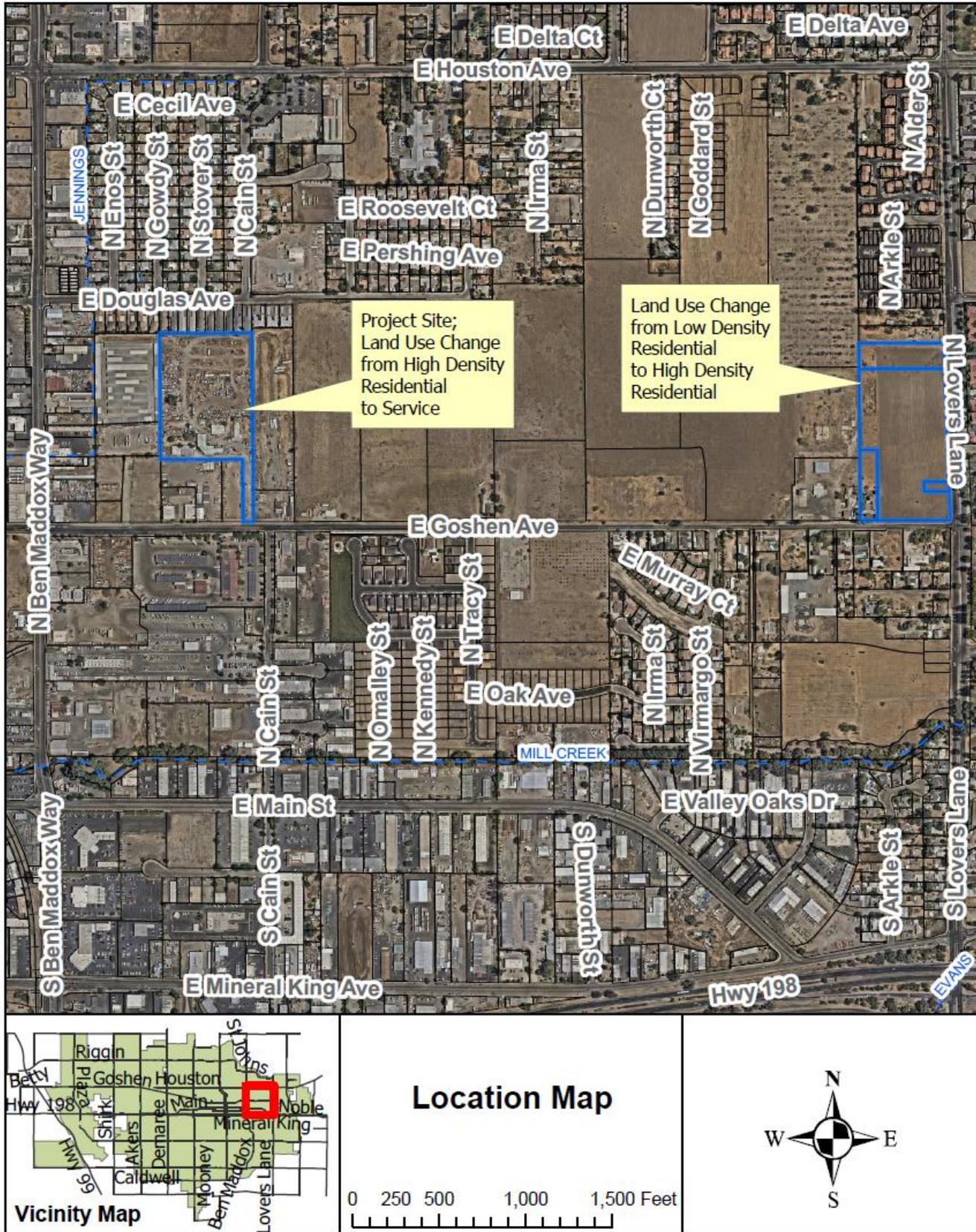


Brandon Smith, AICP
Environmental Coordinator

June 6, 2025

Date

**General Plan Amendment No. 2024-02, Change of Zone No. 2024-03,
Conditional Zoning Agreement No. 2024-04, and Variance No. 2024-03.**





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January 10, 2024

Job No. 2-423-1233

Mr. Kurt Vote
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Office: (559) 289-3144
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SUBJECT: PHASE I ENVIRONMENTAL SITE ASSESSMENT
Proposed Derrel's Mini Storage Facility No. 19
Ben Maddox Way Expansion
1700 East Goshen Avenue
Visalia, CA

Dear Mr. Vote:

At your request and authorization, SALEM Engineering Group, Inc. (SALEM) has conducted this Phase I Environmental Site Assessment (ESA) of the proposed Derrel's Mini Storage Facility No. 19 - Ben Maddox Way Expansion site located at 1700 East Goshen Avenue in Visalia, California (subject property). During the course of this assessment, SALEM identified the following evidence of Recognized Environmental Conditions (RECs) in connection with the subject property as defined by ASTM E1527-21:

- During SALEM's site reconnaissance, poor hazardous material/hazardous waste storage and handling practices were observed to be utilized on-site. Several unlabeled 55-gallon drums and five-gallon containers of what appeared to have been waste oil and used antifreeze were observed stored at various locations on the subject property. Several leaking containers were observed. Hazardous material/hazardous waste storage locations were observed to be located on both paved and unpaved surfaces. Significant staining of both the asphalt-paved and unpaved hazardous material/hazardous waste storage locations was observed. Hazardous material/hazardous waste storage locations did not include secondary containment and were not covered. SALEM recommends consolidating and characterizing the contents of all unlabeled 55-gallon drums and five-gallon containers of hazardous waste for off-site disposal/recycling in compliance with all applicable local, state, and federal regulations. SALEM also recommends that all remaining on-site hazardous substances or petroleum products/hazardous waste be stored in compliance with applicable local, state, and federal regulations. Additionally, SALEM recommends conducting a Limited Soils Assessment (LSA) of the shallow soils beneath the hazardous material/hazardous waste storage locations for the purpose of assessing if on-site soils have been impacted by unauthorized releases of petroleum hydrocarbons.
- According to San Joaquin Valley Air Pollution Control District (SJVAPCD) records, at least two paint spray booths were utilized at the subject property from at least 1981 until at least 2013. Various Notice of Violation (NOVs) were identified with regard to the former spray booth usage associated with the automotive collision repair activities conducted at the subject property. Based on the long-term usage and the numerous violations associated with the solvent on-site, it is possible that the former spray booths have negatively impacted the subject property. Benzene, toluene, lead, and chromium are commonly found in paints and solvents utilized in the collision repair industry. In light of historical data associated with the collision repair industry and the length of time the paint spray booths operated on-site (approximately 32 years), the potential for a past releases does exist which

may present a potential vapor intrusion issue. Vapor intrusion is a way by which chemicals in soil and groundwater can migrate into indoor air. Chemical vapors moving up through soil and into a building are a potential source of indoor air contamination and may pose a risk to human health. Consequently, SALEM recommends conducting a soil vapor gas survey within the subject property structures for the purpose of establishing baseline indoor vapor concentrations.

- During SALEM's site reconnaissance, several areas of dark stained soil were observed throughout the subject property. Additionally, several crushed and cut vehicles which once contained automotive fluids, primarily engine oil, were observed in the storage yard area of the subject property. The dark stained soil and areas of stressed vegetation are likely associated with the poor hazardous material/hazardous waste housekeeping practices during operations at the subject property. SALEM recommends conducting a LSA of the shallow soils in these areas.
- According to a representative from the City of Visalia Public Works Department (VPWD), a sewer lateral is not connected to the subject property. It is possible that septic systems are associated with the on-site structures. However, it is unknown if septic systems are currently located in the vicinity of the on-site structures. The suspected septic systems may have acted as a conduit for contaminants to enter on-site soil from potential past unauthorized disposal of hazardous substances and/or petroleum products utilized for vehicle maintenance into drains, sinks and toilets. Therefore, SALEM recommends conducting a LSA in the vicinity of the septic systems for the purpose of assessing the potential impact to on-site shallow soils from hazardous substances and/or petroleum products which may have been illicitly disposed into the septic systems.

We appreciate the opportunity to assist you with this project. If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office at (661) 393-9711.

Respectfully submitted,

SALEM Engineering Group, Inc.



Richard McCondichie, EP, CAC
Senior Environmental Project Manager



SALEM
engineering group, inc.

**PHASE I
ENVIRONMENTAL SITE
ASSESSMENT**

**PROPOSED DERREL'S MINI STORAGE FACILITY NO. 19
BEN MADDOX WAY EXPANSION
1700 EAST GOSHEN AVENUE
VISALIA, CALIFORNIA**

**SALEM PROJECT NO. 2-423-1233
JANUARY 10, 2024**

PREPARED FOR:

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January 10, 2024

Job No. 2-423-1233

PHASE I ENVIRONMENTAL SITE ASSESSMENT**DERREL'S MINI STORAGE FACILITY NO. 19
BEN MADDOX WAY EXPANSION
1700 EAST GOSHEN AVENUE
VISALIA, CALIFORNIA****1.0 EXECUTIVE SUMMARY**

SALEM Engineering Group, Inc. (SALEM) has conducted a Phase I Environmental Site Assessment (ESA) of the Derrel's Mini Storage Facility No. 19 - Ben Maddox Way Expansion site located at 1700 East Goshen Avenue in Visalia, California (subject property). The subject property consists of an approximate 9.48-acre irregular-shaped parcel (Tulare County Assessor's Parcel Number [APN] 098-050-038-000). SALEM conducted this Phase I ESA of the subject property in conformance with the American Society for Testing and Materials (ASTM) E1527-21 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The U.S. Environmental Protection Agency (USEPA) has determined that the ASTM E1527-21 Standard is consistent with the requirements for conducting an "All Appropriate Inquiry" under 40 C.F.R. Part 312. Thus, 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 property as defined by ASTM E1527-21 and 40 C.F.R. Part 312.

ASTM E1527-21 Section 1.1.1 *Recognized Environmental Conditions* – The term *recognized environmental conditions* is defined as "(1) the presence of hazardous substances or petroleum products in, on or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on or at the subject property under conditions that pose a material threat of a future release to the environment." Conditions determined to be *de minimis* are not *recognized environmental conditions*.

SALEM identified the following evidence of RECs in connection with the subject property as defined by ASTM E1527-21:

- During SALEM's site reconnaissance, poor hazardous material/hazardous waste storage and handling practices were observed to be utilized on-site. Several unlabeled 55-gallon drums and five-gallon containers of what appeared to have been waste oil and used antifreeze were observed stored at various locations on the subject property. Several leaking containers were observed. Hazardous material/hazardous waste storage locations were observed to be located on both paved and unpaved surfaces. Significant staining of both the asphalt-paved and unpaved hazardous material/hazardous waste storage locations was observed. Hazardous material/hazardous waste storage locations did not include secondary containment and were not covered. SALEM recommends consolidating and characterizing the contents of all unlabeled 55-gallon drums and five-gallon containers of hazardous waste for off-site disposal/recycling in compliance with all applicable local, state, and federal regulations. SALEM also recommends that all remaining on-site hazardous substances or petroleum products/hazardous waste be stored in compliance with applicable local, state, and federal regulations. Additionally, SALEM recommends conducting a

Limited Soils Assessment (LSA) of the shallow soils beneath the hazardous material/hazardous waste storage locations for the purpose of assessing if on-site soils have been impacted by unauthorized releases of petroleum hydrocarbons.

- According to San Joaquin Valley Air Pollution Control District (SJVAPCD) records, at least two paint spray booths were utilized at the subject property from at least 1981 until at least 2013. Various Notice of Violation (NOVs) were identified with regard to the former spray booth usage associated with the automotive collision repair activities conducted at the subject property. Based on the long-term usage and the numerous violations associated with the solvent on-site, it is possible that the former spray booths have negatively impacted the subject property. Benzene, toluene, lead, and chromium are commonly found in paints and solvents utilized in the collision repair industry. In light of historical data associated with the collision repair industry and the length of time the paint spray booths operated on-site (approximately 32 years), the potential for a past releases does exist which may present a potential vapor intrusion issue. Vapor intrusion is a way by which chemicals in soil and groundwater can migrate into indoor air. Chemical vapors moving up through soil and into a building are a potential source of indoor air contamination and may pose a risk to human health. Consequently, SALEM recommends conducting a soil vapor gas survey within the subject property structures for the purpose of establishing baseline indoor vapor concentrations.
- During SALEM's site reconnaissance, several areas of dark stained soil were observed throughout the subject property. Additionally, several crushed and cut vehicles which once contained automotive fluids, primarily engine oil, were observed in the storage yard area of the subject property. The dark stained soil and areas of stressed vegetation are likely associated with the poor hazardous material/hazardous waste housekeeping practices during operations at the subject property. SALEM recommends conducting a LSA of the shallow soils in these areas.
- According to a representative from the City of Visalia Public Works Department (VPWD), a sewer lateral is not connected to the subject property. It is possible that septic systems are associated with the on-site structures. However, it is unknown if septic systems are currently located in the vicinity of the on-site structures. The suspected septic systems may have acted as a conduit for contaminants to enter on-site soil from potential past unauthorized disposal of hazardous substances and/or petroleum products utilized for vehicle maintenance into drains, sinks and toilets. Therefore, SALEM recommends conducting a LSA in the vicinity of the septic systems for the purpose of assessing the potential impact to on-site shallow soils from hazardous substances and/or petroleum products which may have been illicitly disposed into the septic systems.

2.0 PURPOSE AND SCOPE OF ASSESSMENT

2.1 Purpose

According to ASTM E1527-21, 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 inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35) (B).

The Phase I ESA was conducted to identify ‘Recognized Environmental Conditions’ (RECs), ‘Controlled RECs’ (CRECs) and ‘Historical RECs’ (HRECs) as defined by the American Society for Testing and Materials (ASTM) Designation E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Section 1.1.1 of the ASTM Designation E1527-21 defines an REC as “(1) the presence of hazardous substances or petroleum products in, on or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on or at the subject property under conditions that pose a material threat of a future release to the environment.” The term as further defined by ASTM “is not intended to include de minimis conditions that generally do 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.” Section 3.2.18 defines a CREC as “a recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of controls (for example, activity and use limitations or other property use limitations).” Section 3.2.42 defines HREC as “a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities, without subjecting the property to any controls (for example activity and use limitations, or other property use limitations).”

2.2 Scope of Work

The objective of the SALEM Phase I ESA scope of work is to provide an evaluation of RECs at the subject property and potential off-site sources. The scope of work for this Phase I ESA conforms to ASTM E1527-21. SALEM was provided authorization to conduct the Phase I ESA by Mr. Kurt Vote with Wanger, Jones, Helsley PC, on December 5, 2023 in accordance SALEM’s proposal P2-423-1808. In fulfillment of the SALEM scope of work for this Phase I ESA, SALEM was retained to perform the following tasks:

- Acquire readily available information regarding land-use history and property development by reviewing historical aerial photographs, pertinent building permit records, historic city directories, as well as reviewing recent and historic topographic land-use maps of the subject property and surrounding area.
- Reviewing readily available local, state, and federal regulatory agency databases listed in ASTM E1527-21 and compiled by Environmental Data Resources, Inc. (EDR), including but not limited to CERCLA and NPL lists for sites within one mile of the subject property. State databases, including but not limited to CALSITES, Hazardous Substance Account Act, Cortese, SWIS, SWAT, Well Investigation Program (AB1803), and LUST, were reviewed for sites within one mile of the subject property.
- Performing a reconnaissance of the subject property and surrounding areas (up to one-half mile beyond site boundary), with regard to potential off-site sources of degradation to the subject property, which included photograph documentation of subject property conditions, and identification of potential environmental concerns. Interviews with persons knowledgeable of the previous and current ownership and uses of the subject property.
- Identifying aboveground storage tanks and/or indications of underground storage tanks on-site.
- In addition to ASTM E1527-21, SALEM recognizes ASTM *Standard Guide for Vapor Encroachment Screening (VES) on Property Involved in Real Estate Transactions* (ASTM E2600-

22) as an industry-accepted guideline to determine if a Vapor Encroachment Condition (VEC) exists at the target property. A VES consists of reviewing the Phase I ESA data combined with the application of professional judgment. SALEM evaluates the regulatory agency databases to determine if there are known or suspect contaminated sites within a minimum search distance of the target property. In addition, SALEM attempted to determine whether soil and/or groundwater have been impacted within the critical distances outlined in ASTM E2600-22.

- Preparing this report of SALEM's findings and recommendations if warranted.

3.0 SITE DESCRIPTION

The subject property consists of an approximate 9.48-acre irregular-shaped parcel (Tulare County APN 098-050-038-000) located at 1700 East Goshen Avenue in Visalia, California. At the time of SALEM's December 27, 2023 site reconnaissance, the subject property was occupied by a multi-tenant light industrial facility consisting of five structures and an auto salvage/towing yard, as well as associated driveways and parking areas. The subject property is located in within Section 28, Township 18 South, Range 25 East, Mount Diablo Base and Meridian, Visalia, California, 7.5-minute United States Geological Survey (USGS) topographic map, dated 2021.

4.0 PHYSIOGRAPHY AND HYDROGEOLOGIC CONDITIONS

The subject property is in San Joaquin Valley, which is a topographic and structural basin that is bounded on the east by the Sierra Nevada geomorphic province and on the west by the Coast Ranges geomorphic province. The San Joaquin (Great Valley Geomorphic Province) is an alluvial plain about 50 miles wide and 400 miles long in the central part of California. The Great Valley is an elongated trough in which sediments have been deposited almost continuously for the last approximately 160 million years (Jurassic). The Great Valley sediments reach depths of about 30,000 feet at its southern end, and include large volume of sediments of Mesozoic through Recent age. Recent alluvium covers nearly the entire valley floor, and has largely been derived from the adjacent Sierra Nevada except in the westernmost portions of the valley.

The San Joaquin Valley represents the southern portion of the Central Valley of California, also referred to as the Great Valley geomorphic province. The most extensive geomorphic units in the province include dissected uplands, low alluvial plains and fans, river floodplains and channels, and overflow lands and lake bottoms. The valley represents the alluvial, flood, and delta plains of two major rivers (the Sacramento and San Joaquin rivers) and their tributaries. The high alluvial fans are the largest geomorphic features in the Merced area. These fans lie from 10 to 90 feet above the channels of the present day rivers and are not subject to inundation by the rivers. The Merced area alluvial fans form part of a continuum of fans along the eastern margin of the San Joaquin Valley structural trough. The sediments are derived from the Sierra Nevada to the east — most of the sediment is of probable glacial origin. The east side fans are formed by meandering or braided stream floodplain processes that contain more well-sorted, fine-grained material and have gentler slopes than the semiarid fans on the west side of the San Joaquin Valley. The east side fans have low relief with very gentle gradients.

According to California Regional Water Quality Control Board (RWQCB) records for the Southern California Edison - Visalia Pole Yard leaking underground storage tank (LUST) site at 432 North Ben Maddox Way, located approximately 762 feet south-southwest of the subject property, groundwater was expected to be encountered at approximately 60 feet below ground surface (bgs). Based upon SALEM's topographic map

interpretation, the estimated groundwater flow direction is anticipated to follow the topography at the subject property towards the south-southwest. However, local groundwater level and flow direction may vary due to seasonal fluctuations in precipitation, usage demands, geology, and/or surface topography.

5.0 SITE RECONNAISSANCE

A site reconnaissance, which included a visual observation of the subject property and properties within the subject area, was conducted by SALEM’s environmental assessor on December 27, 2023. The objective of the site reconnaissance is to identify RECs, including the storage and handling of hazardous substances and petroleum products on or in the vicinity of the subject property which have the potential to environmentally impact on-site soils, surface water and groundwater.

5.1 Observations

Table I summarizes the visual observations made during our site reconnaissance. A discussion of the physical observations follows Table I. Refer to the Site Map (Figure 1) and color photographs following the text for the locations of the features discussed in this section of the report.

**TABLE I
Summary of Observations during Site Reconnaissance**

FEATURE	OBSERVED	NOT OBSERVED
Structures (existing)	X	
Evidence of past uses		X
Hazardous substances and/or petroleum products (including containers)	X	
Aboveground storage tanks (ASTs)	X	
Underground storage tanks (USTs) or evidence of USTs		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	
Pad-mounted/Pole-mounted transformers/capacitors/other 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 and sumps		X
Pits, ponds, or lagoons		X
Stained soil and/or pavement	X	
Stressed vegetation	X	
Waste or wastewater discharges to surface or surface waters on subject property (including stormwater)		X
Wells (irrigation, domestic, dry, injection, abandoned, monitoring wells)		X
Septic Systems		X

The subject property consists of an approximate 9.48-acre irregular-shaped parcel (Tulare County APN 098-050-038-000) located at 1700 East Goshen Avenue in Visalia, California. At the time of SALEM’s site reconnaissance, the subject property was occupied by a multi-tenant light industrial facility consisting of five structures and an auto salvage/towing yard, as well as associated driveways and parking areas. The five buildings were single-story metal frame structures on concrete slab-on grade foundations with metal exterior walls and metal roofs. The subject property was occupied by six tenants: United Auto (an auto repair facility); Richard’s Towing (a towing yard); Elmer’s Automotive (an auto repair facility); Sam’s Towing (a towing yard); Tulare County Crime Lab (a forensic facility); ASAP Towing (a towing company); and a personal storage facility. Access to the interior structures was not provided at the time of the site reconnaissance.

- At the time of SALEM’s site reconnaissance, moderate quantities of hazardous substances and/or petroleum products and hazardous wastes were observed to be stored and handled on the subject property. These materials are utilized during automobile maintenance activities conducted by various tenants of the subject property. Some staining from oil and petroleum-based fluids was observed on the concrete floors of the vehicle service areas. However, the staining appeared to be *de minimis* and does not represent an REC to the subject property.
- Several unlabeled 55-gallon drums and five-gallon containers of what appeared to have been waste oil and used antifreeze were observed to have been stored at several locations on the subject property. Several leaking containers were observed. Hazardous material/hazardous waste storage locations were observed to be located on both paved and unpaved surfaces. Significant staining of both the asphalt-paved and unpaved hazardous material/hazardous waste storage locations was observed. Hazardous material/hazardous waste storage locations did not include secondary containment and/or were not covered. SALEM recommends consolidating and characterizing the contents of all unlabeled 55-gallon drums and five-gallon containers of hazardous waste for off-site disposal/recycling in compliance with all applicable local, state, and federal regulations. SALEM also recommends that all remaining on-site hazardous substances or petroleum products/hazardous waste be stored in compliance with applicable local, state, and federal regulations.
- Several areas of dark stained soil were observed throughout the subject property. Additionally several crushed and cut vehicles which once contained automotive fluids, primarily engine oil, were observed in the storage yard area of the subject property. The dark stained soil and areas of stressed vegetation are likely associated with the poor hazardous material/hazardous waste housekeeping practices observed during operations at the subject property.
- Several pole-mounted electrical transformers were observed on the subject property. The transformer casings displayed no visual evidence of leakage and the ground surface below the transformers displayed no evidence of discoloration. Based on the absence of staining or fluids adjacent to the on-site transformers at the time of SALEM’s site reconnaissance, the on-site transformers are not currently anticipated to pose an adverse impact to the subject property.
- No other obvious evidence (vent pipes, fill pipes, dispensers, etc.) of USTs was noted within the area observed. No standing water or major depressions were observed on the subject property. No indications of former structures, such as foundations, were observed on the subject property.

5.2 Adjacent Streets and Property Usage

Table II summarizes the adjacent streets and properties uses observed during the SALEM’s site reconnaissance.

**TABLE II
Adjacent Streets and Property Use**

DIRECTION	ADJACENT STREET	ADJACENT PROPERTY USE
North	None	Apartments
East	None	BR Welding & Fabrication (1716 E. Goshen Avenue)
South	East Goshen Avenue	Storage Yard; Safety Network (1606 E. Goshen Avenue); Cad-Cam Tool & Die (1526 E. Goshen Avenue); Dump On Us (335 N. Cain Street)
West	None	Derrel’s Mini Storage (800 N. Ben Maddox Way)

Based on the observed uses of the properties located immediately adjacent to the subject property, it is unlikely that significant quantities of hazardous substances or petroleum products are stored or handled at the adjoining properties.

5.3 Potable Water Source

The water purveyor for the subject property is the California Water Service (CWS). The CWS' water quality monitoring is an on-going program with water samples obtained on a regular basis. It is the responsibility of the CWS to provide customers with potable water in compliance with the California State Maximum Contaminant Levels (MCLs) for primary drinking water constituents in water supplied to the public. Water sampling was not conducted to verify water quality.

5.4 Sewage Disposal System

On December 28, 2023, the VPWD was contacted regarding sewer service for the subject property. According to a representative with the VPWD, a sewer lateral is not connected to the subject property. Therefore, it is possible that septic systems are associated with the on-site structures. However, it is unknown if septic systems are currently located in the vicinity of the on-site structures. The suspected septic systems may have acted as a conduit for contaminants to enter on-site soil from potential past unauthorized disposal of hazardous substances and/or petroleum products utilized for vehicle maintenance into drains, sinks and toilets. The suspected septic systems present an REC to the subject property and additional investigation is recommended to determine if on-site soils have been impacted by past unauthorized releases of petroleum hydrocarbons into the septic systems.

5.5 Heating and Cooling Source

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity and natural gas provided by Southern California Edison and Southern California Gas Company, respectively. The mechanical system is comprised of a split system with a central unit and interior air-handler and an exterior condenser. Hot water is provided by natural gas water heating units. No documentation of fuel oil use was identified during review of reasonably ascertainable records and no visual evidence of fuel oil use was identified during the site reconnaissance.

6.0 USER-PROVIDED INFORMATION

A review of the user-provided Title report and a Phase I ESA User Questionnaire was conducted in order to help identify pertinent information regarding potential environmental impacts associated with the subject property.

6.1 Environmental Lien and AUL Search Report

An Environmental Lien and activity and use limitations (AUL) Search report for the subject property prepared by EDR, dated December 8, 2023 was provided for SALEM's review. The Environmental Lien and AUL Search report was reviewed to identify potential deed restrictions, environmental liens, or activity and use limitations (AULs) which may have occurred on or exist in connection with the subject property as indicated by the Environmental Lien and AUL Search report. SALEM's review of the Environmental Lien and AUL Search report indicated no deed restrictions, environmental liens, or AULs in connection with the subject property. Please refer to Appendix A for a copy of the EDR-provided Environmental Lien and AUL Search report.

6.2 Phase I Environmental Site Assessment User Questionnaire

On January 2, 2024, a Phase I ESA User Questionnaire was completed by Ms. Karen Kendall with Darrel's Mini Storage. Please refer to Appendix B for a copy of the Phase I ESA 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:

-
- Environmental cleanup liens that are filed or recorded against the site.
 - Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry.
 - Specialized knowledge or experience of the person seeking to qualify for the LLPs.
 - Relationship of the purchase price to the fair market value of the *property* if it were not contaminated.
 - Commonly known or *reasonably ascertainable* information about the *property*.
 - 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.

According to Ms. Kendall, to the best of her knowledge as the user of this Phase I ESA, no environmental cleanup liens and no activity or land use limitations have been filed or recorded against the subject property. Ms. Kendall indicated that she did not have knowledge of the past or current spills or chemical releases or environmental cleanups at the subject property. Additionally, Ms. Kendall indicated that the purchase price of the subject property reasonably reflects fair market value.

7.0 SITE USAGE SURVEY

In order to assess the subject property's history, SALEM reviewed a completed Phase I ESA Owner Questionnaire, historical aerial photographs, building department records, city directories, planning department records and SFIMs.

7.1 Phase I Environmental Site Assessment Owner Questionnaire

On January 8, 2024, a Phase I ESA Owner Questionnaire was completed by Ms. Candice Weaver, the representative for Edwards Irrevocable Living Trust, the current owner of the subject property. The Phase I ESA Owner Questionnaire is designed to provide pertinent information regarding potential environmental and historical impacts associated with the subject property. Ms. Weaver reported that Edwards Irrevocable Living Trust has owned the subject property since February 2012 and that the subject property is currently developed with automotive businesses.

According to Ms. Weaver, to the best of her knowledge, she was unsure about on-site treatment or discharge of waste; unsure about on-site leach fields, dry wells, sumps, or disposal ponds; unsure about use, storage, or disposal of hazardous substances and/or petroleum products; unsure about existing or former USTs or ASTs; unsure about hazardous material spills; unsure about buried materials; unsure about domestic, monitoring, or irrigation wells; or any additional items of environmental concern associated with the subject property. Please refer to Appendix C for a copy of the Phase I ESA Owner Questionnaire.

7.2 Historical Aerial Photograph Review

Historical aerial photographs of the subject property and vicinity dated 1937, 1952, 1969, 1972, 1977, 1984, 1994, 2006, 2009, 2012, 2016, and 2020 were reviewed to evaluate changes in land-use for the subject property. The historical aerial photographs were supplied by EDR. Refer to Appendix D for a copy of the EDR-provided aerial photographs. A summary of the aerial photography is provided below:

➤ 1937 Aerial Photograph

The subject property appears to be agricultural land. What appears to be a creek or stream is observed traversing the subject property from the northeast to the southwest. No structures are observed on the subject property. A rural residence and agricultural land adjoin the subject property to the north. Agricultural land adjoins the subject property to the east. A paved road (East Goshen Avenue) adjoins the subject property to the south, beyond which is agricultural land. Rural residential and undeveloped land adjoins the subject property to the west.

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- **1952 Aerial Photograph**
The conditions on the subject property and adjoining properties are similar to the 1937 aerial photograph.
 - **1969 Aerial Photograph**
The conditions on the subject property and adjoining properties to the north and west are similar to the 1952 aerial photograph, with the exception of an increase in residential development further north. What appears to be a storage or wrecking yard is observed adjoining to the east of the subject property. East Goshen Avenue adjoins the subject property to the south, beyond which is what appears to be a storage yard for a large industrial facility.
 - **1972 Aerial Photograph**
The subject property appears to be developed with a storage or wrecking yard. What appears to be a small structure is observed on the south-central portion of the property. The adjoining properties to the north and west appear to be undeveloped, with the exception of the residential structures further north. The conditions on the adjoining properties to the south and east are similar to the 1969 aerial photograph.
 - **1977 Aerial Photograph**
The conditions on the subject property and adjoining properties are similar to the 1972 aerial photograph, with the exception of what appears to be an additional structure located on the eastern portion of the subject property.
 - **1984 Aerial Photograph**
The conditions on the subject property and adjoining properties to the east and west are similar to the 1977 aerial photograph, with the exception of an additional structure located on the subject property and the absence of vehicles on the adjoining property to the east. What appear to be the current apartment structures are observed on the adjoining property to the north. A storage yard and commercial development are observed on the adjoining property to the south, beyond which is East Goshen Avenue and undeveloped land.
 - **1994 Aerial Photograph**
The subject property appears to be developed with the current structures and storage or wrecking yard observed during SALEM's site reconnaissance. The conditions on the subject property and the adjoining properties to the north, east, and south are similar to the 1984 aerial photograph. What appears to be the development of the current mini storage facility is observed on the adjoining property to the west, beyond which is an increase in commercial development.
 - **2006 Aerial Photograph**
The conditions on the subject property and adjoining properties are similar to the 1994 aerial photograph, with the exception of what appears to be the development of the current commercial development to the south across East Goshen Avenue.
 - **2009 Aerial Photograph**
The conditions on the subject property and adjoining properties are similar to the 2006 aerial photograph.
 - **2012 Aerial Photograph**
The conditions on the subject property and adjoining properties are similar to the 2009 aerial photograph.
-

➤ **2016 Aerial Photograph**

The conditions on the subject property and adjoining properties are similar to the 2012 aerial photograph.

➤ **2020 Aerial Photograph**

The conditions on the subject property and adjoining properties are similar to the 2016 aerial photograph.

7.3 Building Permit Report

On December 6, 2023, SALEM contracted with EDR to provide a Building Permit Report for the subject property address of 1700 East Goshen Avenue. According to the Building Permit Report, the earliest building permit on file for the subject property address was a permit for to “Replace Sewer” dated January 25, 1988. A permit to “Construct Underground Scale” was dated January 29, 1988. A permit for an “Electrical Panel Change” was dated March 23, 2011. No building permits for items of environmental concern including, USTs, ASTs, septic systems, demolition, or previous structures were on file for the subject property. Please refer to Appendix E for a copy of the EDR-provided Building Permit Report.

7.4 City Directories

On December 6, 2023, SALEM contracted with EDR to provide a City Directory Image Report dated 1959 through 2020 for the subject property address of 1700 East Goshen Avenue, as well as the adjoining properties. The subject property address was listed in the EDR-provided City Directory Image as being occupied by Prestige Auto Body & Painting/Sam Davis Garage Towing & Auto Wrecking (1981-1986); Prestige Auto Body & Painting/Sam Davis Garage Towing & Auto Wrecking/Elmer’s Automotive (1992-1995); Prestige Auto Body & Painting/Sam Davis Garage Towing & Auto Wrecking/A1 Auto Towing/Auto Collision Specialties/Elmer’s Automotive/U go Pick A Part Auto Dismantling (2000-2005); Alley Cat Auto Wrecking/Auto Collision Specialties/Elmer’s Automotive/Sam Davis Towing/United Auto Repair (2010); and ASAP Towing/Elmer’s Automotive/United Auto Repair (2014); United Auto Repair (2017); and ASAP Towing/Sam Davis Towing of Visalia (2020). The subject property address was not listed in any other years. The listed occupants of the adjoining properties did not appear likely to store or handle significant quantities of hazardous substance or petroleum products that may present an REC to the subject property. Please refer to Appendix F for a copy of the EDR-provided City Directory Image Report.

7.5 Sanborn Fire Insurance Maps

SALEM reviews SFIMs to evaluate prior land use at the subject property and adjacent properties. SFIMs typically exist for cities with populations of 2,000 or more, the coverage dependent on the location of the property. On December 6, 2023, SALEM contracted with EDR to provide a Fire Insurance Map Abstract indicating the availability of historic SFIMs for the subject property and adjacent properties as far back as 1867. EDR’s search of collections at the Library of Congress, University Publications of America, and various public and local sources revealed coverage for the subject property and adjacent properties. Refer to Appendix G for a copy of the EDR-provided SFIMs. The SFIM interpretation is provided below:

➤ **1950 SFIM**

The subject property and adjoining properties are not depicted on the 1950 SFIM, with the exception of a commercial facility to the southwest of the subject property.

➤ **1957 SFIM**

The subject property and adjoining properties are not depicted on the 1957 SFIM, with the exception of a “Fertilizer Warehouse” to the southwest of the subject property.

➤ **1962 SFIM**

The subject property and adjoining properties are not depicted on the 1962 SFIM. The conditions on the adjoining property to the southwest are similar to the 1957 SFIM.

7.6 Agricultural Chemicals

Review of historical aerial photographs dating to 1937 indicates the subject property was utilized for agricultural purposes from at least 1937 until sometime between 1969 and 1972 when the subject property was developed with a storage or wrecking yard. Based upon the length of time since the subject property was last used for agricultural purposes, as well as the grading activities conducted on the subject property in preparation for development, which likely disturbed and mixed shallow on-site soils, it is not anticipated that elevated concentrations of environmentally persistent pesticides would be found in the near-surface soils of the subject property. Generally, SALEM's sampling and analysis of surface soils from properties with similar histories has typically yielded non-detectable concentrations of environmentally persistent pesticides. The potential for elevated concentrations of environmentally persistent pesticides to exist in the near-surface soils of the subject property, which would require regulatory action, is low. Therefore, the historical agricultural use of the subject property does not present an REC to the subject property.

7.7 Phase I Environmental Site Assessment Interview - Previous Owner

SALEM attempted to interview the previous owner of the subject property to provide pertinent information regarding potential environmental and historical impacts associated with the subject property. However, a Phase I ESA interview with the previous owner of the subject property was not reasonable ascertainable.

7.8 Previous Environmental Reports

SALEM was not provided with additional environmental reports for the subject property.

8.0 REGULATORY AGENCY RECORDS REVIEW

SALEM conducted a review of regulatory agency records for the purpose of determining if hazardous substances/hazardous wastes have been stored or handled on the subject property and area properties of environmental concern. The most current records available were reviewed.

California Environmental Protection Agency, Department of Toxic Substances Control

SALEM's January 2, 2024 review of the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) Envirostor California cleanup sites database available via the DTSC website (<https://www.envirostor.dtsc.ca.gov/public/>), which tracks federal superfund sites, state response sites, voluntary cleanup sites, and school cleanup sites, indicated that no records of cleanup sites are on file with the DTSC for the subject property or adjoining properties.

SALEM additionally searched DTSC's Hazardous Waste Tracking System (HWTS) database available via the DTSC website (<https://hwts.dtsc.ca.gov/>), which tracks hazardous waste manifest and ID Number information. The following information was available regarding the subject property:

The subject property address of 1700 East Goshen Avenue was listed on the DTSC website. United Auto Repair was listed as having had an EPA generator identification number. The EPA generator identification number (ID# CAL000309454), was activated on July 24, 2006 and is still active. No information pertaining to the type of wastes generated under this EPA number was available. No Notices of Violation (NOV) regarding hazardous material storage or handling practices were reported in the DTSC records for this EPA number. Auto Collision Specialties was listed as having had an EPA generator identification number under

the subject property address. The EPA generator identification number (ID# CAL000318067), was activated on March 29, 2007 and was inactive on June 30, 2007. No information pertaining to the type of wastes generated under this EPA number was available. No NOV's regarding hazardous material storage or handling practices were reported in the DTSC records for this EPA number. United Auto Repair was listed as having had another EPA generator identification number under the subject property address. The EPA generator identification number (ID# CAC002896528), was activated on February 8, 2017 and was inactive on May 11, 2017. No information pertaining to the type of wastes generated under this EPA number was available. No NOV's regarding hazardous material storage or handling practices were reported in the DTSC records for this EPA number.

California Regional Water Quality Control Board

SALEM's January 2, 2024 review of the RWQCB GeoTracker leaking underground storage tank (LUST) database available via the RWQCB website (<https://geotracker.waterboards.ca.gov/>) indicated that no records of LUSTs are on file with the RWQCB for the subject or adjoining properties.

California Geologic Energy Management Division

SALEM reviewed the California Geologic Energy Management Division (CalGEM) Well Finder website (<http://maps.conservation.ca.gov/doggr/wellfinder>) to evaluate the potential for existing/former oil, gas, or geothermal wells on the subject property or adjoining properties. The subject property is located within CalGEM Inland District. The subject property vicinity is not located within an oil, gas, or geothermal field. The review of CalGEM information does not indicate that an oil, gas, or geothermal well has been drilled on the subject or adjoining properties.

San Joaquin Valley Air Pollution Control District

On December 6, 2023, the SJVAPCD was contacted regarding records of historical hazardous/flammable permits, hazardous substances and/or petroleum products handling, registered USTs, and unauthorized releases of hazardous substances and/or petroleum products for the subject property. According to the SJVAPCD records, several permits to operate (PTOs) were issued for the former Auto Collision Specialties facility at the subject property address of 1700 East Goshen Avenue. The PTOs included two spray booths and high transfer efficiency coating equipment between 1998 and 2013. Several NOV's were issued for lack of pertinent documentation pertaining to "Spray Booth" operations. However, no open violations were observed on file for the subject property. Based on the length of time the paint spray booths operated on-site (approximately 32 years), the former paint booths are considered a REC. Please refer to Appendix H for copies of SJVAPCD records.

Tulare County Environmental Health Department

On December 6, 2023, the Tulare County Environmental Health Department (TCEHD) was contacted regarding records of USTs, historical hazardous/flammable permits, hazardous materials handling, and unauthorized releases of hazardous substances or petroleum products for the subject property. According to a representative of the TCEHD, no records were available for the subject property.

City of Visalia Fire Department

On December 6, 2023, the City of Visalia Fire Department (VFD) was contacted regarding records of historical hazardous/flammable permits, hazardous materials handling, hazardous/flammable incidents, and/or USTs for the subject property. According to a representative of the VFD, no records were available for the subject property.

Local Area Tribal Records

According to the EDR Radius Map Report, no tribal records are listed for the subject or adjoining properties.

8.1 Standard Environmental Record Sources

EDR performed a search of federal, state, and local regulatory agency databases for the subject property and surrounding area. The various search distances as required by ASTM E1527-21 extended up to one mile from the subject property. Several agencies have published documents that list businesses or properties which have handled hazardous materials or hazardous waste or may have had a documented release of hazardous substances or petroleum products. The databases consulted during this assessment were compiled by EDR on December 6, 2023, and represent reasonably ascertainable current listings. SALEM did not verify the locations and distances of every site listed by EDR. SALEM verified locations and distances of the sites SALEM deemed as having a potential to environmentally impact the subject property. The actual location of the off-site properties identified may differ from the EDR listing. Table III summarizes the listed properties located within the specified ASTM Search Radii. The EDR Radius Map report is included in Appendix I.

**TABLE III
EDR Radius Map Summary**

DATABASE	TYPE OF RECORDS	SUBJECT PROPERTY	<¼ MILE	¼ - ¼ MILE	¼ - ½ MILE	½ - 1 MILE
STANDARD ENVIRONMENTAL RECORDS						
<i>Federal NPL Site List</i>						
NPL	National Priorities List	0	0	0	0	0
Proposed NPL	Proposed National Priorities List	0	0	0	0	0
NPL LIENS	Federal Superfund Liens	0	0	0	0	0
<i>Federal Delisted NPL Site List</i>						
Delisted NPL	National Priority List Deletions	0	0	1	0	0
<i>Federal CERCLIS List</i>						
SEMS	Superfund Enterprise Management System	0	0	1	0	---
Federal Facility	Federal Facility	0	0	0	0	---
<i>Federal CERCLIS NFRAP Site List</i>						
SEMS-ARCHIVE	Superfund Enterprise Management System Archive	0	0	0	1	---
<i>Federal RCRA CORRACTS Facilities List</i>						
CORRACTS	Corrective Action Report	0	0	0	0	0
<i>Federal RCRA non-CORRACTS TSD Facilities List</i>						
RCRA-TSDF	Transporters, Storage, and Disposal	0	0	0	0	---
<i>Federal RCRA Generators List</i>						
RCRA – LQG	RCRA – Large Quantity Generators	0	1	0	---	---
RCRA – SQG	RCRA – Small Quantity Generators	0	2	0	---	---
RCRA – VSQG	RCRA - Very Small Quantity Generators	0	0	0	---	---
<i>Federal Institutional Controls/Engineering Controls Registries</i>						
US ENG CONTROLS	Engineering Controls Sites List	0	0	1	0	---
US INST CONTROL	Sites with Institutional Controls	0	0	1	0	---
LUCIS	Land Use Control Information System	0	0	0	0	---
<i>Federal ERNS List</i>						
ERNS	Emergency Response Notification System	0	0	---	---	---
<i>State and Tribal Equivalent NPL</i>						
RESPONSE	State Response Sites	0	0	1	0	3
<i>State and Tribal Equivalent CERCLIS</i>						
ENVIROSTOR	Envirostor Database	0	0	1	3	9
<i>State and Tribal Landfill and/or Solid Waste Disposal Site List</i>						
SWF/LF	Solid Waste Information System	0	1	0	0	---
<i>State and Tribal Leaking Storage Tank Lists</i>						
LUST	Leaking Underground Storage Tanks	0	0	2	4	---
CPS-SLIC	Statewide SLIC Cases	0	0	1	0	---

**TABLE III (cont'd)
EDR Radius Map Summary**

DATABASE	TYPE OF RECORDS	SUBJECT PROPERTY	<1/8 MILE	1/8 - 1/4 MILE	1/4 - 1/2 MILE	1/2 - 1 MILE
INDIAN LUST	LUST on Indian Land	0	0	0	0	---
State and Tribal Registered Storage Tank Lists						
UST	Active UST Facilities	0	0	2	---	---
AST	Aboveground Storage Tank Facilities	0	3	3	---	---
INDIAN UST	USTS on Indian Land	0	0	0	---	---
FEMA UST	Underground Storage Tank Listing	0	0	0	---	---
State and Tribal Voluntary Cleanup Sites						
INDIAN VCP	Voluntary Cleanup on Indian Land	0	0	0	0	---
VCP	Voluntary Cleanup Program Properties	0	0	0	1	---
ADDITIONAL ENVIRONMENTAL RECORDS						
Local Brownfield Lists						
US BROWNFIELDS	Brownfield Sites	0	0	0	0	---
Local Lists of Landfill/Solid Waste Disposal Sites						
ODI	Open Dump Inventory	0	0	0	0	---
DEBRIS REGION 9	Illegal Dump Site Locations	0	0	0	0	---
WMUDS/SWAT	Waste Management Unit Database	0	0	0	0	---
SWRCY	Recycler Database	0	0	0	1	---
HAULERS	Registered Waste Tire Haulers Lists	0	0	---	---	---
INDIAN ODI	Report on Open Dumps on Indian Land	0	0	0	0	---
IHS OPEN DUMPS	Open Dumps on Indian Land	0	0	0	0	---
Local Lists of Hazardous Waste/Contaminated Sites						
US CDL	Clandestine Drug Labs	0	0	---	---	---
HIST Cal-Sites	Cal sites Database	0	0	2	0	1
SCH	School Property Evaluation Program	0	0	0	---	---
Toxic Pits	Toxic Pits Cleanup Act Sites	0	0	0	0	0
CDL	Clandestine Drug Labs	0	0	---	---	---
CERS HAZ WASTE	CalEPA Regulated Site Portal	X	5	6	---	---
US HIST CDL	Historic Clandestine Drug Labs	0	0	---	---	---
Local Lists of Registered Storage Tanks						
CA FID UST	Facility Inventory Database	0	1	7	---	---
HIST UST	Historical UST	0	1	11	---	---
SWEEPS UST	SWEEPS UST Lists	0	1	7	---	---
CERS TANKS	California Environmental Reporting	0	2	2	---	---
Local Land Records						
LIENS	Environmental Liens Listing	0	0	---	---	---
LIENS 2	CERCLA Lien Information	0	0	---	---	---
DEED	Deed Restriction Listing	0	0	1	0	---
Records of Emergency Release Reports						
HMIRS	Hazardous Materials Information System	0	0	---	---	---
CHMIRS	CA Hazardous Material Information System	0	0	---	---	---
LDS	Land Disposal Sites Listing	0	0	---	---	---
MCS	Military Cleanup Sites Listing	0	0	---	---	---
SPIILLS 90	SPIILLS 90 data from FirstSearch	0	0	---	---	---
Other Ascertainable Records						
RCRA Non-Gen	Non-Generators	X	13	21	---	---
DOT OPS	Incident and Accident Data	0	0	---	---	---
DOD	Department of Defense Sites	0	0	0	0	0
FUDS	Formerly Used Defense Sites	0	0	0	0	0
CONSENT	Superfund Consent Decrees	0	0	0	0	0
ROD	Records of Decision	0	0	1	0	0

**TABLE III (cont'd)
EDR Radius Map Summary**

DATABASE	TYPE OF RECORDS	SUBJECT PROPERTY	<1/8 MILE	1/8 - 1/4 MILE	1/4 - 1/2 MILE	1/2 - 1 MILE
UMTRA	Uranium Mill Tailings Sites	0	0	0	0	---
MINES	Mines Master Index File	0	0	0	---	---
TRIS	Toxic Chemical Release Inventory System	0	0	---	---	---
TSCA	Toxic Substances Control Act	0	0	---	---	---
FTTS	FIFRA/TSCA Tracking System	0	0	---	---	---
HIST FTTS	FIFRA/TSCA Tracking System	0	0	---	---	---
SSTS	Section 7 Tracking Systems	0	0	---	---	---
ICIS	Integrated Compliance Information System	0	0	---	---	---
PADS	PCB Activity Database System	0	0	---	---	---
MLTS	Material Licensing Tracking System	0	0	---	---	---
RADINFO	Radiation Information Database	0	0	---	---	---
FINDS	Facility Index System	X	0	---	---	---
DOCKET HWC	Hazardous Waste Compliance Docket Listing	0	0	---	---	---
RAATS	RCRA Administrative Action Tracking	0	0	---	---	---
PFAS NPL	Superfund Sites with PFAS Detections Information	0	0	0	---	---
PFAS FEDERAL SITES	Federal Sites PFAS Information	0	0	0	---	---
PFAS TSCA	PFAS Manufacture and Imports Information	0	0	0	---	---
PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing	0	0	0	---	---
PFAS ATSDR	PFAS Contamination Site Location Listing	0	0	0	---	---
PFAS WQP	Ambient Environmental Sampling for PFAS	0	0	0	---	---
PFAS NPDES	Clean Water Act Discharge Monitoring Information	0	0	0	---	---
PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing	0	2	0	---	---
PFAS ECHO FIRE TRAININ	Facilities in Industries that May Be Handling PFAS Listing	0	0	0	---	---
PFAS PART 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing	0	0	0	---	---
AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing	0	0	0	---	---
BIOSOLIDS	ICIS-NPDES Biosolids Facility Data	0	---	---	---	---
PFAS	PFAS Contamination Site Location Listing	0	1	1	---	---
AQUEOUS FOAM	Former Fire Training Facility Assessments Listing	0	0	0	---	---
CA BOND EXP. PLAN	CA Bond Expenditure Plan	0	0	1	0	0
CHROME PLATING	Chrome Plating Facilities Listing	0	0	0	0	---
WDS	Waste Discharge System	X	0	---	---	---
NPDES	NPDES Permit	0	0	---	---	---
UIC	UIC Listing	0	0	---	---	---
UIC GEO	UIC GEO (GEOTRACKER)	0	0	---	---	---
Cortese	Cortese Hazardous Waste & Substance Sites	0	0	2	4	---
CUPA Listings	Certified Unified Program Agency	X	9	18	---	---
HIST CORTESE	Historical Cortese sites.	0	0	2	3	---
Notify 65	Proposition 65 Records	0	0	1	1	3
DRYCLEANERS	Cleaner Facilities	0	0	0	---	---
WIP	Well Investigation Program Case List	0	0	0	---	---
HAZNET	Facility and Manifest Data	0	0	---	---	---
ICE	Permitted Facilities with Inspections/Enforcements	0	0	0	---	---
ENF	Enforcement Action Listing	0	0	---	---	---
EMI	Emissions Inventory Data	0	0	---	---	---
INDIAN RESERV	Indian Reservations	0	0	0	0	0
FUSRAP	Formerly Utilized Sites Remedial Action Program	0	0	0	0	0
SCRD DRYCLEANER	State Coalition for Remediation of Cleaners	0	0	0	0	---
US FIN ASSUR	US Financial Assurance	0	0	---	---	---
EPA WATCHLIST	EPA WATCHLIST	0	0	---	---	---
PRP	Potentially Responsible Party	0	0	---	---	---

**TABLE III (cont'd)
EDR Radius Map Summary**

DATABASE	TYPE OF RECORDS	SUBJECT PROPERTY	<1/8 MILE	1/8 - 1/4 MILE	1/4 - 1/2 MILE	1/2 - 1 MILE
2020 COR ACTION	2020 Corrective Action Program List	0	0	---	---	---
FINANCIAL ASSURANCE	Financial Assurance	0	0	---	---	---
HWP	Envirostor Permitted Facilities Listing	0	0	0	0	0
HWT	Registered Hazardous Waste Transporter	0	0	0	---	---
COAL ASH EPA	Coal Combustion Residues Surface List	0	0	0	0	---
PCB TRANSFORMER	PCB Transformer	0	0	---	---	---
COAL ASH DOE	Steam-Electric Plan Operation Data	0	0	---	---	---
MWMP	Medical Waste Management Program	0	0	0	---	---
PROC	Certified Processors Database	0	0	0	1	---
US AIRS	US Aeronautical Information Retrieval System Facility Subsystem	0	0	---	---	---
US MINES	Mines Master Index File	0	0	0	---	---
ABANDONED MINES	Abandoned Mines	0	0	0	---	---
LEAD SMELTERS	Lead Smelter Sites	0	0	---	---	---
RMP	Risk Management Plans	0	0	---	---	---
PEST LIC	Pesticide Regulation Licenses Listing	0	0	---	---	---
WASTEWATER PITS	Oil Wastewater Pits Listing	0	0	0	0	---
ECHO	Enforcement & Compliance History Information	X	0	---	---	---
UXO	Unexploded Ordinances Sites	0	0	0	0	0
FUELS PROGRAM	EPA Fuels Program Registered Listings	0	0	0	---	---
CIWQS	California Integrated Water Quality	X	0	---	---	---
CERS	California Environmental Reporting	0	0	---	---	---
NON-CASE INFO	Non-Case Information Sites	0	0	---	---	---
OTHER OIL GAS	Other Oil & Gas Sites	0	0	---	---	---
PROD WATER POND	Production Water Ponds	0	0	---	---	---
SAMPLING POINT	SAMPLING POINT	0	0	---	---	---
WELL STIM PROJ	Well Stimulation Project	0	0	---	---	---
MINES MRDS	Mineral Resources Data	0	0	---	---	---
PFAS TRIS	List of PFAS Added to the TRI	0	0	0	---	---
MINES MRDS	Mineral Resources Data	0	0	---	---	---
HWTS	Hazardous Waste Tracking System	X	---	---	---	---
EDR HIGH RISK HISTORICAL RECORDS						
<i>EDR Exclusive Records</i>						
EDR MGP	Manufactured Gas Plants	0	0	0	0	1
EDR HIST AUTO	EDR Historical Auto Stations	0	1	---	---	---
EDR HIST CLEANER	EDR Historical Cleaners	0	0	---	---	---
EDR RECOVERED GOVERNMENT ARCHIVES						
<i>Exclusive recovered Government Archives</i>						
RGA LF	Recovered Government Archive Solid Waste Facilities List	0	0	---	---	---
RGA LUST	Recovered Government Archive Leaking Underground Storage Tank	0	0	---	---	---

0 = No sites in radius identified
 --- = Not Searched

The subject property address of 1700 East Goshen Avenue was listed in the EDR-provided government database report on the RCRA NonGen/NLR, CUPA listings, HWTS, FINDS, ECHO, CIWQS, WDS, and CERS HAZ WASTE databases. The RCRA NonGen/NLR database identifies properties that no longer generate hazardous materials. The remaining listings are related to permitting requirements. No NOV's regarding hazardous material/hazardous waste storage and handling practices were identified. Additionally, the subject property was not listed on any government databases of known or reported releases of hazardous substances or petroleum products to the subsurface. Therefore, the listing of the subject property address

on these databases does not present an REC to the subject property.

No sites with a reported release of hazardous substances or petroleum products to the subsurface were reported within a one-eighth-mile radius of the subject property.

In general, hazardous substances or petroleum products released from facilities located approximately up-gradient and within a few hundred feet of the subject property, or in a cross-gradient direction close to the subject property, are judged to have a reasonable potential of migrating to the subject property. This opinion is based on the assumption that hazardous substances or petroleum products generally do not migrate large distances laterally within the soil, but rather tend to migrate with groundwater in the general direction of groundwater flow.

No orphan sites were identified in the EDR-provided government database report.

No engineering control sites, sites with institutional controls, or sites with deed restrictions were listed for the subject property, adjoining, or vicinity properties in the EDR-provided government database report.

No Indian reservations or LUSTs on Indian land were reported on the subject property, adjoining, or vicinity properties in the EDR-provided government database report.

The remaining properties identified by EDR within the specified search radius of the subject property, which appeared on local, state, or federally published lists of sites that have had releases of hazardous substances or petroleum products, were determined through SALEM's field observations to be of sufficient distance and/or situated hydraulically cross/down-gradient of the subject property, such that impacts to the subject property are not likely.

9.0 POTENTIAL VAPOR ENCROACHMENT CONDITION

Vapor intrusion is a way by which chemicals in soil and groundwater can migrate into indoor air. Chemical vapors moving up through soil and into a building are a potential source of indoor air contamination and may pose a risk to human health. In evaluating the potential for a vapor encroachment condition (VEC) on the subject property, SALEM attempted to determine if there was information indicating that chemicals of concern were located within the "critical distance," defined as the lineal distance between the nearest edge of a contaminated plume and the nearest target property boundary. Based on ASTM E2600-22 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, the "critical distance" is equal to 100 feet, with the exception of dissolved petroleum hydrocarbons, which have a "critical distance" of 30 feet. If non-aqueous phase petroleum hydrocarbons are present, the 100-foot "critical distance" is utilized.

9.1 Vapor Encroachment Screening

SALEM has performed a Vapor Encroachment Screening (Tier 1) in general accordance with the scope and limitations of ASTM Standard Practice E2600-22 for the subject property. SALEM utilized site and site vicinity specific criteria including groundwater gradient, distance of area properties of environmental concern from the subject property, and the types of constituents of concern which were released to evaluate potential vapor encroachment issues. The purpose of this Vapor Encroachment Screening (Tier 1) is to identify the existing or potential Vapor Encroachment Conditions (VEC), (as defined by ASTM E2600-22) affecting the subject property. As part of the screening, SALEM has completed the following questionnaire, as duplicated from Section X3 of ASTM E2600-22.

TABLE IV
Vapor Encroachment Questionnaire

QUESTION	RESPONSE	COMMENTS
1. Property Type?	Commercial	
2. Are there buildings/structures on the subject property?	Yes	
3. Will buildings/structures be constructed on the subject property in the future?	Yes	
4. If buildings exist or are proposed, do/will they have elevators?	No	
5. Type of level below grade (existing or proposed)?	Slab-on-Grade	
6. Is there ventilation below grade?	N/A	
7. Sump pumps, floor drains, or trenches (existing or proposed)?	No	
8. Radon or methane mitigation system installed?	N/A	
9. Heating system type (existing or proposed)?	HVAC	
10. Type of fuel energy (existing or proposed)?	Gas/Electric	
11. Have there ever been any environmental problems at the subject property?	No	
12. Does/will a gas station operate anywhere on the subject property?	No	
13. Do any tenants use hazardous chemicals in relatively large quantities on the subject property?	No	
14. Have any tenants ever complained about odors in the building or experience health-related problems that may have been associated with the building?	Unknown	
15. Are the operations (or proposed operations to be performed) on the subject property OSHA regulated?	No	
16. Are there any existing or proposed under-ground storage tanks (USTs) or above-ground storage tanks (ASTs) located on the subject property?	No	
17. Are there any sensitive receptors (children, elderly, people in poor health, etc.) that occupy or will occupy the subject property?	No	

TABLE V
Additional VEC Criteria

QUESTION	RESPONSE	COMMENTS
1. Is the subject property known to have current or past contamination?	No	
2. Is contamination of the subject property suspected?	Yes	See below
3. Is an <u>adjacent</u> property known to have current or past contamination which may have impacted the subject property?	No	
4. Is a <u>nearby</u> property known to have current or past contamination which may have impacted the subject property?	No	
5. Is regional groundwater contamination known to exist beneath the subject property?	No	
6. Are you aware of other conditions which may result in vapor intrusion at the subject property?	No	

According to SJVAPCD records, at least two paint spray booths were utilized at the subject property between at least 1981 and 2013. Several NOV's were identified with regard to the former solvent usage associated with the painting activities at the subject property. Based on the long-term usage of paints and solvents on-site, it is possible that the former paint spray booths have negatively impacted the subject property. Benzene, toluene, lead, and chromium are commonly found in paints and solvents utilized in the automobile body shop industry. In light of historical data associated with the automobile painting industry, the potential for a past releases does exist which may present a potential vapor intrusion issue. Moreover, since approximately the early 1980s, the subject property was historically occupied by various automobile repair and automobile body shop businesses which utilized various hazardous materials on-site. Vapor intrusion is a way by which chemicals in soil and groundwater can migrate into indoor air. Chemical vapors moving up through soil and into a building are a potential source of indoor air contamination and may pose a risk to human health. Consequently, SALEM recommends conducting a soil vapor gas survey (Tier 2 VES) for the purpose of establishing baseline indoor vapor concentrations.

10.0 BUSINESS ENVIRONMENTAL RISKS

10.1 Asbestos-Containing Building Materials

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. Asbestos is commonly used as an acoustic insulator, thermal insulation, fire proofing and in other building materials. Friable asbestos-containing material (ACM), when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM can be crumbled, pulverized, or reduced to powder during machining, cutting, drilling, or other abrasive procedures. Friable ACM is more likely to release fibers when disturbed or damaged than non-friable ACM. Exposure to airborne friable asbestos may result in a potential health risk because persons breathing the air may breathe in asbestos fibers. Continued exposure can increase the number of fibers that remain in the lung. Fibers embedded in lung tissue over time may cause serious lung diseases including asbestosis, lung cancer, or mesothelioma. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be *presumed* to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1981 and have not been appropriately tested are “presumed asbestos-containing material” (PACM).

The buildings located on the subject property were constructed in the mid-1980s. It is unknown if the subject buildings contain ACMs. An asbestos survey of the subject buildings was not included within the scope of this assessment. Prior to conducting any repair, renovation, or demolition work, SALEM recommends conducting an asbestos survey.

10.2 Lead-Based Paint

Lead is a highly toxic metal that affects virtually every system of the body. While adults can suffer from excessive lead exposures, the groups most at risk are fetuses, infants and children under 6. The Consumer Product Safety Commission banned the use of lead in paint in 1978. Most manufactures, however, had ceased using lead well before this time. Paint applied after 1978 is not considered suspect LBP. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as “Title X,” to protect families from exposure to lead from paint, dust, and soil. Section 1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on lead-based paint (LBP) and LBP hazards before the sale or lease of most housing built before 1978. Sellers, landlords, and their agents are responsible for providing this information to the buyer or renter before sale or lease.

According to Section 1017 of Title X, “LBP hazard is any condition that causes exposure to lead from lead-contaminated dust; bare, lead-contaminated soil; or LBP that is deteriorated or intact LBP present on accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects.” Therefore, under Title X intact lead-based paint on most walls and ceilings is not considered a “hazard,” although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. LBP is defined as any paint, varnish, stain, or other applied coating that has 1.0 mg/cm² (or 5,000 µg/g by weight) or more of lead.

During SALEM’s site reconnaissance, a visual observation of the painted surfaces within the subject buildings was conducted. The paint appeared in good condition with no evidence of significant peeling or damage. Because the existing improvements were constructed after 1978, LBP is not suspected to be present. However, it is unknown if the on-site buildings contain LBP. A LBP survey was not included within the scope of this assessment.

10.3 Radon

Radon is a naturally occurring gaseous substance resulting from the radioactive decay of uranium to radium and then to radon. Uranium is a common element found in many geologic formations and substrates, particularly igneous and metamorphic rocks. Radon has a half-life of only 3.8 days and decays to its daughter elements (polonium 218, polonium 214, bismuth 214, and lead 214). It is these daughter elements that represent the health hazard commonly associated with radon. Radon gas can enter a building through cracks in the foundation and walls and become attached to dust particles and inhaled which could cause damage to human lung tissue. Radon is measured in picocuries per liter of air (pCi/L). The EPA has an established safe radon level of 4 pCi/L.

Based on the EPA Radon Zone Map of California, the subject Property is located within EPA Zone 3, which has a predicted indoor radon screening less than 2 pCi/L (Low Potential). The EDR-provided radon data cites Tulare County has having 100% of 1st floor spaces with <4 pCi/L. However, radon levels may vary from one area to another and the only way to accurately assess radon gas levels on the subject property is to conduct a radon gas survey, which is beyond the scope of this assessment.

10.4 Mold

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g. in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding). Mold growths often appear as discoloration, staining, or fuzzy growth on building materials or furnishings and are varied colors of white, gray, brown, black, yellow, and green. In large quantities, molds can cause allergic symptoms when inhaled or through the toxins the molds emit.

SALEM was not allowed access into the subject buildings. Therefore, SALEM was unable to observed accessible, interior areas of the subject property buildings for significant evidence of mold growth.

11.0 DISCUSSION OF FINDINGS

Historical Uses

The subject property consists of an approximate 9.48-acre irregular-shaped parcel (Tulare County APN 098-050-038-000) located at 1700 East Goshen Avenue in Visalia, California. SALEM's review of historical aerial photographs, building permit records, SJVAPCD records, and historical city directories, the subject property was agriculturally developed from at least 1937 until at least 1969. By 1972, the subject property was utilized as a storage or wrecking yard. By the mid-1980s, the current structures were constructed on the subject property. The subject property has been occupied by various wrecking/auto salvage facilities and automotive repair facilities since the mid-1970s.

According to SJVAPCD records, several PTOs were issued for the former Auto Collision Specialties facility at the subject property address of 1700 East Goshen Avenue. The PTOs included two spray booths and high transfer efficiency coating equipment between 1998 and 2013. Several NOV's were issued for lack of pertinent documentation pertaining to "Spray Booth" operations. However, no open violations were observed on file for the subject property. Based on the length of time the paint spray booths operated on-site (approximately 32 years), the former paint booths are considered a REC.

Additionally, according to a representative from the VPWD, a sewer lateral is not connected to the subject property. Therefore, it is possible that septic systems are associated with the on-site structures. However, it is unknown if septic systems are currently located in the vicinity of the on-site structures. The suspected

septic systems may have acted as a conduit for contaminants to enter on-site soil from potential past unauthorized disposal of hazardous substances and/or petroleum products utilized for vehicle maintenance into drains, sinks and toilets. The suspected septic systems presents an REC to the subject property and additional investigation is recommended to determine if on-site soils have been impacted by past unauthorized releases of petroleum hydrocarbons into the septic systems.

Current Uses

At the time of SALEM's December 27, 2023 site reconnaissance, the subject property was occupied by a multi-tenant light industrial facility consisting of five structures and an auto salvage/towing yard, as well as associated driveways and parking areas. The five buildings were single-story metal frame structures on a concrete slab-on grade foundation with metal exterior walls and metal roofs. The subject property was occupied by six tenants: United Auto (an auto repair facility); Richard's Towing (a towing yard); Elmer's Automotive (an auto repair facility); Sam's Towing (a towing yard); Tulare County Crime Lab (a forensic facility); ASAP Towing (a towing company); and a personal storage facility. Access to the interior of the structures was not provided at the time of the site reconnaissance.

At the time of SALEM's site reconnaissance, moderate quantities of hazardous substances and/or petroleum products and hazardous wastes were observed to be stored and handled on the subject property. These materials are utilized during automobile maintenance activities conducted by various tenants of the subject property. Some staining from oil and petroleum-based fluids was observed on the concrete floors of the vehicle service areas. However, the staining appeared to be *de minimis* and does not represent an REC to the subject property.

Several unlabeled 55-gallon drums and five-gallon containers of what appeared to have been waste oil and used antifreeze were observed to have been stored at several locations on the subject property. Several leaking containers were observed. Hazardous material/hazardous waste storage locations were observed to be located on both paved and unpaved surfaces. Significant staining of both the asphalt paved and unpaved hazardous material/hazardous waste storage locations was observed. Hazardous material/hazardous waste storage locations did not include secondary containment and/or were not covered. SALEM recommends consolidating and characterizing the contents of all unlabeled 55-gallon drums and five-gallon containers of hazardous waste for off-site disposal/recycling in compliance with all applicable local, state, and federal regulations. SALEM also recommends that all remaining on-site hazardous substances or petroleum products/hazardous waste be stored in compliance with applicable local, state, and federal regulations.

Several areas of dark stained soil were observed throughout the subject property. Additionally several crushed and cut vehicles which once contained automotive fluids, primarily engine oil, were observed in the storage yard area of the subject property. The dark stained soil and areas of stressed vegetation are likely associated with the poor hazardous material/hazardous waste housekeeping practices observed during operations at the subject property. SALEM recommends conducting a LSA of the shallow soils in these areas.

Adjoining Properties

Based on SALEM's field observations, review of the EDR Radius Map Report and consultation with state and local regulatory agencies, there does not appear to be RECs in connection with the subject property from adjoining property uses.

11.1 Evaluation of Data Gaps/Data Failure

In accordance with ASTM E1527-21 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 the presumed significance of that data gap to the conclusions of this assessment.

- Failure to identify land use back to first developed use or 1940, whichever is earlier.
- Some of the intervals between documented sources exceeded five years.

- Inability to conduct site inspection on the entire subject property, including the interior of the on-site structures.

However, taken into 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 these data gaps might alter the conclusions of this assessment.

12.0 SUMMARY AND CONCLUSIONS

We have performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E1527-21 of the Derrel's Mini Storage Facility No. 19 - Ben Maddox Way Expansion site located at 1700 East Goshen Avenue in Visalia, California (Tulare County APN 098-050-038-000), the *subject property*. Any exceptions to, or deletions from, this practice are described in Section 13 of this *report*. During the course of this assessment, SALEM identified the following evidence of RECs in connection with the subject property as defined by ASTM E1527-21:

- During SALEM's site reconnaissance, poor hazardous material/hazardous waste storage and handling practices were observed to be utilized on-site. Several unlabeled 55-gallon drums and five-gallon containers of what appeared to have been waste oil and used antifreeze were observed stored at various locations on the subject property. Several leaking containers were observed. Hazardous material/hazardous waste storage locations were observed to be located on both paved and unpaved surfaces. Significant staining of both the asphalt-paved and unpaved hazardous material/hazardous waste storage locations was observed. Hazardous material/hazardous waste storage locations did not include secondary containment and were not covered. SALEM recommends consolidating and characterizing the contents of all unlabeled 55-gallon drums and five-gallon containers of hazardous waste for off-site disposal/recycling in compliance with all applicable local, state, and federal regulations. SALEM also recommends that all remaining on-site hazardous substances or petroleum products/hazardous waste be stored in compliance with applicable local, state, and federal regulations. Additionally, SALEM recommends conducting a LSA of the shallow soils beneath the hazardous material/hazardous waste storage locations for the purpose of assessing if on-site soils have been impacted by unauthorized releases of petroleum hydrocarbons.

- According to SJVAPCD records, at least two paint spray booths were utilized at the subject property from at least 1981 until at least 2013. Various NOV's were identified with regard to the former spray booth usage associated with the automotive collision repair activities conducted at the subject property. Based on the long-term usage and the numerous violations associated with the solvent on-site, it is possible that the former spray booths have negatively impacted the subject property. Benzene, toluene, lead, and chromium are commonly found in paints and solvents utilized in the collision repair industry. In light of historical data associated with the collision repair industry and

the length of time the paint spray booths operated on-site (approximately 32 years), the potential for a past releases does exist which may present a potential vapor intrusion issue. Vapor intrusion is a way by which chemicals in soil and groundwater can migrate into indoor air. Chemical vapors moving up through soil and into a building are a potential source of indoor air contamination and may pose a risk to human health. Consequently, SALEM recommends conducting a soil vapor gas survey within the subject property structures for the purpose of establishing baseline indoor vapor concentrations.

- During SALEM's site reconnaissance, several areas of dark stained soil were observed throughout the subject property. Additionally, several crushed and cut vehicles which once contained automotive fluids, primarily engine oil, were observed in the storage yard area of the subject property. The dark stained soil and areas of stressed vegetation are likely associated with the poor hazardous material/hazardous waste housekeeping practices during operations at the subject property. SALEM recommends conducting a LSA of the shallow soils in these areas.
- According to a representative from the VPWD, a sewer lateral is not connected to the subject property. It is possible that septic systems are associated with the on-site structures. However, it is unknown if septic systems are currently located in the vicinity of the on-site structures. The suspected septic systems may have acted as a conduit for contaminants to enter on-site soil from potential past unauthorized disposal of hazardous substances and/or petroleum products utilized for vehicle maintenance into drains, sinks and toilets. Therefore, SALEM recommends conducting a LSA in the vicinity of the septic systems for the purpose of assessing the potential impact to on-site shallow soils from hazardous substances and/or petroleum products which may have been illicitly disposed into the septic systems.

13.0 LIMITATIONS

This Phase I ESA Report has been prepared for the exclusive use of **Wanger, Jones, Helsley PC**. Unauthorized use of or reliance on the information contained in this report, unless given express written consent by SALEM, **Wanger, Jones, Helsley PC**, is strictly prohibited. The following limitations and exceptions apply:

- The scope of the work completed was designed solely to meet the needs of SALEM's client. SALEM shall not be liable for any unintended usage of this report by another party. In addition, based on the ASTM guidelines, the ESA is only valid if completed within 180 days of an acquisition or the transaction necessitating the ESA.
- No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. This ESA was designed to reduce, but not eliminate the potential for RECs at the subject property, within reasonable limits of time and cost. The ESA is not intended to be exhaustive or all-inclusive and does not represent a guarantee of the identification of all possible environmental risk.
- An ESA is intended to be a non-intrusive investigation and generally does not include sampling or testing of air, soil, water or building materials. No destructive testing was completed and concealed areas, such as behind walls or within machinery, were not accessed. Testing, if any, is designed solely to meet the needs of the ESA, not to meet any local, state or federal regulations and should not be utilized as such.

- Information in this report is based on personal interviews, government records, published resources, and various historical documents. Accuracy and completeness of information varies among information sources and is often inaccurate or incomplete. The information utilized in this ESA is from sources deemed to be reliable; however, no representation or warranty is made as to the accuracy thereof. SALEM will have no ongoing obligation to obtain and include information that was not reasonably ascertainable, practically reviewable or provided to SALEM in a reasonable timeframe to formulate an opinion and complete the assessment by the agreed upon due date.
- Unless specifically identified in the scope of work, the ESA excludes consideration of non-ASTM scope issues including, but not limited to, lead in drinking water, asbestos, lead-based paint, industrial hygiene, health and safety, endangered species, wetlands, indoor air quality, vapor intrusion, electromagnetic fields, biological agents or mold.
- The ESA includes some information that may be relevant to regulatory compliance, but is not intended and shall not be construed as a compliance audit and cannot be considered a verification of regulatory compliance. While the general environmental setting of the subject property is described, this assessment is not intended to be a formal flood plain or wetland determination, and no warranty is made thereof. Depending on its past, present or future intended use, the property under review may or may not be subject to regulation and permitting under environmental and health and safety laws, such as, but not limited to, the Clean Air Act, the Clean Water Act, the Solid Waste Disposal Act, the Occupational Safety and Health Act, and other federal, state and local regulations. SALEM assumes no responsibility or liability respecting regulatory permitting or compliance issues.
- Client is advised that if the ESA is obtained with the intent of qualifying the purchaser as an innocent landowner, contiguous property owner, or bona fide prospective purchaser under CERCLA, there will be continuing obligations of due care and responsiveness and additional legal requirements that likely apply to such status. SALEM accepts and undertakes no responsibility as to such requirements and advises that counsel be separately consulted with respect to such requirements.
- The findings and conclusions presented in this Phase I ESA Report are based on field review and observations and on data obtained from the sources listed in the report. The findings of this report are valid as of the present. The passage of time, natural processes or human intervention on the subject property or adjacent properties and changes in the regulations can cause changed conditions which can invalidate the findings and conclusions presented in this report.

14.0 QUALIFICATIONS

This Phase I ESA was conducted under the supervision or responsible charge of SALEM's undersigned environmental professional with oversight from the undersigned registered professional. The work was conducted in accordance with ASTM E1527-21, generally accepted industry standards for environmental due diligence in place at the time of the preparation of this report, and SALEM'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.

15.0 REFERENCES

The following list summarizes the references utilized in preparing this report:

- Aerial photographs provided by Environmental Data Resources, Inc.
- American Society for Testing and materials, *Designation E 1527-21 Standard Practice for Environmental Site Assessments: Phase 1 Environmental Assessment Process*, 2021.
- Cal-EPA Voluntary Cleanup Program records.
- California Environmental Protection Agency, Department of Toxic Substances Control records.
- California Geologic Energy Management Division records.
- California Regional Water Quality Control Board records.
- California Statewide Radon Survey Screening results.
- California Water Service records.
- City of Visalia Fire Department records.
- City of Visalia Public Works Department records.
- Federal and State regulatory agency lists compiled by EDR.
- Pipeline and Hazardous Materials Safety Administration, National Pipeline Mapping System.
- San Joaquin Valley Air Pollution Control District records.
- Sanborn Fire Insurance Maps for Visalia, California (EDR).
- The Munger Map Book, California – Alaska Oil & Gas Fields, Munger Maps – 1999.
- Tulare County Assessor records.
- Tulare County Environmental Health Department records.
- U.S. EPA Federal Superfund Liens List and the U.S. EPA California Liens, 1995.
- U.S. Geological Survey, 7.5-minute Visalia, California topographic quadrangle map, dated 2021.

If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office at (661) 393-9711.

Respectfully submitted,

SALEM Engineering Group, Inc.



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Senior Environmental Project Manager



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Project Engineer
RCE No. 50233 / RGE No. 2477





Photo 1: View of Richards Towing building on subject property.



Photo 2: View of Tulare County Crime Lab Building on subject property.

PHOTOGRAPHS

**PROPOSED DERREL'S MINI STORAGE FACILITY #19
 BEN MADDOX WAY EXPANSION
 1700 EAST GOSHEN AVENUE
 VISALIA, CALIFORNIA**

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Photo 3: View of United Auto Repair building on subject property.



Photo 4: View of ASAP Towing building on subject property.

PHOTOGRAPHS PROPOSED DERREL'S MINI STORAGE FACILITY #19 BEN MADDOX WAY EXPANSION 1700 EAST GOSHEN AVENUE VISALIA, CALIFORNIA	PROJECT NO. 2-423-1233	
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Photo 5: View of ASAP Towing repair bay on subject property.



Photo 6: View of storage building on subject property.

PHOTOGRAPHS

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Photo 7: View of aboveground lift at ASAP Towing on subject property.



Photo 8: View of hazardous materials storage area near United Auto.

PHOTOGRAPHS

**PROPOSED DERREL'S MINI STORAGE FACILITY #19
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Photo 9: View of 55 gallon drums of petroleum products in storage area.



Photo 10: View of 55 gallon and 5 gallon containers of petroleum products.

PHOTOGRAPHS

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Photo 11: View of staining under 55 gallon drum.



Photo 12: View of battery on ground near Richards Towing building on subject property.

PHOTOGRAPHS

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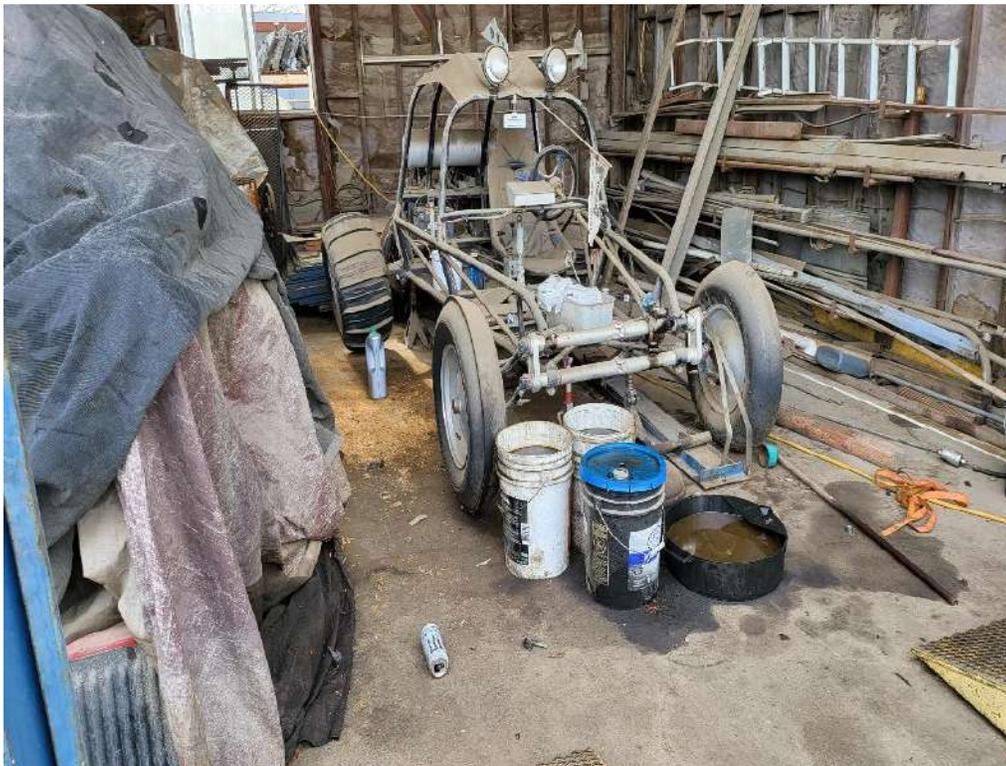


Photo 13: View of containers of oil in ASAP Towing bay on subject property.



Photo 14: View of staining on concrete near ASAP Towing on subject property.

PHOTOGRAPHS

**PROPOSED DERREL'S MINI STORAGE FACILITY #19
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Photo 15: View of staining of ground near Richards Towing yard on subject property.



Photo 16: View of work bay area of Richards Towing on subject property.

PHOTOGRAPHS

**PROPOSED DERREL'S MINI STORAGE FACILITY #19
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Photo 17: View of various automotive parts in storage yard area of subject property.



Photo 18: View of various cars stored on subject property.

PHOTOGRAPHS PROPOSED DERREL'S MINI STORAGE FACILITY #19 BEN MADDOX WAY EXPANSION 1700 EAST GOSHEN AVENUE VISALIA, CALIFORNIA	PROJECT NO. 2-423-1233	
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Photo 19: View of mangled vehicles in storage yard area of subject property.



Photo 20: View of automotive engine on ground in storage yard of subject property.

PHOTOGRAPHS

**PROPOSED DERREL'S MINI STORAGE FACILITY #19
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Photo 21: View of 250 gallon totes of waste oil in storage yard of subject property.



Photo 22: View of cars and equipment stored in storage yard area of subject property.

PHOTOGRAPHS

**PROPOSED DERREL'S MINI STORAGE FACILITY #19
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Photo 23: View of pole mounted transformer on subject property.



Photo 24: View of driveway to subject property.

PHOTOGRAPHS PROPOSED DERREL'S MINI STORAGE FACILITY #19 BEN MADDOX WAY EXPANSION 1700 EAST GOSHEN AVENUE VISALIA, CALIFORNIA	PROJECT NO. 2-423-1233	
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Photo 25: View of adjoining property north of the subject property.



Photo 26: View of adjoining property east of the subject property.

PHOTOGRAPHS

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Photo 27: View of adjoining property south of the subject property.



Photo 28: View of adjoining property south of the subject property.

PHOTOGRAPHS

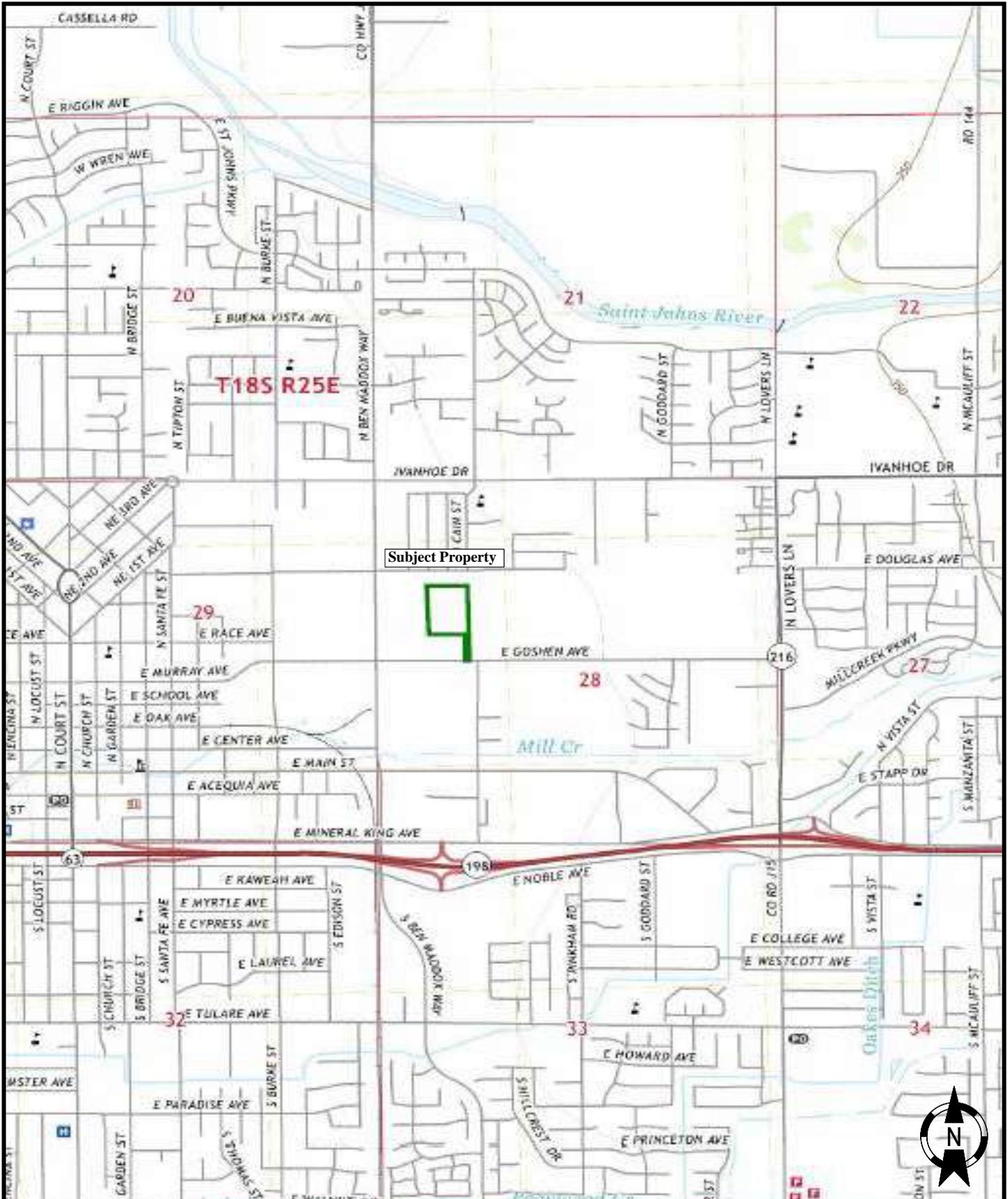
**PROPOSED DERREL'S MINI STORAGE FACILITY #19
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Subject Property

TOPOGRAPHIC MAP (2021)

**PROPOSED DERREL'S MINI STORAGE FACILITY NO. 19
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 VISALIA, CALIFORNIA**

SCALE: NTS	DATE: Jan. 2024
DRAWN BY: MG	APPROVED BY: RM
PROJECT NO.: 2-423-1233	FIGURE NO.: 1





Subject Property



AERIAL PHOTOGRAPH (2020)

**PROPOSED DERREL'S MINI STORAGE FACILITY NO. 19
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 1700 EAST GOSHEN AVENUE
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DRAWN BY: MG	APPROVED BY: RM
PROJECT NO.: 2-423-1233	FIGURE NO.: 2





NORTH BEN MADDOX WAY

Derrel's Mini Storage
(800)

Apartments

Storage Yard

Cad-Cam
Tool & Die (1526)

Safety Network
(1606)

BR Welding &
Fabrication
(1716)

EAST GOSHEN AVENUE

Dump on Us
(335)

NORTH CAIN STREET



SITE MAP

**PROPOSED DERREL'S MINI STORAGE FACILITY NO. 19
BEN MADDOX WAY EXPANSION
1700 EAST GOSHEN AVENUE
VISALIA, CALIFORNIA**

SCALE: NTS	DATE: Jan. 2024
DRAWN BY: MG	APPROVED BY: RM
PROJECT NO.: 2-423-1233	FIGURE NO.: 3



A



Darrel's Mini-Storage No. 19

1700 East Goshen Avenue
Visalia, CA 93292

Inquiry Number: 7513961.8S
December 8, 2023

EDR Environmental Lien and AUL Search 1980



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Environmental Lien and AUL Search 1980

The EDR Environmental Lien and AUL Search 1980 report provides results from a search of available land title records for environmental cleanup liens and other activity and use limitations (AULs), such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address and/or parcel information to:

- search for parcel number and/or legal description
- search for ownership information filed between 1980 and the most current publicly available date
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.
- search for environmental encumbering instrument(s) filed between 1980 and the most current publicly available date
- provide a copy of any environmental encumbrance(s)
- provide a copy of the current deed when available

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Property Archives, LLC researched and compiled the land title information contained in this EDR Environmental Lien and AUL Search 1980 report on behalf of EDR.



Property Archives

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EDR Environmental Lien and AUL Search 1980

TARGET PROPERTY INFORMATION

ADDRESS

Darrel's Mini-Storage No. 19
1700 East Goshen Avenue
Visalia, CA 93292

PROPERTY DESCRIPTION

Parcel ID: 098-050-038-000

Current Owner: Garrel Lee Jones & Gary Lee Jones

Legal Description: VISALIA POR NW/4 SEC 28:18/25

FINDINGS SUMMARY

The following is a summary of information contained in the report. Additional details may be found in the Findings Detail section.

Parcel: 098-050-038-000

Environmental Lien: Found Not Found

Other Activity and Use Limitations (AULs): Found Not Found

HISTORICAL CHAIN of TITLE FROM 1980

RECORDED	INSTRUMENT	GRANTEE	GRANTOR
07/18/2017	0040463	Garrel Lee Jones & Gary Lee Jones	Estate of Elizabeth Kathleen Jones
02/15/2012	009281	Jennifer A. Edwards Living Trust	Jennifer Ann Edwards
06/17/2011	0035556	Jennifer A. Edwards & Elizabeth K. Jones	Estate of Samuel L. Davis
01/22/1992	0004492	Samuel L. Davis	Ruby Marie Davis Estate

RESEARCH SOURCE(S)

The following research sources were reviewed from January 1, 1980, to December 5, 2023. Based on available information evaluated by the title search professional, the jurisdiction does not require a search of judicial records to identify environmental liens.

Source 1: Tulare County Clerk-Recorder
Tulare County, California

Source 2: Tulare County Assessor
Tulare County, California

Source 3: California Department of Toxic Substances Control

EDR Environmental Lien and AUL Search 1980

FINDINGS DETAIL

Parcel: 098-050-038-000

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

MISCELLANEOUS DOCUMENTS

Not Applicable

HISTORICAL CHAIN OF TITLE FROM 1980

PARCEL: 098-050-038-000

DEED TYPE: Personal Representative's Deed
GRANTEE: Garrel Lee Jones & Gary Lee Jones
GRANTOR: Estate of Elizabeth Kathleen Jones
DATE EXECUTED: June 26, 2017
DATE RECORDED: July 18, 2017
INSTRUMENT # : 2017-0040463
*See attached deed exhibit.

DEED TYPE: Trustee's Deed
GRANTEE: Jennifer A. Edwards Living Trust
GRANTOR: Jennifer Ann Edwards
DATE EXECUTED: February 14, 2012
DATE RECORDED: February 15, 2012
INSTRUMENT # : 2012-009281

DEED TYPE: Order of Distribution
GRANTEE: Jennifer Ann Edwards & Elizabeth Kathleen Jones
GRANTOR: Estate of Samuel L. Davis
DATE EXECUTED: June 17, 2011
DATE RECORDED: June 17, 2011
INSTRUMENT # : 2011-0035556

DEED TYPE: Affidavit Death of Joint Tenant
GRANTEE: Samuel L. Davis
GRANTOR: Ruby Marie Davis Estate

EDR Environmental Lien and AUL Search 1980

DATE EXECUTED: January 22, 1992

DATE RECORDED: January 22, 1992

INSTRUMENT #: 1992-0004492

*No other transfers on subject parcel during the period searched, January 1, 1980 through December 5, 2023.

EDR Environmental Lien and AUL Search 1980

CURRENT DEED EXHIBIT

2
NC



2017-0040463

RECORDING REQUESTED BY
Garrell Lee Jones, Administrator

AND WHEN RECORDED MAIL TO.
Name: **Garrell Lee Jones**
Address: **655 Marion Street**
Twin Falls
City & State: **Idaho 83301**

D
SURV
CONF

Recorded Official Records
County of Tulare
ROLAND P. HILL
Clerk Recorder

REC FEE 24.00
CONFORMED COPY 1.00
SURVEY MONUME 10.00

08:01AM 18-Jul-2017 | Page 1 of 2

SPACE ABOVE FOR RECORDER'S USE ONLY

MAIL TAX STATEMENT TO

Documentary transfer tax \$ **0.00**

Computed on full value of property conveyed, or
 Computed on full value less liens and encumbrances
remaining thereon at time of sale.

Name: **Garrell Lee Jones**
Address: **655 Marion Street**
City & State: **Twin Falls, Idaho 83301**

[Signature]

SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX-FIRM NAME

PERSONAL REPRESENTATIVE'S DEED

As Personal Representative of the Estate of **ELIZABETH KATHLEEN JONES, aka ELIZABETH K. JONES, etc.** deceased,
 and pursuant to the Order of the **Tulare** County Superior Court, dated **May 31, 2017**,

confirming sale of real property, which directs this conveyance, and for value received,

and pursuant to full authority under the Independent Administration of Estates Act,

GARREL LEE JONES

Personal Representative, **HEREBY GRANTS TO:**

GARREL LEE JONES and GARY LEE JONES

all right, title, and interest the decedent had at death and that the Estate may have acquired subsequently, in the real property
situated in the City of **Visalia** County of **Tulare**, California, described as follows.
See Exhibit "A" attached hereto and incorporated herein by reference.

Continued on Attachment
Assessor's Parcel Number. **094-130-049-000 and**
098-050-038-000

Dated **6/26/17**

[Signature]

Garrell Lee Jones, Administrator of the Estate of ELIZABETH KATHLEEN JONES, aka ELIZABETH K. JONES, etc.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of ~~California~~ **Idaho**)
County of **Twin Falls**)

On **June 26, 2017** before me,

Beth Ann Steward
(HERE INSERT NAME AND TITLE OF THE OFFICER)

Notary Public

personally appeared
GARREL LEE JONES

who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of
California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *[Signature]*

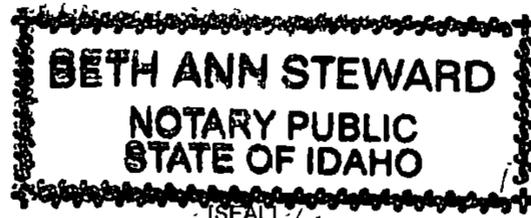


EXHIBIT "A"

1. An undivided one-half (1/2) interest in the real property and residence located at 519 E. Houston Avenue, Visalia, California 93292, and more particularly described as:

The North 268 feet of Lot 8 of PRATT VILLA TRACT, in the City of Visalia, County of Tulare, State of California, as per Map recorded in Book 7, Page 18 of Maps in the office of the County Recorder of said County.

SUBJECT to a life estate in Bobbie J. Dickerson.

APN: 094 130 049 000

2. An undivided one-half interest in the real property located at 1700 East Goshen Avenue, Visalia, California 93292 and more particularly described as follows:

That portion of the South one-half of the Northwest Quarter of Section 28, Township 18 South, Range 25 East, Mount Diablo Base and Meridian in the City of Visalia, County of Tulare, State of California, according to the Official Plat thereof, described as follows:

Commencing at the Southeast corner of the South one-half of the Northwest Quarter of said Section 28; thence West along the South line of said Northwest Quarter, 1392.00 feet; thence North 30 feet to the true point of beginning, said point being the Southwest corner of Parcel No. 1 described in the Deed to Bill L. Logan and Sigrun Logan, recorded June 10, 1971 in Book 2970, page 442 of Official Records. Thence West parallel to the South line of said Northwest Quarter, 60 feet to the Southeast corner of that certain Parcel deeded to Simon Bros., by Deed recorded in Vol 2782, Page 7 of Official Records; thence North along the East line of said Parcel deeded to Simon Bros., 360.85 feet to the Northeast corner thereof; thence West along the North line of that certain Parcel deeded to Simon Bros., and the Westerly continuation thereof, 473 feet; more or less to the West line of the land described in the Deed to F. H. Parr recorded in Book 68, page 431 of Deeds; thence North along said west line to a point 195.00 feet South of the North line of the South one-half of said Northwest quarter; thence East, parallel to the North line of the South one-half of said Northwest Quarter, 533.00 feet more or less to the West line of that certain Parcel deeded to Bill L. Logan and L. Wayne Logan by Deed recorded in Vo. 2854, page 600; thence South, along the West line of said Parcel deeded to Logan, 1090.07 feet more or less to the point of beginning.

APN: 098 050 038 000

APPENDIX

B



**PHASE I ESA (ASTM E1527-21)
USER QUESTIONNAIRE**

**DERREL'S MINI STORAGE FACILITY NO. 19
1700 E. GOSHEN AVENUE
VISALIA, CALIFORNIA**

Date: 12/27/2023 Site Address: 1700 E. Goshen Ave, Visalia
Respondent Name: Kharen Khenda II Phone No. (required): 562 224 9901 Ext 3028
Company Name & Address: Derrel's Mini Storage Inc
3239 W. Ashlan Ave, Fresno, CA 93722

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) E1527-21 Appendix X3: User Questionnaire

1. Are you aware of any environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law?

No

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 property and/or have been filed or recorded in a registry under federal, tribal, state, or local law?

No

3. As the user of the Phase I Environmental Site Assessment (ESA), do you have any specialized knowledge or experience related to the subject property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the subject property or an adjacent property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No

4. Does the purchase price being paid for the subject property reasonably reflect the fair market value of the subject property? 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 property?

Yes

5. Are you aware of commonly known or reasonably ascertainable information about the subject property 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 property?

Auto Wrecking, Towing Co.

B. Do you know of specific chemicals that are present or once were present at the subject property?

No

C. Do you know of spills or other chemical releases that have taken place at the subject property?

No

D. Do you know of any environmental cleanups that have taken place at the subject property?

No

6. As the user of the Phase I ESA, based on your knowledge and experience related to the subject property, are there any obvious indicators that point to the presence or likely presence of contamination at the subject property?

No

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 E1527-21 guidance.

Name Karen Kendall
(Please Print)

Date 12/27/2023

Signature Karen Kendall

APPENDIX

C



PHASE I ESA (ASTM E1527-21)
OWNER QUESTIONNAIRE

DERREL'S MINI STORAGE FACILITY NO. 19
1700 E. GOSHEN AVENUE
VISALIA, CALIFORNIA

Date: _____ Site Address: 1700 E Goshen Ave
Visalia, CA 93292
Owner Name: Jennifer A. Edwards Irrevocable living trust - Candice Weaver, Trustee Owner Phone No. (required): (559) 972-7006
Provide Name of Previous Owner(s) and Phone Number if known: Sam Davis (deceased)
How long have you owned the subject property? Feb, 2012
Have any previous investigations been conducted on the subject property? Unknown
What is the subject property currently used for? Automotive Centric Businesses
Former Uses/Occupants of the subject property? Unknown
Age of onsite structure(s), if known? Unknown
Do you have any knowledge of existing or previous underground or aboveground storage tanks being located on the subject property? NO - Unknown
Do you know of any chemical or hazardous materials, persistent pesticides/herbicides being used, stored or discharged on the subject property? NO - Unknown
Do you know of any Environmental Cleanup Liens or slurry walls or vapor barriers filed or recorded against the subject property? NO - Unknown
Do you know of any buried materials such as garbage dumps or burn pits on the subject property? NO - Unknown
Are there currently or were there historically any septic systems and/or water wells located on the subject property? Unknown
Any dry wells/monitoring wells? Unknown
Are there any drainage or disposal ponds located on the subject property? Unknown
Is the subject property connected to municipal water and sewer systems? Unknown

Do you have any commonly known, reasonably ascertainable, or specialized knowledge or experience related to the subject property or nearby properties? no

Are you aware of any contamination on the subject property? no

Name: CANDICE WEAVER
(Please Print)

Date: 1/6/2024

Signature: 

APPENDIX

D





Subject Property



AERIAL PHOTOGRAPHS

**PROPOSED DERREL'S MINI STORAGE FACILITY NO. 19
 BEN MADDOX WAY EXPANSION
 1700 EAST GOSHEN AVENUE
 VISALIA, CALIFORNIA**

SCALE: NTS	DATE: Jan. 2024
DRAWN BY: MG	APPROVED BY: RM
PROJECT NO.: 2-423-1233	YEAR: 1937





Subject Property



AERIAL PHOTOGRAPHS PROPOSED DERREL'S MINI STORAGE FACILITY NO. 19 BEN MADDOX WAY EXPANSION 1700 EAST GOSHEN AVENUE VISALIA, CALIFORNIA	SCALE: NTS	DATE: Jan. 2024	
	DRAWN BY: MG	APPROVED BY: RM	
	PROJECT NO.: 2-423-1233	YEAR: 1952	



Subject Property



AERIAL PHOTOGRAPHS

**PROPOSED DERREL'S MINI STORAGE FACILITY NO. 19
 BEN MADDOX WAY EXPANSION
 1700 EAST GOSHEN AVENUE
 VISALIA, CALIFORNIA**

SCALE: NTS	DATE: Jan. 2024
DRAWN BY: MG	APPROVED BY: RM
PROJECT NO.: 2-423-1233	YEAR: 1969





Subject Property

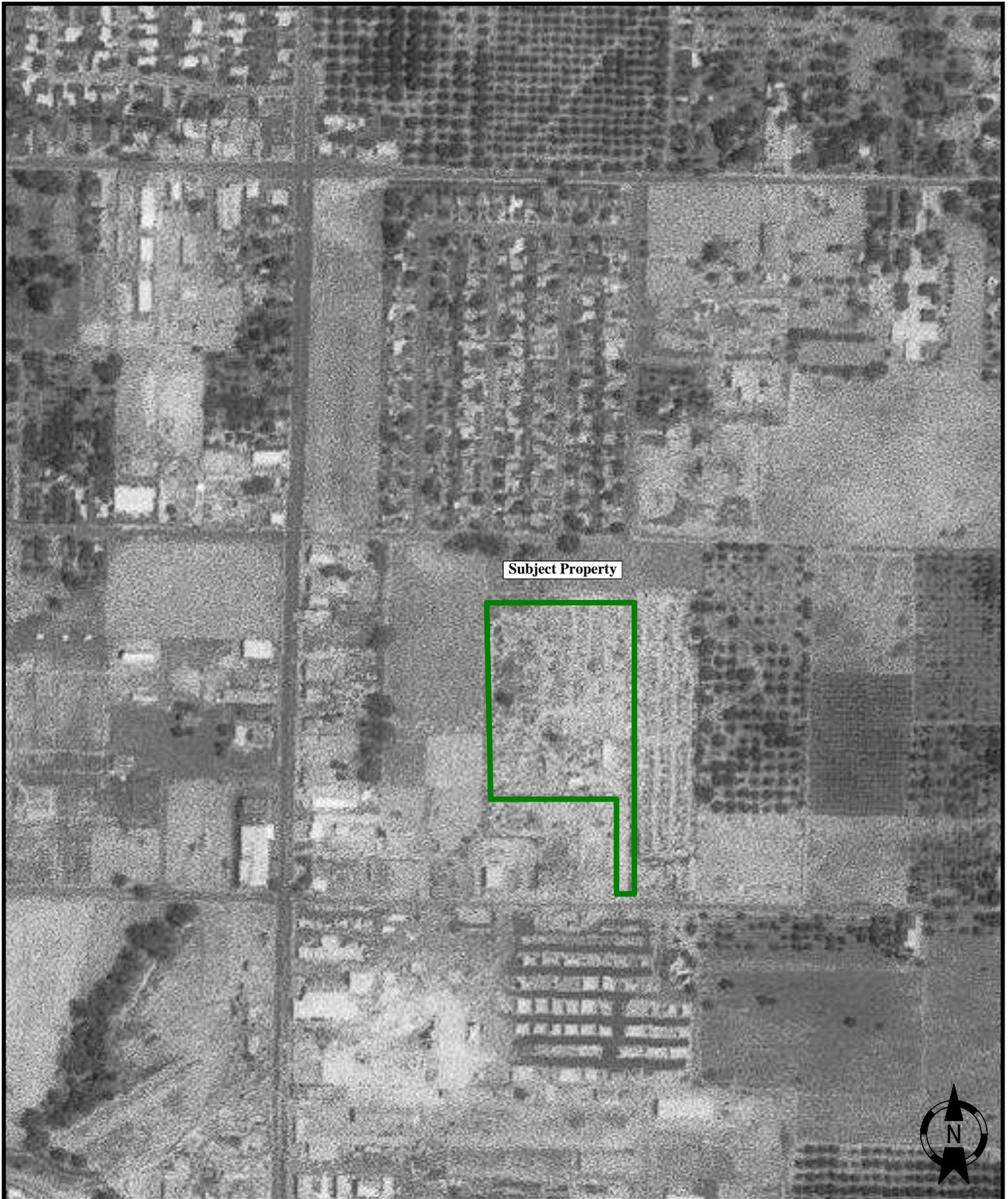


AERIAL PHOTOGRAPHS

**PROPOSED DERREL'S MINI STORAGE FACILITY NO. 19
 BEN MADDOX WAY EXPANSION
 1700 EAST GOSHEN AVENUE
 VISALIA, CALIFORNIA**

SCALE: NTS	DATE: Jan. 2024
DRAWN BY: MG	APPROVED BY: RM
PROJECT NO.: 2-423-1233	YEAR: 1972





Subject Property



AERIAL PHOTOGRAPHS

**PROPOSED DERREL'S MINI STORAGE FACILITY NO. 19
 BEN MADDOX WAY EXPANSION
 1700 EAST GOSHEN AVENUE
 VISALIA, CALIFORNIA**

SCALE: NTS	DATE: Jan. 2024
DRAWN BY: MG	APPROVED BY: RM
PROJECT NO.: 2-423-1233	YEAR: 1977





Subject Property



AERIAL PHOTOGRAPHS PROPOSED DERREL'S MINI STORAGE FACILITY NO. 19 BEN MADDOX WAY EXPANSION 1700 EAST GOSHEN AVENUE VISALIA, CALIFORNIA	SCALE:	DATE:	
	NTS	Jan. 2024	
	DRAWN BY:	APPROVED BY:	
	MG	RM	
	PROJECT NO.:	YEAR:	
	2-423-1233	1984	



Subject Property



AERIAL PHOTOGRAPHS

**PROPOSED DERREL'S MINI STORAGE FACILITY NO. 19
 BEN MADDOX WAY EXPANSION
 1700 EAST GOSHEN AVENUE
 VISALIA, CALIFORNIA**

SCALE: NTS	DATE: Jan. 2024
DRAWN BY: MG	APPROVED BY: RM
PROJECT NO.: 2-423-1233	YEAR: 1994





Subject Property



AERIAL PHOTOGRAPHS

**PROPOSED DERREL'S MINI STORAGE FACILITY NO. 19
 BEN MADDOX WAY EXPANSION
 1700 EAST GOSHEN AVENUE
 VISALIA, CALIFORNIA**

SCALE: NTS	DATE: Jan. 2024
DRAWN BY: MG	APPROVED BY: RM
PROJECT NO.: 2-423-1233	YEAR: 2006





Subject Property



AERIAL PHOTOGRAPHS

**PROPOSED DERREL'S MINI STORAGE FACILITY NO. 19
 BEN MADDOX WAY EXPANSION
 1700 EAST GOSHEN AVENUE
 VISALIA, CALIFORNIA**

SCALE: NTS	DATE: Jan. 2024
DRAWN BY: MG	APPROVED BY: RM
PROJECT NO.: 2-423-1233	YEAR: 2009





Subject Property



AERIAL PHOTOGRAPHS

**PROPOSED DERREL'S MINI STORAGE FACILITY NO. 19
 BEN MADDOX WAY EXPANSION
 1700 EAST GOSHEN AVENUE
 VISALIA, CALIFORNIA**

SCALE: NTS	DATE: Jan. 2024
DRAWN BY: MG	APPROVED BY: RM
PROJECT NO.: 2-423-1233	YEAR: 2012





Subject Property



AERIAL PHOTOGRAPHS

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 BEN MADDOX WAY EXPANSION
 1700 EAST GOSHEN AVENUE
 VISALIA, CALIFORNIA**

SCALE: NTS	DATE: Jan. 2024
DRAWN BY: MG	APPROVED BY: RM
PROJECT NO.: 2-423-1233	YEAR: 2016





Subject Property



AERIAL PHOTOGRAPHS

**PROPOSED DERREL'S MINI STORAGE FACILITY NO. 19
 BEN MADDOX WAY EXPANSION
 1700 EAST GOSHEN AVENUE
 VISALIA, CALIFORNIA**

SCALE: NTS	DATE: Jan. 2024
DRAWN BY: MG	APPROVED BY: RM
PROJECT NO.: 2-423-1233	YEAR: 2020



APPENDIX

E



Darrels Mini Storage No. 19

1700 East Goshen Avenue
Visalia, CA 93292

Inquiry Number: 7513961.7

December 06, 2023

EDR Building Permit Report

Target Property and Adjoining Properties

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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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EDR BUILDING PERMIT REPORT

About This Report

The EDR Building Permit Report provides a practical and efficient method to search building department records for indications of environmental conditions. Generated via a search of municipal building permit records gathered from more than 1,600 cities nationwide, this report will assist you in meeting 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), or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

Building permit data can be used to identify current and/or former operations and structures/features of environmental concern. The data can provide information on a target property and adjoining properties such as the presence of underground storage tanks, pump islands, sumps, drywells, etc., as well as information regarding water, sewer, natural gas, electrical connection dates, and current/former septic tanks.

Methodology

EDR has developed the EDR Building Permit Report through our partnership with BuildFax, the nation's largest repository of building department records. BuildFax collects, updates, and manages building department records from local municipal governments. The database now includes 30 million permits, on more than 10 million properties across 1,600 cities in the United States.

The EDR Building Permit Report comprises local municipal building permit records, gathered directly from local jurisdictions, including both target property and adjoining properties. Years of coverage vary by municipality. Data reported includes (where available): date of permit, permit type, permit number, status, valuation, contractor company, contractor name, and description.

Incoming permit data is checked at seven stages in a regimented quality control process, from initial data source interview, to data preparation, through final auditing. To ensure the building department is accurate, each of the seven quality control stages contains, on average, 15 additional quality checks, resulting in a process of approximately 105 quality control "touch points."

For more information about the EDR Building Permit Report, please contact your EDR Account Executive at (800) 352-0050.



EXECUTIVE SUMMARY: SEARCH DOCUMENTATION

A search of building department records was conducted by Environmental Data Resources, Inc (EDR) on behalf of Salem Engineering Group on Dec 06, 2023.

TARGET PROPERTY

1700 East Goshen Avenue
Visalia, CA 93292

SEARCH METHODS

EDR searches available lists for both the Target Property and Surrounding Properties.

RESEARCH SUMMARY

Building permits identified: **YES**

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Visalia

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>
2023	City of Visalia, Community Development, Building Safet		X
2022	City of Visalia, Community Development, Building Safet		X
2021	City of Visalia, Community Development, Building Safet		
2020	City of Visalia, Community Development, Building Safet		X
2019	City of Visalia, Community Development, Building Safet		X
2018	City of Visalia, Community Development, Building Safet		X
2017	City of Visalia, Community Development, Building Safet		X
2016	City of Visalia, Community Development, Building Safet		X
2015	City of Visalia, Community Development, Building Safet		X
2014	City of Visalia, Community Development, Building Safet		X
2013	City of Visalia, Community Development, Building Safet		X
2012	City of Visalia, Community Development, Building Safet		
2011	City of Visalia, Community Development, Building Safet		X
	City of Visalia, Community Development, Building Safet	X	
2010	City of Visalia, Community Development, Building Safet		X
2009	City of Visalia, Community Development, Building Safet		X
2008	City of Visalia, Community Development, Building Safet		X
2007	City of Visalia, Community Development, Building Safet		X
2006	City of Visalia, Community Development, Building Safet		X
2005	City of Visalia, Community Development, Building Safet		X
2004	City of Visalia, Community Development, Building Safet		
2003	City of Visalia, Community Development, Building Safet		X
2002	City of Visalia, Community Development, Building Safet		X
2001	City of Visalia, Community Development, Building Safet		X
2000	City of Visalia, Community Development, Building Safet		
1999	City of Visalia, Community Development, Building Safet		
1998	City of Visalia, Community Development, Building Safet		X
1997	City of Visalia, Community Development, Building Safet		

EXECUTIVE SUMMARY: SEARCH DOCUMENTATION

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>
1996	City of Visalia, Community Development, Building Safet		X
1995	City of Visalia, Community Development, Building Safet		X
1994	City of Visalia, Community Development, Building Safet		
1993	City of Visalia, Community Development, Building Safet		
1992	City of Visalia, Community Development, Building Safet		
1991	City of Visalia, Community Development, Building Safet		
1990	City of Visalia, Community Development, Building Safet		
1989	City of Visalia, Community Development, Building Safet		X
1988	City of Visalia, Community Development, Building Safet	X	
1987	City of Visalia, Community Development, Building Safet		X
1986	City of Visalia, Community Development, Building Safet		
1985	City of Visalia, Community Development, Building Safet		X

Name: JurisdictionName
Years: Years
Source: Source
Phone: Phone

BUILDING DEPARTMENT RECORDS SEARCHED

Name: Visalia
Years: 1985-2023
Source: City of Visalia, Community Development, Building Safety Division, Visalia, CA
Phone: (559) 713-4495

Name: Hanford
Years: 1995-2023
Source: City of Hanford, Building Division, HANFORD, CA
Phone: (559) 585-2581

Name: Redding
Years: 1926-2023
Source: City of Redding, Development Services, Building Division, ROSEVILLE, CA
Phone: 530-225-4014

Name: Tulare County
Years: 1985-2023
Source: Tulare County, Community and Development Services Branch, VISALIA, CA
Phone: (559) 624-7100

TARGET PROPERTY FINDINGS

TARGET PROPERTY DETAIL

**1700 East Goshen Avenue
Visalia, CA 93292**

1700 EAST GOSHEN AVENUE

Date: **3/23/2011**
Permit Type: **ELEC**
Description: **ELECTRICAL PANEL CHANGE (3) 100 AMP METERS**

Permit Description: **Electrical**
Work Class: **COM**
Proposed Use:
Permit Number: **B110479**
Status: **FINAL**
Valuation: **\$0.00**
Contractor Company:
Contractor Name: **SOUTH VALLEY ELECTRIC**

Date: **1/29/1988**
Permit Type: **BP200**
Description: **CONST UNDERGROUND SCALE**

Permit Description:
Work Class: **BLDG**
Proposed Use:
Permit Number: **0021871BLD**
Status: **Convert**
Valuation: **\$4,000.00**
Contractor Company:
Contractor Name: **MID CAL CONST**

TARGET PROPERTY FINDINGS

Date: **1/25/1988**
Permit Type: **BP200**
Description: **REPLACE SEWER**

Permit Description:
Work Class: ELEC
Proposed Use:
Permit Number: 0021841ELE
Status: Convert
Valuation: \$0.00
Contractor Company:
Contractor Name: DAVIS SAMUEL L & RUBY M

ADJOINING PROPERTY FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

E GOSHEN AVE

1526 E GOSHEN AVE

Date: 4/19/1996
Permit Type: ALTCOM
Description: REPLACE SERVICE MAIN TO 600A, 3PHASE, 220V. 3 SUBPANELS 3/0 THHN 2" CONDUIT 200 AMP EACH. 15 NEW LIGHTS, 3 SWITCHES, TEN 20A RECEPTACLES.

Permit Description: Commercial Alteration
Work Class: NEW
Proposed Use:
Permit Number: B960650
Status: FINAL
Valuation: \$0.00
Contractor Company:
Contractor Name: DAVES ELECTRIC

1540 E GOSHEN AVE

Date: 12/19/1985
Permit Type: BP200
Description: REPLACE METER

Permit Description:
Work Class: BLDG
Proposed Use:
Permit Number: 0017342BLD
Status: Convert
Valuation: \$0.00
Contractor Company:
Contractor Name: DAHLSTROM MAYNARD & CHARLOTTE

ADJOINING PROPERTY FINDINGS

1606 E GOSHEN AVE

Date: **4/14/2003**
Permit Type: **ELEC**
Description: **CHANGE 200 AMP SERVICE FROM 3, 3W, 240V TO 200 AMP 3,4W,120/240V**

Permit Description: **Electrical**
Work Class: **COM**
Proposed Use:
Permit Number: **B030906**
Status: **FINAL**
Valuation: **\$0.00**
Contractor Company:
Contractor Name: **PARKE MC**

Date: **7/7/1998**
Permit Type: **LENCR**
Description: **REPAIR A.C. DRIVEWAY APPROACH**

Permit Description: **Enchoachment**
Work Class:
Proposed Use:
Permit Number: **LE980033**
Status: **ISSUED**
Valuation: **\$0.00**
Contractor Company:
Contractor Name: **WORTHINGTON PAVING**

Date: **12/19/1995**
Permit Type: **SEWER**
Description: **HOOK UP TO CITY SEWER**

Permit Description: **Sewer**
Work Class:
Proposed Use:
Permit Number: **B952186**
Status: **FINAL**
Valuation: **\$0.00**
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **6/20/1989**
Permit Type: **BP100**
Description: **ABOVE GROUND FUEL**

Permit Description:
Work Class:
Proposed Use:
Permit Number: C88556-BP1
Status: Convert
Valuation: \$14,500.00
Contractor Company:
Contractor Name:

Date: **6/16/1987**
Permit Type: **BP200**
Description: **CONST STORAGE BUILDING**

Permit Description:
Work Class: BLDG
Proposed Use:
Permit Number: 0020699BLD
Status: Convert
Valuation: \$30,000.00
Contractor Company:
Contractor Name: SIMMON BROTHERS

Date: **11/26/1985**
Permit Type: **BP200**
Description: **INTERIOR REMODLE**

Permit Description:
Work Class: BLDG
Proposed Use:
Permit Number: 0017240BLD
Status: Convert
Valuation: \$4,000.00
Contractor Company:
Contractor Name: SIMON BROS INVESTMENTS

ADJOINING PROPERTY FINDINGS

1707 E GOSHEN AVE

Date: **8/7/2009**
Permit Type: **ENCR**
Description: **REPLACE 2 DRIVE APPROACHES WITH PAVE OUT**

Permit Description: **Encroachment**
Work Class: **COM**
Proposed Use:
Permit Number: **E090271**
Status: **ISSUED**
Valuation: **\$0.00**
Contractor Company:
Contractor Name: **PETROSIUS CONSTRUCTION**

Date: **4/23/2009**
Permit Type: **SITE_IMP**
Description: **CONSTRUCT NEW WASH RACK WITH 3 COMPARTMENT GREASE/GARBAGE INTERCEPTOR AND SEWER CONNECTION TO SEWER MAIN ON CAIN ST. IN ADDITION, NEW DRIVE WAY IMPROVEMENTS AT THE FRONTAGE ON GOSHE NAVE ALONG WITH NEW TRENCH DRAIN BEHIND DRIVE APPROACH. A NEW 3-COMPARTMENT GREASE/GARBAGE INTERCEPTOR FOR LINE FROM TRENCH DRAIN AND CONNECTION TO EXISTING SEWER LATERAL.**

Permit Description: **Site Improvement**
Work Class:
Proposed Use:
Permit Number: **B090080**
Status: **FINAL**
Valuation: **\$0.00**
Contractor Company:
Contractor Name: **SIMONETTI LARRY - CONTACT**

ADJOINING PROPERTY FINDINGS

Date: **3/6/2008**
Permit Type: **ALTCOM**
Description: **SCALE SITE.**

Permit Description: **Commercial Alteration**
Work Class:
Proposed Use:
Permit Number: B080370
Status: EXPIRED
Valuation: \$15,000.00
Contractor Company:
Contractor Name: VAGIM JIM

Date: **2/13/2008**
Permit Type: **ENCR**
Description: **REMOVE EXISTING DRIVE APPROACHES AND 1' OF A/C FUTURE DRIVE APPROACH, INSTALL NEW A/C AND DRIVE APPROACH PER PLANS ON CAIN ST.**

Permit Description: **Encroachment**
Work Class: COM
Proposed Use:
Permit Number: E080051
Status: ISSUED
Valuation: \$0.00
Contractor Company:
Contractor Name: NELSON LARRY CONSTRUCTION INC

Date: **1/3/2008**
Permit Type: **ENCR**
Description: **INSTALL 6" FIRE PROTECTION SERVICE NORTH SIDE OF GOSHEN TO SOUTH SIDE OF GOSHEN AVE. OPEN CUT TO LAY 36 FT OF 6" D.I. PIPE**

Permit Description: **Encroachment**
Work Class: COM
Proposed Use:
Permit Number: E070652
Status: ISSUED
Valuation: \$0.00
Contractor Company:
Contractor Name: YOUNGER JASON

ADJOINING PROPERTY FINDINGS

Date: **7/24/2007**
Permit Type: **SITE_IMP**
Description: **CONST PARKING LOT IMPROVEMENT W/ 2 DRIVE APPROACHES**

Permit Description: **Site Improvement**
Work Class:
Proposed Use:
Permit Number: B071553
Status: FINAL
Valuation: \$120,000.00
Contractor Company:
Contractor Name: MOHOFF JOHN

Date: **10/2/2006**
Permit Type: **COM**
Description: **1800 S.F. METAL BLDG, INSTALLATION OF NEW CONVEYOR AND COMPACTOR.
AH FLOOD ZONE 339.15**

Permit Description: **Commercial**
Work Class: SHELL_TI
Proposed Use:
Permit Number: B061339
Status: EXPIRED
Valuation: \$800,000.00
Contractor Company:
Contractor Name: PETROSIUS CONSTRUCTION

Date: **10/17/1996**
Permit Type: **ENCR**
Description: **STORM DRAIN CONNECTION**

Permit Description: **Encroachment**
Work Class:
Proposed Use:
Permit Number: E960193
Status: EXPIRED
Valuation: \$0.00
Contractor Company:
Contractor Name: VOLLMER ROBERT

ADJOINING PROPERTY FINDINGS

Date: **9/26/1996**
Permit Type: **ALTCOM**
Description: **CONVEYOR LINE FOR RECYCLING**

Permit Description: **Commercial Alteration**
Work Class: **NEW**
Proposed Use:
Permit Number: **B961608**
Status: **EXPIRED**
Valuation: **\$74,000.00**
Contractor Company:
Contractor Name: **BROGDEX COMPANY**

Date: **8/22/1996**
Permit Type: **COM**
Description: **CONST.6250 SF.STORAGE BLDG.**

Permit Description: **Commercial**
Work Class: **NEW**
Proposed Use:
Permit Number: **B961035**
Status: **EXPIRED**
Valuation: **\$90,696.00**
Contractor Company:
Contractor Name: **FLINT BRIAN**

Date: **7/29/1996**
Permit Type: **ALTCOM**
Description: **SITE IMPROVEMENTS & PARKING LOT**

Permit Description: **Commercial Alteration**
Work Class: **NEW**
Proposed Use:
Permit Number: **B961081**
Status: **EXPIRED**
Valuation: **\$87,000.00**
Contractor Company:
Contractor Name: **FLINT BRIAN**

ADJOINING PROPERTY FINDINGS

Date: **6/29/1995**
Permit Type: **ENCR**
Description: **ENCROACHMENT PERMIT-CURB & GUTTER**

Permit Description: **Encroachment**
Work Class:
Proposed Use:
Permit Number: E950180
Status: FINAL
Valuation: \$0.00
Contractor Company:
Contractor Name: MOHOFF JOHN

Date: **8/17/1987**
Permit Type: **BP200**
Description: **CHANGE ELEC SERVICE**

Permit Description:
Work Class: ELEC
Proposed Use:
Permit Number: 0021041ELE
Status: Convert
Valuation: \$0.00
Contractor Company:
Contractor Name: CENTRAL VALLEY ELEC

1716 E GOSHEN AVE

Date: **8/26/2010**
Permit Type: **FIRECODE**
Description:

Permit Description: **Fire Code**
Work Class: PM
Proposed Use:
Permit Number: FD100694
Status: SELFABAT
Valuation: \$0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

N CAIN ST

409 N CAIN ST

Date: **5/5/2023**
Permit Type:
Description: **REMOVE EXISTING 100A TESCO PEDESTAL & SUBPANEL INSTALL NEMA 3-R PULL CAN OVER STUBBED UP CONDUITS; INSTALL NEW 200A MAIN ON EXTENDED PIPE H-FRAME INSTALL NEW 200A PPC W/CAM-LOK GEN PORT H-FRAME; REFEED EQUIPMENT CABINETS GENERATOR & SITE LIGHT; REPLACE EXISTING UG CONDUIT & NEW SCE SERVICE UPGRADE; NEW MTER TO UTILITY P.O.C**

Permit Description: **Electrical - Commercial**
Work Class:
Proposed Use:
Permit Number: B232218
Status: In Review
Valuation: \$0.00
Contractor Company:
Contractor Name:

Date: **3/9/2022**
Permit Type:
Description: **ANNTENNA MODIFICATION MINOR ANTENNA MODIFICATION REMOVE & REPLACE EXISTING 1' DIAMETER MICROWAVE ANTENNA ; INSTALL ODU RADIO BEHIND NEW MICROWAVE ANTENNA & INSTALL 1/2" WAVEGUIDE COAX CABLE FOR TMOBILE**

Permit Description: **Electrical - Commercial**
Work Class:
Proposed Use:
Permit Number: B221154
Status: In Review
Valuation: \$0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **12/16/2020**
Permit Type:
Description: **NEW METERS REMOVE 100A METERED TESCO PEDESTAL AND SUB PANEL
INSTALL NEMA 3R PULL CAN OVER STUBBED UP CON; INSTALL (N) 200A
METERMAIN ON EXTENDED PIPE H-FRAM; INSTALL (N) 200A PPC W/CAM-;LOC
GEN PORT ON h-FRAME; RE-FEED EQUIPMENT CABINETS, GENERATOR, AND
SITE LIGHT AS REQUIRED; REPLACE (E) UG CONDUIT AS REQUIRED PER (N) SCE
SERVICE UPGRADE PLAN; (N) METER TO UTILITY P.O.C.**

Permit Description: **Electrical - Commercial**
Work Class:
Proposed Use:
Permit Number: B204723
Status: Expired
Valuation: \$0.00
Contractor Company:
Contractor Name:

Date: **9/22/2020**
Permit Type:
Description: **REMOVE & REPLACE 6 ANTENNAD ADD 3 ANTENNAD & REMOVE & REPLACE 6
RADIOS; UPGRADE ANTENNA MOUNTS/HARDWARE; REMOVE & REPLACE 1
CABINET; ADD 1 CABINET & UPGRADE CABINET EQUIPMENTS**

Permit Description: **Commercial - Misc**
Work Class:
Proposed Use:
Permit Number: B203483
Status: Issued
Valuation: \$0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **3/28/2019**
Permit Type:
Description: **GENERATOR & CABINET INSTALL 25KW DIESEL GENERATOR AND EQUIPMENT ON NEW CONCRETE SLAB; REMOVE & REPLACE NEW CABINET**

Permit Description: **Commercial - Misc**
Work Class:
Proposed Use:
Permit Number: B191332
Status: Finaled
Valuation: \$15,000.00
Contractor Company:
Contractor Name:

Date: **11/17/2017**
Permit Type: **COM**
Description: **REPLACE (3) PANELS REMOVE (3) PANELS; REPLACE (3) TMA; ADD (3) DIPLEXERS PER PLANS SUBMITTED ON (E) TOWER**

Permit Description: **Commercial**
Work Class: Alteration
Proposed Use:
Permit Number: B173809
Status: ISSUED
Valuation: \$15,000.00
Contractor Company:
Contractor Name: TMO CROWN CASTLE - GWEN

ADJOINING PROPERTY FINDINGS

Date: **1/5/2015**
Permit Type: **MECH**
Description: **INSTALL FUME HOOD IN AN EXISTING SHADE STRUCTURE AT THE CITY'S
HOUSHOLD HAZARDOUS WASTE COLLECTION FACILITY.**

Permit Description: **Mechanical**
Work Class: COM: Commercial
Proposed Use:
Permit Number: B150027
Status: FINAL
Valuation: \$0.00
Contractor Company:
Contractor Name: JOHNSON LEE COV NRCD

Date: **8/14/2013**
Permit Type: **ALTCOM**
Description: **REMOVE 3 ANTENNAS AND REPLACE WITH 3 NEW**

Permit Description: **Commercial Alteration**
Work Class: BUILDING
Proposed Use:
Permit Number: B131973
Status: FINAL
Valuation: \$7,500.00
Contractor Company:
Contractor Name: WALKER CELLULAR INC

Date: **6/24/2013**
Permit Type: **ALTCOM**
Description: **INSTALLATION ON A 2' MICROWAVE DISH 70' ABOVE GROUND LEVEL - TMOBILE**

Permit Description: **Commercial Alteration**
Work Class: BUILDING
Proposed Use:
Permit Number: B131501
Status: FINAL
Valuation: \$10,000.00
Contractor Company:
Contractor Name: MILLER DINA

ADJOINING PROPERTY FINDINGS

Date: **7/26/2011**
Permit Type: **ALTCOM**
Description: **REPLACE ONE EXISTING 2106 BTS CABINET WITH ONE NEW 3106 BTS CABINET USING THE EXISTING PAD ANCHORING AND ELECTRICAL CONNECTION**

Permit Description: **Commercial Alteration**
Work Class:
Proposed Use:
Permit Number: B111040
Status: ISSUED
Valuation: \$8,000.00
Contractor Company:
Contractor Name: AMATEL INC

Date: **4/8/2010**
Permit Type: **ELEC**
Description: **INSTALL 18"X18" UTILITY BOX TO BRING OPTICS TO THE EXISTING WIRELESS FACILITY**

Permit Description: **Electrical**
Work Class: COM
Proposed Use:
Permit Number: B100660
Status: ISSUED
Valuation: \$0.00
Contractor Company:
Contractor Name: JUSTIS MIKE - TERRALINK COMMUNICATIONS

ADJOINING PROPERTY FINDINGS

Date: **1/17/2002**
Permit Type: **ALTCOM**
Description: **MODIFY EXISTING CELL SITE - CHANGE OUT ANTENNA'S & INSTALL THE 2ND RADIO BS ON EXISTING CONCRET SLAB**

Permit Description: **Commercial Alteration**
Work Class:
Proposed Use:
Permit Number: B020123
Status: FINAL
Valuation: \$0.00
Contractor Company:
Contractor Name: MIX, RUSSELL

Date: **10/11/2001**
Permit Type: **ENCR**
Description: **CUTTING OUT CURB AND PLACING A DRIVE APPROACH**

Permit Description: **Encroachment**
Work Class: COM
Proposed Use:
Permit Number: E010285
Status: EXPIRED
Valuation: \$0.00
Contractor Company:
Contractor Name: SMITH, PHIL

Date: **9/27/2001**
Permit Type: **ALTCOM**
Description: **CELLULAR TOWER**

Permit Description: **Commercial Alteration**
Work Class:
Proposed Use:
Permit Number: B011612
Status: FINAL
Valuation: \$6,500.00
Contractor Company:
Contractor Name: TETZ, BRIAN

ADJOINING PROPERTY FINDINGS

439 N CAIN ST

Date: **8/8/2016**
Permit Type: **COM**
Description: **CNG FUELING STATION EXPANSION; NEW SLOW FILL POST; COMPRESSORS; STORAGE TANKS; CIP #4510-72000/CP0036-999**

Permit Description: **Commercial**
Work Class: **Alteration**
Proposed Use:
Permit Number: **B162948**
Status: **FINAL**
Valuation: **\$0.00**
Contractor Company:
Contractor Name: **MIKE PORTER - SONNIKSON & STORDAHL CONSTRUCTION**

Date: **7/28/2015**
Permit Type: **ALTCOM**
Description: **CNG TRANSIT FACILITY FUELING STATION EXPANSION- NEW SLOW FILL POSTS, COMPRESSORS, (2) CANOPIES 20X24 & 66X14'.6" & STORAGE TANKS. CIP #4510-72000/CP0036-999 PROJ MGR: M. PORTER**

Permit Description: **Commercial Alteration**
Work Class: **BLDG: BUILDING**
Proposed Use:
Permit Number: **B152674**
Status: **ISSUED**
Valuation: **\$1,000,000.00**
Contractor Company:
Contractor Name: **CITY OF VISALIA- MIKE PORTER**

ADJOINING PROPERTY FINDINGS

Date: **11/30/2006**
Permit Type: **ENCR**
Description: **PUTTING IN DRIVEWAY TO CNG FILLING STATION**

Permit Description: **Encroachment**
Work Class: **COM**
Proposed Use:
Permit Number: **E060534**
Status: **ISSUED**
Valuation: **\$0.00**
Contractor Company:
Contractor Name: **HOLCOMB MIKE**

Date: **9/5/2006**
Permit Type: **ALTCOM**
Description: **INSTALL A COMPRESSED NATURAL GAS FUELING FACILITY AT THE CITY CORPORATION YARD**

Permit Description: **Commercial Alteration**
Work Class:
Proposed Use:
Permit Number: **B061965**
Status: **ISSUED**
Valuation: **\$1,400,000.00**
Contractor Company:
Contractor Name: **COX, MONTY**

ADJOINING PROPERTY FINDINGS

525 N CAIN ST

Date: **9/14/2023**
Permit Type:
Description: **UTILIZING EXISTING SPARE CONDUIT, ADDING 20' OF CONDUIT BETWEEN (2) CHARGER LOCATIONS, ADDING BREAKER TO EXISTING SWITCHBOARD, AND INSTALLATION OF (2) EV CHARGERS**

Permit Description: **Electrical - Commercial**
Work Class:
Proposed Use: ELECTRICAL
Permit Number: B234004
Status: In Review
Valuation: \$0.00
Contractor Company:
Contractor Name:

Date: **10/21/2020**
Permit Type:
Description: **INSTALL BUS CHARGERS INSTALLATION OF FOUR (4) ELECTRIC BUS CHARGERS; 13 OVERHEAD LISTING AND THE INSTLLATION OF NEW SWITCHBOARD AND PCS UNITS; ALL ASSOCIATED WIRE& ELECTRICAL HARDWARE NECESSARY FOR INSTALLATION TO BE FURNISHED BY CONTRACTOR UNLESS OTHERWISE IDENTIFIED; CIP: 4520-7200/VH0135-999**

Permit Description: **Commercial - Alteration**
Work Class:
Proposed Use:
Permit Number: B204008
Status: Finaled
Valuation: \$0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **8/27/2018**
Permit Type:
Description: **ELECTRIC SERVICE & EQUIPMENT FOR CHARGING STATIONS INSTALL NEW ELECTRICAL SERVICE AND EQUIPMENT FOR BUS CHARGING STATIONS**

Permit Description: **Electrical - Commercial**
Work Class: Commercial
Proposed Use:
Permit Number: B183142
Status: Finaled
Valuation: \$0.00
Contractor Company:
Contractor Name:

Date: **9/12/2014**
Permit Type: **ALTCOM**
Description: **ROOF MOUNT & 5 - CANOPIES SOLAR SYSTEM 672.72KW, 4**

Permit Description: **Commercial Alteration**
Work Class: SOLAR
Proposed Use:
Permit Number: B142498
Status: FINAL
Valuation: \$672,000.00
Contractor Company:
Contractor Name: WATERSTON MIKE

Date: **12/13/2013**
Permit Type: **ELEC**
Description: **EEM RETROFIT PROJECT**

Permit Description: **Electrical**
Work Class: Commercial
Proposed Use:
Permit Number: B133197
Status: ISSUED
Valuation: \$0.00
Contractor Company:
Contractor Name: GARCIA BETSY MCGOVERN

ADJOINING PROPERTY FINDINGS

Date: **10/18/2011**
Permit Type: **FIRE_SUP**
Description: **FIRE ALARM SYS AND SEPARATE GAS DETECTION SYS**

Permit Description: **Fire Suppression**
Work Class: FIREALRM
Proposed Use:
Permit Number: B111795
Status: FINAL
Valuation: \$0.00
Contractor Company:
Contractor Name: KER-TEL COMMUNICATIONS INC

Date: **11/2/2010**
Permit Type: **FIRE_SUP**
Description: **RELOCATE FIRE SPRINKLER HEADS - ADD FIRE SPRINKLER HEADS**

Permit Description: **Fire Suppression**
Work Class: REPAIR
Proposed Use:
Permit Number: B102222
Status: ISSUED
Valuation: \$0.00
Contractor Company:
Contractor Name: LOPEZ MARIBEL - RLH FIRE PROTECTION

Date: **7/14/2010**
Permit Type: **ENCR**
Description: **DEMOLITION OF EXISTING APPROACHES AND SIDEWALKS AT THREE AREAS**

Permit Description: **Encroachment**
Work Class: COM
Proposed Use:
Permit Number: E100225
Status: ISSUED
Valuation: \$0.00
Contractor Company:
Contractor Name: DOWNS CHUCK - SEALS/BIEHLE GENERAL CONTRACTORS

ADJOINING PROPERTY FINDINGS

Date: **6/28/2010**
Permit Type: **ALTCOM**
Description: **7520 sf ADDITION TO EXISTING SHOP SPRINKLERED BLDG. FLOOD ZONE AH BFE
- 335.90**

Permit Description: **Commercial Alteration**
Work Class:
Proposed Use:
Permit Number: B090214
Status: CHG_OUT
Valuation: \$2,363,000.00
Contractor Company:
Contractor Name: TAYLOR TETER PARTNERSHIP - DANEN

Date: **6/28/2010**
Permit Type: **ALTCOM**
Description: **1680 SF ADDITION TO EXISTING WASH/STORAGE BUILDING NON SPRINKLERED
FLOOD ZONE AH BFE- 335.90**

Permit Description: **Commercial Alteration**
Work Class:
Proposed Use:
Permit Number: B090338
Status: ISSUED
Valuation: \$0.00
Contractor Company:
Contractor Name: TAYLOR TETER PARTNERSHIP - DANEN GOGUE

Date: **6/28/2010**
Permit Type: **SITE_IMP**
Description: **ADDITIONAL AUTO AND BUS PARKING AND SITE IMPROVEMENTS**

Permit Description: **Site Improvement**
Work Class:
Proposed Use:
Permit Number: B090339
Status: ISSUED
Valuation: \$0.00
Contractor Company:
Contractor Name: TAYLOR TETER PARTNERSHIP - DANEN GOGUE

ADJOINING PROPERTY FINDINGS

Date: **1/30/2007**
Permit Type: **ALTCOM**
Description: **INSTALL AUTOMATIC BUS WASH EQUIPMENT IN THE BUS WASH FACILITY BUILDING. AH FLOOD ZONE BFE 338.75 (SEE ALSO B050761)**

Permit Description: **Commercial Alteration**
Work Class:
Proposed Use:
Permit Number: B070117
Status: FINAL
Valuation: \$41,510.00
Contractor Company:
Contractor Name: QUALITY PLUMBING SERVICES

Date: **6/19/2006**
Permit Type: **FIRE_SUP**
Description: **TRANSIT MAIN - OP FIRE SPRINKLE SYSTEM**

Permit Description: **Fire Suppression**
Work Class: NEW
Proposed Use:
Permit Number: B060549
Status: FINAL
Valuation: \$0.00
Contractor Company:
Contractor Name: SURPLE BRIDGAT

ADJOINING PROPERTY FINDINGS

Date: **1/17/2006**
Permit Type: **COM**
Description: **16,729 S.F. SINGLE-STORY OFFICE/MAINTENANCE BLDG, W/845 S.F. MEZZ. AH FLOOD ZONE 338.75, SEE ALSO B050761 FOR WASH BLDG, B050762 FOR THE SERVICE BLDG AND B050763 FOR TANK FARM**

Permit Description: **Commercial**
Work Class: **SHELL_TI**
Proposed Use:
Permit Number: **B050652**
Status: **FINAL**
Valuation: **\$971,787.61**
Contractor Company:
Contractor Name: **COV TRANSIT DIVISION**

Date: **1/17/2006**
Permit Type: **COM**
Description: **WASH BUILDING 3080 SF. AH FLOOD ZONE 338.75 \ SEE ALSO B050652 FOR OPERATIONS BLDG, B050762 FOR THE SERVICE BLDG AND B050763 FOR TANK FARM**

Permit Description: **Commercial**
Work Class: **SHELL_TI**
Proposed Use:
Permit Number: **B050761**
Status: **FINAL**
Valuation: **\$107,245.60**
Contractor Company:
Contractor Name: **TETERATE LLP/DANEN GOGUE**

ADJOINING PROPERTY FINDINGS

Date: **1/17/2006**
Permit Type: **COM**
Description: **SERVICE BUILDING 843 SF. AH FLOOD ZONE 338.75 \ SEE ALSO B050652 FOR OPERATIONS BLDG, B050761 FOR THE WASH BLDG AND B050763 FOR TANK FARM**

Permit Description: **Commercial**
Work Class: **SHELL_TI**
Proposed Use:
Permit Number: **B050762**
Status: **FNALATMC**
Valuation: **\$35,498.73**
Contractor Company:
Contractor Name: **TETERATE LLP/ DANEN GOGUE**

Date: **1/17/2006**
Permit Type: **COM**
Description: **TANK FARM 37' X 37' TWO 10,000 GALLON TANKS ABOVE GROUND. AH FLOOD ZONE 338.75, SEE ALSO B050652 FOR OPERATIONS BLDG, B050761 FOR THE WASH BLDG, B050762 FOR THE SERVICE BLDG**

Permit Description: **Commercial**
Work Class: **MISC**
Proposed Use:
Permit Number: **B050763**
Status: **FINAL**
Valuation: **\$20,000.00**
Contractor Company:
Contractor Name: **TETERATE LLP/DANEN GOGUE**

ADJOINING PROPERTY FINDINGS

Date: **12/20/2005**
Permit Type: **ENCR**
Description: **EXCAVATE FOR SITE UTILITIES: WATER SEWER GAS AND STORM DRAIN**

Permit Description: **Encroachment**
Work Class: **UTIL**
Proposed Use:
Permit Number: **E050563**
Status: **ISSUED**
Valuation: **\$0.00**
Contractor Company:
Contractor Name: **T-3 ENGINEERING**

Date: **12/7/2005**
Permit Type: **ELEC**
Description: **TEMPORARY POWER POLE**

Permit Description: **Electrical**
Work Class: **COM**
Proposed Use:
Permit Number: **B055033**
Status: **FINAL**
Valuation: **\$0.00**
Contractor Company:
Contractor Name: **NELSON, LEWIS C & SONS**

GLOSSARY

General Building Department concepts

- **ICC:** The International Code Council. The governing body for the building/development codes used by all jurisdictions who've adopted the ICC guidelines. MOST of the US has done this. Canada, Mexico, and other countries use ICC codes books and guides as well. There are a few states who have added guidelines to the ICC codes to better fit their needs. For example, California has added seismic retrofit requirements for most commercial structures.
- **Building Department (Permitting Authority, Building Codes, Inspections Department, Building and Inspections):** This is the department in a jurisdiction where an owner or contractor goes to obtain permits and inspections for building, tearing down, remodeling, adding to, re-roofing, moving or otherwise making changes to any structure, Residential or Commercial.
- **Jurisdiction:** This is the geographic area representing the properties over which a Permitting Authority has responsibility.
- **GC:** General Contractor. Usually the primary contractor hired for any Residential or Commercial construction work.
- **Sub:** Subordinate contracting companies or subcontractors. Usually a "trades" contractor working for the GC. These contractors generally have an area of expertise in which they are licensed like Plumbing, Electrical, Heating and Air systems, Gas Systems, Pools etc. (called "trades").
- **Journeyman:** Sub contractors who have their own personal licenses in one or more trades and work for different contracting companies, wherever they are needed or there is work.
- **HVAC (Mechanical, Heating & Air companies):** HVAC = Heating, Ventilation, and Air Conditioning.
- **ELEC (Electrical, TempPole, TPole, TPower, Temporary Power, Panel, AMP Change, Power Release):** Electrical permits can be pulled for many reasons. The most common reason is to increase the AMPs of power in an electrical power panel. This requires a permit in almost every jurisdiction. Other common reasons for Electrical permits is to insert a temporary power pole at a new construction site. Construction requires electricity, and in a new development, power has yet to be run to the lot. The temporary power pole is usually the very first permit pulled for new development. The power is released to the home owner when construction is complete and this sometimes takes the form of a Power Release permit or inspection.
- **"Pull" a permit:** To obtain and pay for a building permit.
- **CBO:** Chief Building Official
- **Planning Department:** The department in the development process where the building /structural plans are reviewed for their completeness and compliance with building codes
- **Zoning Department:** The department in the development process where the site plans are reviewed for their compliance with the regulations associated with the zoning district in which they are situated.
- **Zoning District:** A pre-determined geographic boundary within a jurisdiction where certain types of structures are permitted / prohibited. Examples are Residential structure, Commercial/Retail structures, Industrial/Manufacturing structures etc. Each zoning district has regulations associated with it like the sizes of the lots, the density of the structures on the lots, the number of parking spaces required for certain types of structures on the lots etc.
- **PIN (TMS, GIS ID, Parcel#):** Property Identification Number and Tax Map System number.
- **State Card (Business license):** A license card issued to a contractor to conduct business.
- **Building Inspector (Inspector):** The inspector is a building department employee that inspects building construction for compliance to codes.
- **C.O.:** Certificate of Occupancy. This is the end of the construction process and designates that the owners now have permission to occupy a structure after its building is complete. Sometimes also referred to as a Certificate of Compliance.

GLOSSARY

Permit Content Definitions

- **Permit Number:** The alphanumeric designation assigned to a permit for tracking within the building department system. Sometimes the permit number gives clues to its role, e.g. a "PL" prefix may designate a plumbing permit.
- **Description:** A field on the permit form that allows the building department to give a brief description of the work being done. More often than not, this is the most important field for EP's to find clues to the prior use (s) of the property.
- **Permit Type:** Generally a brief designation of the type of job being done. For example BLDG-RES, BLDG-COM, ELEC, MECH etc.

Sample Building Permit Data

Date: Nov 09, 2000

Permit Type: Bldg -

New Permit Number: 101000000405

Status: Valuation: \$1,000,000.00

Contractor Company: OWNER-BUILDER

Contractor Name:

Description: New one store retail (SAV-ON) with drive-thru pharmacy. Certificate of Occupancy.

F



Darrels Mini Storage No. 19

1700 E Goshen Ave
Visalia, CA 93292

Inquiry Number: 7513961.5
December 06, 2023

The EDR-City Directory Image Report

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Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

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 business directory data at approximately five year intervals.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2020	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2017	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2014	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
1995	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
1992	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
1986	<input checked="" type="checkbox"/>	<input type="checkbox"/>	POLK DIRECTORY CO
1981	<input checked="" type="checkbox"/>	<input type="checkbox"/>	POLK DIRECTORY CO
1976	<input checked="" type="checkbox"/>	<input type="checkbox"/>	POLK DIRECTORY CO
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

FINDINGS

TARGET PROPERTY STREET

1700 E Goshen Ave
Visalia, CA 93292

Year CD Image Source

E GOSHEN AVE

2020	pg A2	EDR Digital Archive	
2017	pg A4	Cole Information	
2014	pg A5	Cole Information	
2010	pg A6	Cole Information	
2005	pg A7	Cole Information	
2000	pg A8	Cole Information	
1995	pg A9	Cole Information	
1992	pg A10	Cole Information	
1986	pg A11	POLK DIRECTORY CO	
1981	pg A12	POLK DIRECTORY CO	
1976	pg A13	POLK DIRECTORY CO	
1971	pg A14	POLK DIRECTORY CO	
1967	pg A15	POLK DIRECTORY CO	
1967	pg A16	POLK DIRECTORY CO	
1962	pg 0	POLK DIRECTORY CO	Target and Adjoining not listed in Source
1959	pg 0	POLK DIRECTORY CO	Target and Adjoining not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

E GOSHEN AVE 2020

1526	ALAN HARLAN CAD-CAM TOOL & DIE
1540	KD ENGINE BUILDERS VISALIA FENCING ZAMORANO'S STEEL & ORNAMENTAL
1606	SAFETY NETWORK
1700	ASAP TOWING SAM DAVIS TOWING OF VISALIA
1707	MID VALLEY DISPOSAL & TRANSFER
1725	ARMEN MAJARIAN PAUL MURCH
2046	CHAD RUSSELL RIDING FOR A REASON
2309	FABIOLA JAVIER MEDARDO ARREOLA WILFREDO JAVIER
2329	CARLOS STREETER FABIOLA JAVIER WILFREDO JAVIER
2345	BRADLEY BULLOCK JASON HEDRICK
2411	FROYLAN MADRIGAL MICHAEL SMITH
2417	DIMITRI RODRIGUEZ
2431	LIZETTE CORTES RANDOLPH SHANDLER THOMAS SHANDLER
2505	MARCELINO SALDANA PEDRO SALDANA SILVIA SALDANA
2523	ANGELINA ROMERO CONNIE BLAKESLEE ED HARBISON SERGIO GONZALES SERGIO ROMERO SILVIA GOMEZ
2541	ANA ROMERO ANGELINA ROMERO SERGIO ROMERO
2543	UVALDO FRANCO
2546	SEVAN FARMS INC
2603	CARL SCOTT
2702	SARKIS YAHNIAN SYLVIA YAHNIAN
2703	JANET FUSS
2721	BRETT KORNEFF DIANE RODRIGUEZ KIMBERLY GOMEZ MARCY RODRIGUEZ
2745	MARCY RODRIGUEZ



-

E GOSHEN AVE 2020 (Cont'd)

2745 ROSEMARY RODRIGUEZ

E GOSHEN AVE 2017

1526	CADCAM TOOL & DIE
1540	KD ENGINE BUILDERS ZAMORANOS STEEL & ORNAMENTAL
1700	UNITED AUTO REPAIR
2348	REESE, RICHARD A
2411	MADRIGAL, FROYLAN L
2431	CORTES, LIZETTE
2503	KITTERMAN, DOUGLAS G NAVARETTE, GILBERT
2505	SALDANA, SILVIA
2523	CAMPOS, ALICIA GONZALES, SERGIO F HARBISON, EDWARD L SERGIO, ROMEO
2529	BALL, JANNELL L
2541	ROMERO, ANAMARIA
2543	SILVA, JOSIAH M
2546	SEVAN FARMS INC
2565	SAECHAO, NAI K
2603	SCOTT, CARL W
2703	FUSS, JANET L
2721	GOMEZ, EDUARDO
2724	MENDEZ, WENDY
2745	RODRIGUEZ, JOSHUA S
2761	BISHOP, RICK J
2810	PICKEREL, JOSHUA

E GOSHEN AVE 2014

1526	CAD CAM TOOL & DIE
1540	KD ENGINE BUILDERS ZAMORANOS STEEL & ORNAMENTAL
1700	ASAP TOWING ELMERS AUTOMOTIVE UNITED AUTO REPAIR
1707	SUNSET WASTE PAPER INC SUNSET WASTE SYSTEMS
2345	OCCUPANT UNKNOWN,
2348	OCCUPANT UNKNOWN,
2411	MADRIGAL, FROYLAN L
2417	OCCUPANT UNKNOWN,
2431	OCCUPANT UNKNOWN,
2503	KITTERMAN, DOUGLAS G NAVARETTE, GILBERT OCCUPANT UNKNOWN,
2505	SALDANA, SILVIA
2523	CAMPOS, ALICIA GONZALES, SERGIO F HARBISON, EDWARD L OCCUPANT UNKNOWN,
2529	BALL, JANNELL L BUHLERT, BARTON A GOLDSMITH, LARRY P
2541	ROMERO, ANAMARIA
2543	MOORE, BONNE SILVA, JOSIAH M
2546	SEVAN FARMS INC
2565	SAECHAO, NAI K
2603	SCOTT, CARL W
2702	YANNIAN, RICHARD N
2703	FUSS, JANET
2721	RODRIGUEZ, JOSH S
2724	MENDEZ, WENDY
2745	OCCUPANT UNKNOWN,
2761	BISHOP, RICK J CONTINUOUS ROOF GUTTER
2810	PICKEREL, JOSHUA

E GOSHEN AVE 2010

1526	CADCAM TOOL & DIE
1540	K D ENGINE REBUILDERS ZAMORANOS STEEL & ORNAMENTAL
1606	HEADS AUTO REPAIR
1700	ALLEY CAT AUTO WRECKING AUTO COLLISION SPECIALTIES ELMERS AUTOMOTIVE SAM DAVIS TOWING OF VISALIA UNITED AUTO REPAIR
1707	SUNSET WASTE PAPER INC
2345	OCCUPANT UNKNOWN,
2348	OCCUPANT UNKNOWN,
2411	MADRIGAL, FROYLAN L
2417	HULSEY, TIMOTHY E
2431	EXUM, ARLETA
2503	OCCUPANT UNKNOWN,
2505	SALDANA, MARCELLO
2523	CAROLL, TOM E GONZALES, SERGIO F HARBISON, EDWARD L MCPEAK, G OCCUPANT UNKNOWN, ROBINSON, SEAN E ROMERO, SERGIO
2529	BUHLERT, AARON
2541	OCCUPANT UNKNOWN,
2543	OCCUPANT UNKNOWN,
2546	SEVAN FARMS INC WRIGHT, KAY K
2565	SAECHAO, NAI K
2603	SCOTT, CARL W
2702	YAHNIAN, SARK S
2703	DALTON, JANET L
2721	OCCUPANT UNKNOWN,
2724	MENDEZ, WENDY
2745	RODRIGUEZ, JOSHUA
2761	BISHOP, RICK
2810	OCCUPANT UNKNOWN,
2818	WILLINGHAM, ASHLEY

E GOSHEN AVE 2005

1540 KD ENGINE REBUILDERS
1700 ALLEY CAT AUTO WRECKING
ASAP TOWING
AUTO COLLISION SPECIALTIES
PRESTIGE COLLISION REPAIR
SAM DAVIS TOWING OF VISALIA
U GO PICK A PART AUTO DISMANTLING
1707 SUNSET WASTE SYSTEMS
2121 JOHNS TRANSPORT
2345 OCCUPANT UNKNOWN,
2348 REESE, RICHARD A
2411 MADRIGAL, FROYLAN L
2417 HULSEY, TIMOTHY E
2431 EXUM, ARLETA
2503 NAVARRETT, GILBERT
OCCUPANT UNKNOWN,
2505 SALDANA, MARCELINO
2523 BLAKESLEE, CONNIE E
GONZALES, SERGIO
OCCUPANT UNKNOWN,
ROMERO, SERGIO
2541 OCCUPANT UNKNOWN,
2543 OCCUPANT UNKNOWN,
2546 WRIGHT, ROBERT W
YAHNIAN FARMS
2565 LOZANO, OSBALDO D
2603 OCCUPANT UNKNOWN,
2702 YAHNIAN, SARK S
2703 DALTON, JANET L
2721 PERKINS, JAMES C
2724 TRUDY JOHNSON PHOTOGRAPHY
TRUDY, JOHNSON
2745 RODRIGUEZ, DIANE M
2761 BISHOP, RICK
2810 OCCUPANT UNKNOWN,
2818 LOPEZ, RAUL L
2842 WEAVER, TIM

E GOSHEN AVE 2000

1526 CAD-CAM TOOL & DIE
 1540 KD ENGINE REBUILDERS
 1606 AMERICAN AUTO SERVICE
 R & C TOWING
 1700 A 1 AUTO TOWING
 AUTO COLLISION SPECIALTIES
 ELMERS AUTOMOTIVE
 PRESTIGE COLLISION REPAIR
 SAM DAVIS TOWING & AUTO WRECKING
 U GO PICK A PART AUTO DISMANTLING
 VICTORS AUTOMOTIVE
 1707 SUNSET WASTE PAPER INCORPORATED
 1725 MURCH, PAUL
 1773 OCCUPANT UNKNOWN,
 1818 AARONS AUTO REPAIR
 AARONS AUTO WRECKING
 1820 OCCUPANT UNKNOWN,
 1878 OCCUPANT UNKNOWN,
 2309 OCCUPANT UNKNOWN,
 2345 BULLOCK, BRADLEY
 2356 OCCUPANT UNKNOWN,
 2411 ESTRADA, OSCAR
 2417 CRENSHAW, DOUGLAS V
 2429 OCCUPANT UNKNOWN,
 2431 OCCUPANT UNKNOWN,
 2503 KITTERMAN, DAYTON D
 WURSCHER, ERVIN
 2505 HARDIN, GENEVA M
 2523 JAMESON, LEWIS R
 ROMERO, SERGIO
 SIMPSON, FRANK
 2541 OCCUPANT UNKNOWN,
 2543 ATCHLEY, DANNY
 2546 BRINSON, BRENDA
 YAHNIAN FARMS
 2565 ROADCAP, LUCILLE
 2603 OCCUPANT UNKNOWN,
 2702 YAHNIAN, SARKIS
 2703 DALTON, JANET L
 2721 RODRIGUEZ, MARCY
 2724 JOHNSON TRUDY PHOTOGRAPHY
 OCCUPANT UNKNOWN,
 2745 OCCUPANT UNKNOWN,
 2761 OCCUPANT UNKNOWN,
 2818 SWEENEY, K
 2842 SWEENEY, DOROTHY R

E GOSHEN AVE 1995

1526 SUPERIOR EQUIPMENT SALES & SVC
1540 K D ENGINE REBUILDERS
1700 ELMERS AUTOMOTIVE
LUCERO, LINDA
PRESTIGE COLLISION REPAIR
SAM DAVIS TOWING & AUTO WRCKNG
1707 SUNSET WASTE PAPER INC
1716 CALVEND
1725 MURCH, PAUL
1818 NEWBERRYS HI PERFORMANCE
NEWBURRYS DISMANTLING
2046 BOUDAKIAN, H
2103 CAD CAM
2121 CLASSIC CHARTER
2345 MENA, SHELLY
2348 REESE, RICHARD A
2411 ESTRADA, OSCAR
2417 CRENSHAW, JULIE
2431 EXUM, ARLETA
2503 MORENO, SUSAN
2505 HARDIN, GENEVA M
2523 POE, J
2541 SIMPSON, FRANK W
2546 OCCUPANT UNKNOWNN
YAHNIAN FARMS
2565 ROADCAP, HAROLD
2702 YAHNIAN, SARKIS
2724 JOHNSON, TRUDY
TRUDY JOHNSON PHOTOGRAPHY
2761 HOVSEPIAN, M
2842 SWEENEY, WARREN

E GOSHEN AVE 1992

1540 K D ENGINE REBLDRS
SUPERIOR EQUIPMENT
1606 SIMON BROS INC
1700 ELMERS AUTOMOTIVE
PRESTIGE AUTO BODY
SAM DAVIS GAR TOWNG
1707 SUNSET WASTE PAPER
1716 BOOKOUT MOTRS WRCKG
CALVEND
1725 MURCH, PAUL
1818 R&T AUTO DISMANTLNG
2046 BOUDAKIAN, H
2103 KROTTNER, BOB
2121 CLASSIC CHARTER
2329 DENNISON, RALPH A
2348 REESE, RICHARD A
2411 ESTRADA, OSCAR
2546 YAHNIAN FARMS
2724 JOHNSON TRUDY PHOTO
2842 SWEENEY, WARREN C

E GOSHEN AVE 1986

83

**GOSHEN AV E —FROM N BURKE ST
EAST 1 NORTH OF E CENTER ST**

ZIP CODE 93291

N BEN MADDOX WAY INTERSECTS

1526 Roy's Tire & Automotive 732-2219

1540 K & B Engine Rebuilders 627-0307

1606 Simon Brothers Inc trucking 734-5373

1700 Prestige Auto Body & Painting 734-1789

Davis Sam Garage Towing & Auto

Wrecking 732-3951

Quality Air Conditioning 732-2817

1707 Sunset Waste Paper Co recycling

739-1595

1716 Bookout Motors auto wrecking 732-9135

1725 Murch Paul ©

1818 R & T Auto Dismantling 625-1818

2046 Boudakian Mary I © 734-6155

2121 Crowder's R V Stge 734-7746

Classic Charter 738-1111

2248 Michels Alice B © 734-3573

2309 Sweeney Albert M Jr © 734-5234

2329★Dennison Ralph A © 734-1872

2345a Pennington Evelyn © 732-4031

2348 Reese Richd A © 733-1124

2411 Clifford Ames © 734-6628

2417★Locke Ron © 738-9040

2431 Exum Arleta ©

2443 Sweeney Alberta Mrs © 732-0714

2

E GOSHEN AVE 1981

**GOSHEN AV E —FROM N BURKE ST
EAST 1 NORTH OF E CENTER ST**

ZIP CODE 93291

N BEN MADDOX WAY INTERSECTS

1526 Dahlstrom Maynard Walnut Dryers
732-9605

1606 Simon Brothers Inc trucking 734-5373

1700 Prestige Auto Body & Painting 734-1789
Davis Sam Garage Towing & Auto
Wrecking 732-3951

1716 West Coast Auto Wrecking 732-5615

1725 Murch Paul ©

1818 R & T Auto Dismantling 625-1818
C & D Body Shop 734-3517

2046 Boudakian Mary © 734-6155

2248 Michels Alice © 734-3573

2309 Sweeney Albert M Jr © 734-5234

2329 Dennison Gary R ©

2345a Pennington Evelyn © 732-4031

2345b Vacant

2348 Reese Patricia © 732-6929

2411★Robison Ken © 733-1190

2417 Peterson Judy 625-4847

2431 Exum Arleta © 625-4516

2443 Sweeney Alberta Mrs © 732-0714

E GOSHEN AVE 1976

93

N BEN MADDOX WAY INTERSECTS

- 1406 Vacant
1606 Simon Bros Inc trucking 734-5373
1707★Couvion Carolyn 734-1820
1716 West Coast Auto Wrecking 732-9135
1725 Majarian Judy © 732-0865
2046 Boudakian Hacher © 734-6155
2248 Reese Allen R © 732-6929
2309 Sweeney Albert M Jr © 734-5234
2329 Dennison Gary R
2345 Pennington Evelyn 732-4031
2348 Michels Alice B © 734-3573
2411 Adamson Mildred
2417 Ramirez A E
2431 Grist Geo Jr © 734-4331
2443 Sweeney Alberta Mrs © 732-0714

E GOSHEN AVE 1971

DUDLEY ST INTERSECTS

1215 Espinoza Manuel T ©

734-5690

1221 No Return

1235 Barker Clarence

1300 Visalia Cemetery 734-6181

93

N BEN MADDOX WAY

INTERSECTS

1406 No Return

1446 Jackson Ann Mrs

1606 Simon Bros Inc trucking

734-5373

1707 Mohr Gary D

1716 West Coast Auto Wrecking

732-9136

1725 Majarian Estelle Mrs ©

732-0865

2046 Boudakian Hacker ©

734-6155

2248 Reese Allen R © 732-6929

2309 Sweeney Peter Jr ©

734-5234

2329 No Return

2345 Vacant

2348 Michels Alice B © 734-3573

2411 Lambert Geo H

2417 Cornue Dorothy Mrs

732-0830

2431 Massie H B © 734-8634

2443 Sweeney Alberta Mrs ©

732-0714

E GOSHEN AVE 1967

---DUDLEY INTERSECTS

1205 VACANT

1215 VERNON LORRAINE M
MRS 732-6281

1221 VACANT

1235 ORTIZ CHRISTINE MRS
734-6836

1300 VISALIA CEMETERY
734-6181

93

---N BEN MADDOX WAY
INTERSECTS

1406 MORGAN EVERETT C
732-0418

1446 HOOVER HAROLD M
734-9677

1449 GUTIERREZ MARIO
734-8208

1500 VACANT

1526 DAHLSTROM MAYNARD
SHEET METAL ●

1600 VACANT

1606 VISALIA DISPOSAL &
TRUCKING CO
734-5373

1725 MAJARIAN ESTELLE MRS
● 732-0865

E GOSHEN AVE 1967

117

2046 BOUDAKIAN HACKER ●
734-6155

2123 VILLA PAUL

2248 REESE ALLAN R ●
732-6929

2309 SWEENEY PETER JR ●
734-5234

2329 VACANT

2345 RANKIN JOHN H ●
732-3375

2348 ATHERTON ALICE MRS ●
734-3573

2417 WARD JAMES W
732-2703

2431 BATES OSCAR 732-8985

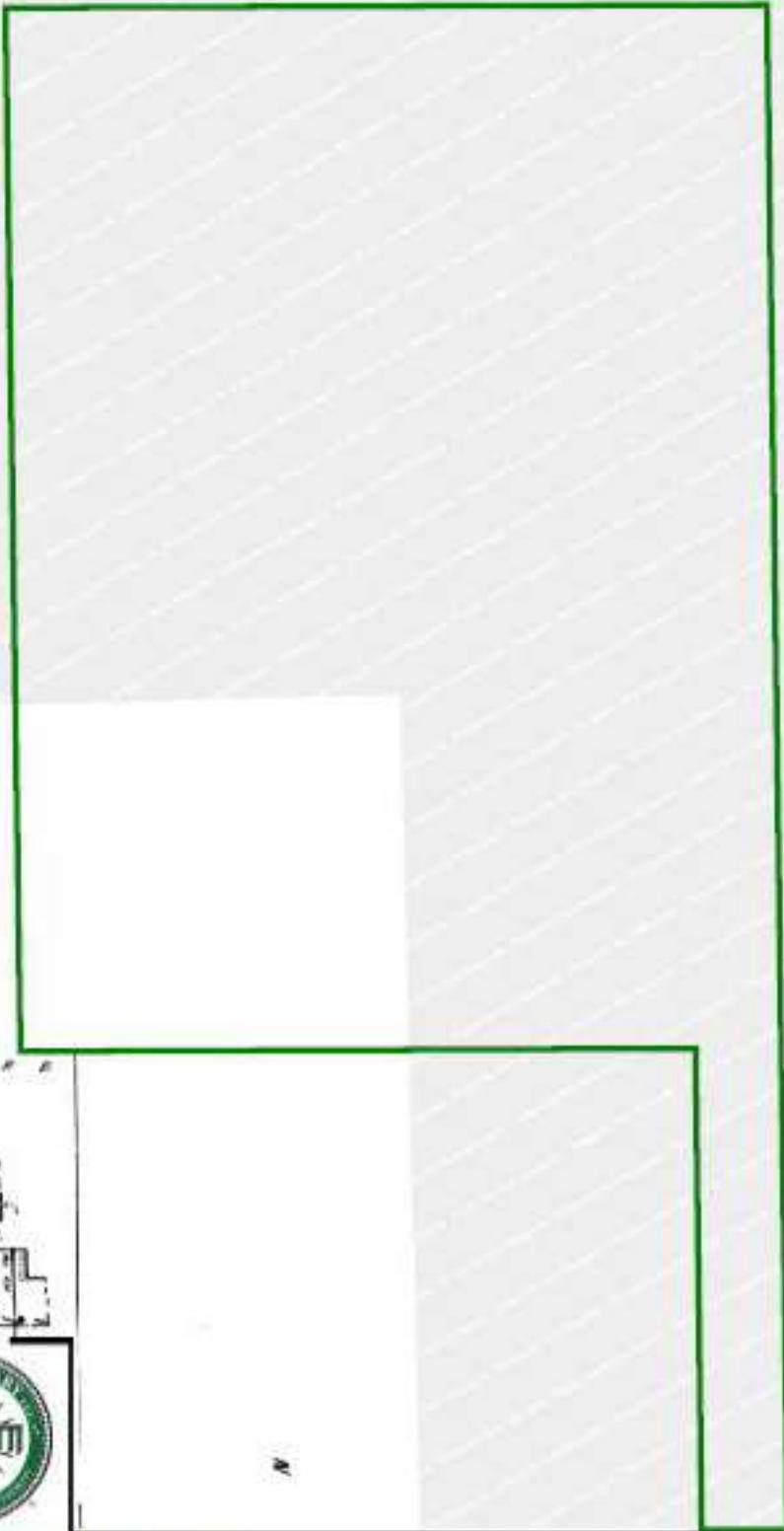
2443 SWEENEY E M ●
732-0714

APPENDIX

G



Subject Property



EXPOSURE



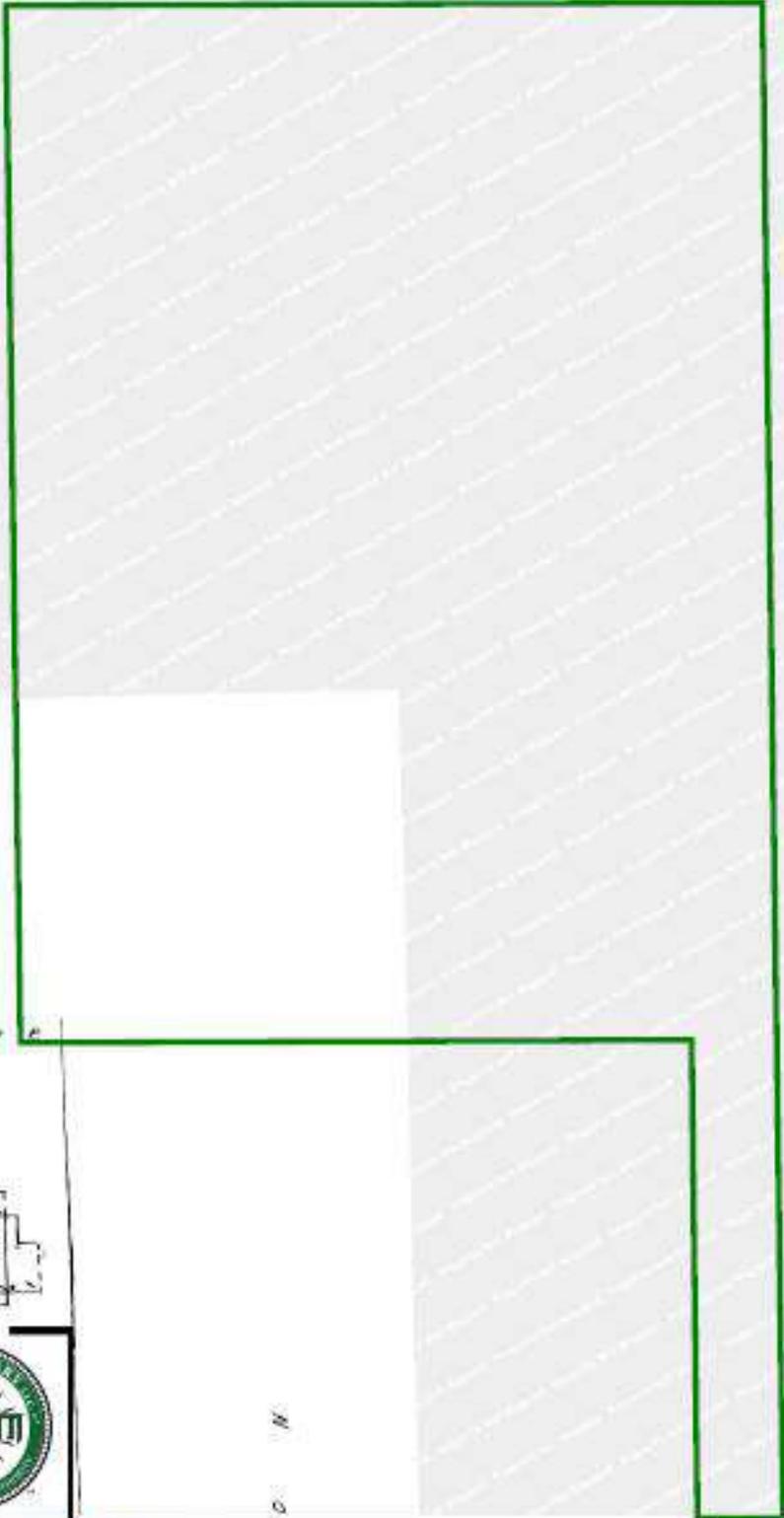
SANBORN MAPS

SCALE:	DATE:
NTS	Jan. 2024
DRAWN BY:	APPROVED BY:
MG	RM
PROJECT NO.:	YEAR:
2-423-1233	1950

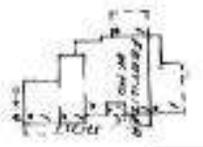
DERREL'S MINI STORAGE FACILITY NO. 19
1700 EAST GOSHEN AVENUE
VISALIA, CALIFORNIA



Subject Property



EXPOSURE



Mini Storage No. 19
1700 East Goshen Avenue
Visalia, CA 93292
Engineering Group
11.11
1993
2014-2015



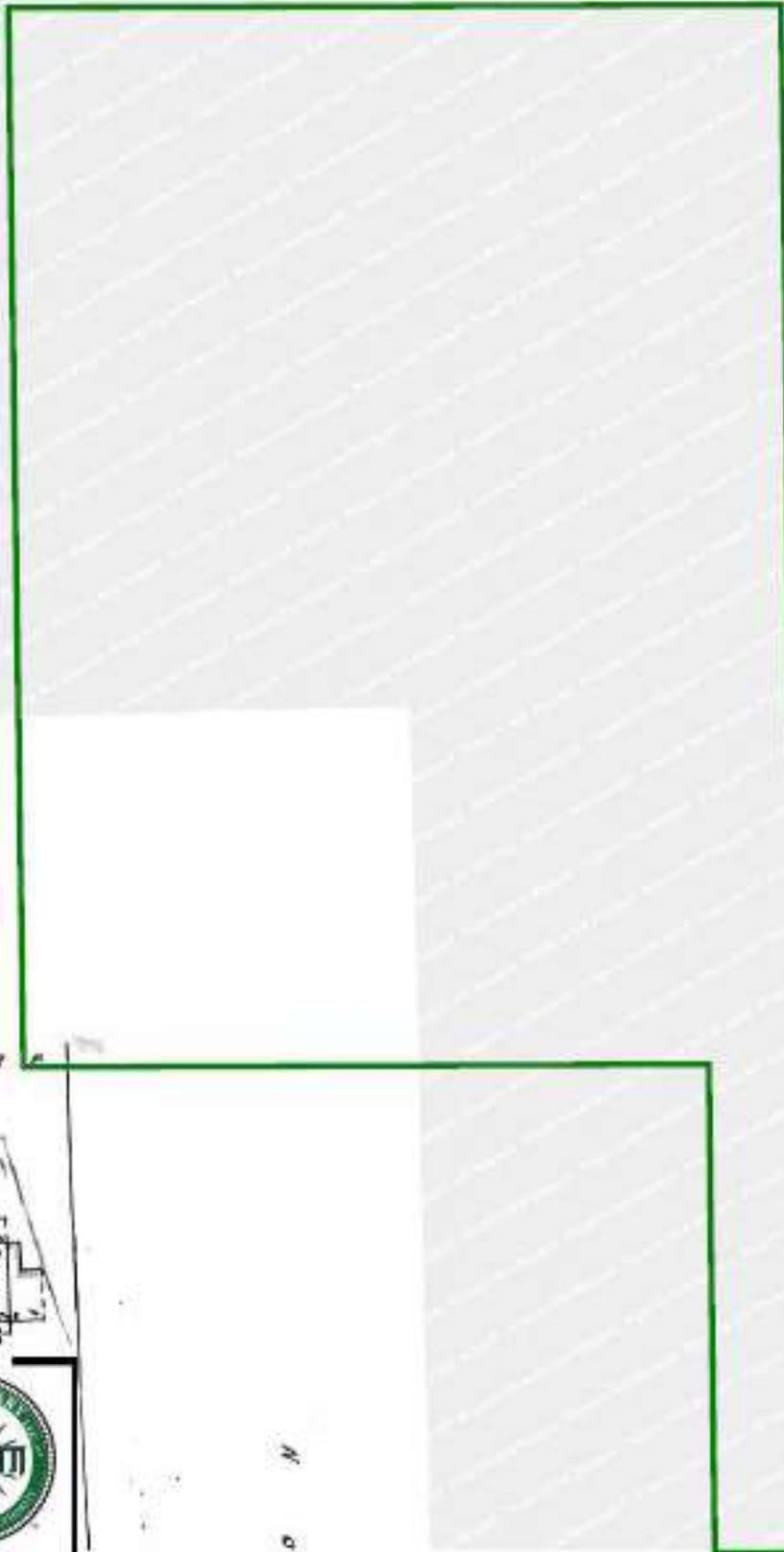
SANBORN MAPS

**DERREL'S MINI STORAGE FACILITY NO. 19
1700 EAST GOSHEN AVENUE
VISALIA, CALIFORNIA**

SCALE: NTS	DATE: Jan. 2024
DRAWN BY: MG	APPROVED BY: RM
PROJECT NO.: 2-423-1233	YEAR: 1957



Subject Property



SANBORN MAPS

DERREL'S MINI STORAGE FACILITY NO. 19
1700 EAST GOSHEN AVENUE
VISALIA, CALIFORNIA

SCALE:	DATE:
NTS	Jan. 2024
DRAWN BY:	APPROVED BY:
MG	RM
PROJECT NO.:	YEAR:
2-423-1233	1962



APPENDIX

H



ADDITIONAL INSPECTION COMMENTS

1-0 Motor Vehicle and Mobile Equipment Coating Operation

Refer to the attached supplemental inspection form.

2-0 Motor Vehicle and Mobile Equipment Coating Operation

Refer to the attached supplemental inspection form.

Paint / Coatings Operations Inspection Report

Use this form in conjunction with the Compliance Inspection Summary

Company: Auto Collision Specialties ATC / PTO #: 1-072-0

All items are to be checked at the time of each inspection.

APPLICABLE RULE:

- 4601 - Architectural 4602 - Auto / Mobile 4603 - Metal Parts 4684 - Polyester Resin
 4604 - Can & Coil 4605 - Aerospace 4606 - Wood Products

Daily VOC emission limit: 54.7 lbs Does source claim exemption? Y/ N
Does facility use emissions control system? Y/ N
Operation & Maintenance Plan Submitted Y/ N/ NA (4604)

APPLICATION METHOD:

HVLP Spray Gun Other _____
Are the guns properly marked Y/ N
Are painted items baked or heat cured? (> 194°F) Y/ N (4603) Temperature: _____ °F

SURFACE PREPARATION & EVAP. LOSS MINIMIZATION:

Compliant clean-up / surface preparation solvents? Y/ N SAAP + H₂O (0.42 lbs/gal)
Compliant storage / disposal of solvent laden waste? Y/ N closed containers
Compliant storage of fresh / spent paints and solvents? Y/ N closed containers

Gun Cleaner Make: HerKules
Gun cleaner solvent mfg: 5 Star [VOC]: 4.39 lbs/gal (552 g/l)(4.6 lbs/gal)

Does facility use a:
Temporary Protective Coating? Y/ N (4602) (60g/l)(0.5 lbs/gal)
Coating Stripper? Y/ N (4605) (300g/l)(2.5 lbs/gal & 9.5 mmHg)
Strippable Booth Coating? Y/ N (4606) (456g/l)(3.8 lbs/gal)
VOC Recycler? Y/ N If Yes, Name of Company: _____
Is use of a paint booth required? Y/ N Are filters in place & in good condition? Y/ N
Is exhaust fan operational? Y/ N/ NA
Is booth is equipped with manometer or differential pressure gauge? Y/ N/ NA ΔP: _____

ADMINISTRATIVE REQUIREMENTS:

Is the operator:
Maintaining accurate, complete, and current application records? Y/ N
Maintaining accurate, complete, and current paint / coating data? Y/ N
In compliance with daily VOC emissions limit? Y/ N
Does VOC content of paints and coatings comply with applicable Rule(s)? Y/ N
Does gelcoat and resin comply with applicable rule? Y/ N
Are containers properly labeled? Y/ N (4601)
Chromium/Chromate in Paint? Y/ N/ NA If Yes, permit limit _____ Observed: _____
Specialty Coating (4602) Is VOC greater than (840 g/l) (7lbs/gal) 1 gal/day? Y/ N/ NA
Specialty Coating (4603) Does facility use >55 gal/yr of high VOC Specialty Coatings? Y/ N/ NA

COMMENTS:

SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT

COMPLIANCE INSPECTION SUMMARY

INSPECTION TYPE: COMPLIANCE START-UP VARIANCE BREAKDOWN OTHER: _____
 SOURCE NAME: Auto Collision Specialties FID# S-2471
 LOCATION: 1700 East Goshen Avenue CITY: Visalia
 CONTACT: Emily or Jesus Garcia TITLE: Owners PHONE: 559-741-0742
 INSPECTION DATE: 1/11/05 INSPECTOR(s): Patrick Houhan

INSPECTED EQUIPMENT		OPERATING		COMMENTS / NOTES	COMPLIANCE	
PERMIT UNIT	TYPE OF EQUIPMENT	YES	NO		YES	NO
-1-0	Painting Operation	X			X	
-2-0	Painting Operation	X			X	

SPECIAL CONDITIONS / APPLICABLE RULES:

(COMPLETE THE FOLLOWING AS IT APPLIES TO THIS SOURCE)

COMPLIANCE HISTORY			COMPLIANCE		
			YES	NO	N/A
COMPLAINT HISTORY	# of complaints since last inspection: 0	# of unresolved complaints: 0			X
VARIANCE HISTORY	# granted (prior year): 0	Currently under: Y/ <input checked="" type="checkbox"/> N			X
VIOLATION HISTORY	# of NTC(s)/NOV(s) since last inspection: 0				X
SOURCE TEST HISTORY	Required: Y/ <input checked="" type="checkbox"/> N	Performed: Y/N			X
COMPLIANCE STATUS					
ATC/PTO(s)	Accurate/Current: <input checked="" type="checkbox"/> Y/ <input checked="" type="checkbox"/> N	On site: <input checked="" type="checkbox"/> Y/ <input checked="" type="checkbox"/> N	Unpermitted equipment: Y/ <input checked="" type="checkbox"/> N	X	
OPERATING SCHEDULE	Business hours: _____	Days/Week: _____	Seasonal: Y/ <input checked="" type="checkbox"/> N		X
	Equipment hours comply with ATC/PTO: Y/N				X
V.E. EVALUATION(s)	Conducted: Y/ <input checked="" type="checkbox"/> N	Attached: Y/N	# of V.E. reports: _____		X
RECORDS	Maintained: <input checked="" type="checkbox"/> Y/ <input checked="" type="checkbox"/> N	Type: <input type="checkbox"/> Operating; <input checked="" type="checkbox"/> Throughput	<input type="checkbox"/> Maintenance	X	
	<input checked="" type="checkbox"/> VOC <input type="checkbox"/> Other (describe): _____			X	
	Annual report required: Y/ <input checked="" type="checkbox"/> N Submitted: Y/N Date: _____				X
PROCESS RATES	Meet ATC/PTO limits for; Raw: <input checked="" type="checkbox"/> Y/ <input checked="" type="checkbox"/> N	Finished: <input checked="" type="checkbox"/> Y/ <input checked="" type="checkbox"/> N	Fuel: Y/N	X	
CEM / OTHER	Required: Y/ <input checked="" type="checkbox"/> N	Proper calibration procedures: Y/N			X
MONITORING EQUIP	Emissions comply with ATC/PTO limits: Y/N				X
WASTE	Handling: <input checked="" type="checkbox"/> Y/ <input checked="" type="checkbox"/> N	Storage: <input checked="" type="checkbox"/> Y/ <input checked="" type="checkbox"/> N	Disposal: <input checked="" type="checkbox"/> Y/ <input checked="" type="checkbox"/> N	X	
NTC(s) / NOV(s)	Issued as a result of this inspection: Y/ <input checked="" type="checkbox"/> N <i>(attach copies if issued)</i>				

INSPECTOR: Patrick Houhan DATE: 1/18/05 REVIEWER/DATE: SHY 26 Jan 05

**SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT
SPRAY PAINT BOOTH INSPECTION REPORT**

Company: Auto Collision Specialties	Permit #: S-2471-1-0; -2-0
Address: 1700 E. Goshen Ave. Visalia, CA 93292	Phone #: 559-741-0742
Rep.: Emily garcia, Jesus Garcia	Title: Owners
Inspector: Patrick Houlihan	Date: 1/11/05
Operating Hours: M-F 8-5	Number of items painted per week: 0-1

EQUIPMENT

Booth Description: -1-0 Auto Spray Booth -2-0 Auto Spray Booth	Manometer: NA NA
# of Intake Filters: -1-0 12 condition: -2-0 20 All good	# of Exhaust Filters: -1-0 1 filter condition: -2-0 16 All good
Equipment seen operating? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Visible Emissions? <input type="checkbox"/> Yes <input type="checkbox"/> No NA
Enclosed gun cleaner: Yes Hercules Acetone solvent – exempt	HVLP gun: Yes Sharpe Psi (0.1 < 10.0):
Rag can with sealed lid? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	All containers with sealed lids? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

COATING USAGE

Daily usage records: Yes		VOC lb/day limitation: 54.7 In Compliance		
Coating Manuf. & Id #	Coating type	VOC (lb/gal)	Mix ratio	VOC as applied (lb/gal)
Napa Martin Senour	Base	5.43	4:1:1	5.7
	Reducer 231			Multi-Stage 4.1
	Catalyst 8874			
Napa Clear	Clear 8955	3.5		3.5
	Catalyst 8874			
Napa Econobody	Primer	1.8		1.8
DuPont Chromapremier	Basecoat		16:16:1	6.2
DuPont 7175S	Reducer	6.6		
DuPont 12305S	Catalyst	3		
DuPont Appearance72500S	Clearcoat	3.4	2:1:0.3:0.2	3.6
DuPont 12303S	Reducer			
DuPont 12365S	Catalyst	7.1		

DuPont 2350S		3.5		
PCL 901	Primer	1.67		1.67

SOLVENT USAGE

Manuf. & Id #	type	VOC Content	gallons/month
Acetone	Exempt		
5 Star W5700	Gun Cleaner	4.33lb/gal	

COMMENTS:

SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT

COMPLIANCE INSPECTION SUMMARY

INSPECTION TYPE: COMPLIANCE START-UP VARIANCE BREAKDOWN OTHER: _____
 SOURCE NAME: Auto Collision Specialties FID# S-2471
 LOCATION: 1700 E. Goshen Ave CITY: Visalia
 CONTACT: Emily Garcia TITLE: Owner PHONE: 559-741-0742
 INSPECTION DATE: 12-17-03 INSPECTOR(s): Ellyce Baldwin (RI)

INSPECTED EQUIPMENT		OPERATING		COMMENTS / NOTES	COMPLIANCE	
		YES	NO		YES	NO
PERMIT UNIT	TYPE OF EQUIPMENT					
-1-0	Paint Booth		X		X	
-2-0	Paint Booth		X		X	

SPECIAL CONDITIONS / APPLICABLE RULES:

Rule 4602

(COMPLETE THE FOLLOWING AS IT APPLIES TO THIS SOURCE)

COMPLIANCE HISTORY			COMPLIANCE		
			YES	NO	N/A
COMPLAINT HISTORY	# of complaints since last inspection: 0	# of unresolved complaints: 0			X
VARIANCE HISTORY	# granted (prior year): 0	Currently under: On schedule:			X
VIOLATION HISTORY	# of NTC(s)/NOV(s) since last inspection: 0				X
SOURCE TEST HISTORY	Required: N	Performed: Excess emissions:			X

COMPLIANCE STATUS

ATC/PTO(s)	Accurate/Current: Y On site: Y Unpermitted equipment: N	X		
OPERATING SCHEDULE	Business hours: 8-5 Days/Week: M-F Seasonal:			X
	Equipment hours comply with ATC/PTO:			X
V.E. EVALUATION(s)	Conducted: N Attached: # of V.E. reports:			X
RECORDS	Maintained: Y Type: <input type="checkbox"/> Operating; <input type="checkbox"/> Throughput <input type="checkbox"/> Maintenance			
	<input checked="" type="checkbox"/> VOC <input type="checkbox"/> Other (describe): Below DEL of 54.8 lb/day	X		
	Annual report required: N Submitted: Date:			X
PROCESS RATES	Meet ATC/PTO limits for; Raw: Finished: Fuel:			X
CEM / OTHER	Required: N Proper calibration procedures:			X
MONITORING EQUIP	Emissions comply with ATC/PTO limits:			X
WASTE	Handling: Y Storage: Y Disposal:	X		
NTC(s) / NOV(s)	Issued as a result of this inspection: N (attach copies if issued)			

INSPECTOR: Ellyce Baldwin (RI) DATE 1-16-04 REVIEWER/DATE My 1/20/04

**SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT
 SPRAY PAINT BOOTH INSPECTION REPORT**

Company: Auto Collision Specialties	Permit #: S-2471-1-0; -2-0
Address: 1700 E. Goshen Ave. Visalia, CA 93292	Phone #: 559-741-0742
Rep.: Emily garcia, Jesus Garcia	Title: Owners
Inspector: Ellyce Baldwin (RI)	Date: 12-17-03
Operating Hours: M-F 8-5	Number of items painted per week: 0-1

EQUIPMENT

Booth Description: -1-0 Auto Spray Booth -2-0 Auto Spray Booth	Manometer: NA NA
# of Intake Filters: -1-0 12 condition: -2-0 20 All good	# of Exhaust Filters: -1-0 1 filter condition: -2-0 16 All good
Equipment seen operating? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Visible Emissions? <input type="checkbox"/> Yes <input type="checkbox"/> No NA
Enclosed gun cleaner: Yes Hercules Acetone solvent – exempt	HVLP gun: Yes Psi (0.1 < 10.0):
Rag can with sealed lid? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	All containers with sealed lids? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

COATING USAGE

Daily usage records: Yes		VOC lb/day limitation: 54.7 In Compliance		
Coating Manuf. & Id #	Coating type	VOC (lb/gal)	Mix ratio	VOC as applied (lb/gal)
Napa Martin Senour	Base	5.43	4:1:1	5.7
	Reducer 231			Multi-Stage 4.1
	Catalyst 8874			
Napa Clear	Clear 8955	3.5		3.5
	Catalyst 8874			
Napa Econobody	Primer	1.8		1.8

SOLVENT USAGE

Manuf. & Id #	type	VOC Content	gallons/month
Acetone	Exempt		

COMMENTS:

SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT

COMPLIANCE INSPECTION SUMMARY

INSPECTION TYPE: COMPLIANCE START-UP VARIANCE BREAKDOWN OTHER: _____
 SOURCE NAME: Auto Collision Specialties FID# S-2471
 LOCATION: 1700 E. Goshen Ave CITY: Visalia
 CONTACT: Emily Garcia TITLE: Owner PHONE: 559-741-0742
 INSPECTION DATE: 1-14-03 INSPECTOR(s): Ellyce Hillberry

INSPECTED EQUIPMENT		OPERATING		COMMENTS / NOTES	COMPLIANCE	
PERMIT UNIT	TYPE OF EQUIPMENT	YES	NO		YES	NO
-1-0	Paint Booth		X		X	
-2-0	Paint Booth		X		X	

SPECIAL CONDITIONS / APPLICABLE RULES:

Rule 4602

(COMPLETE THE FOLLOWING AS IT APPLIES TO THIS SOURCE)

COMPLIANCE HISTORY			COMPLIANCE		
			YES	NO	N/A
COMPLAINT HISTORY	# of complaints since last inspection: 0	# of unresolved complaints: 0			X
VARIANCE HISTORY	# granted (prior year): 0	Currently under: On schedule:			X
VIOLATION HISTORY	# of NTC(s)/NOV(s) since last inspection: 0				X
SOURCE TEST HISTORY	Required: N	Performed: Excess emissions:			X

COMPLIANCE STATUS

ATC/PTO(s)	Accurate/Current: Y On site: Y Unpermitted equipment: N	X		
OPERATING SCHEDULE	Business hours: 8-5 Days/Week: M-F Seasonal:			X
	Equipment hours comply with ATC/PTO:			X
V.E. EVALUATION(s)	Conducted: N Attached: # of V.E. reports:			X
RECORDS	Maintained: Y Type: <input type="checkbox"/> Operating; <input type="checkbox"/> Throughput <input type="checkbox"/> Maintenance			
	<input checked="" type="checkbox"/> VOC <input type="checkbox"/> Other (describe): Below DEL of 54.8 lb/day	X		
	Annual report required: N Submitted: Date:			X
PROCESS RATES	Meet ATC/PTO limits for; Raw: Finished: Fuel:			X
CEM / OTHER	Required: N Proper calibration procedures:			X
MONITORING EQUIP	Emissions comply with ATC/PTO limits:			X
WASTE	Handling: Y Storage: Y Disposal:	X		
NTC(s) / NOV(s)	Issued as a result of this inspection: N (attach copies if issued)			

INSPECTOR: Ellyce Hillberry DATE 1-17-03 REVIEWER/DATE Ag 1/31/03

SPRAY PAINT BOOTH INSPECTION REPORT

Company: Auto Collision Specialties

Permit #: S-2471-1-0, -2-0

Address: 1700 E. Goshen Ave.
Visalia, CA 93292

Phone #: 559-741-0742

Company Rep.: Emily Garcia, Jesus Garcia

Title: Owners

Date: 1/14/03

Inspectors: Ellyce Hillberry

Operating Hours: M-F 8-5

Number of partial/complete cars painted per week: <1, mostly body work

EQUIPMENT

Equipment seen operating? Yes No

Intake Filters: Booth -1-0 { 12 Booth -2-0 { 20

Exhaust Filters: 1 16

HVLP gun: Yes Psi (0.1 < 10.0)

Enclosed gun cleaner: Siena Spray Operational? yes No
Solvent compliant? Yes No Type Acetone exempt

Manometer: No Shop condition (covered cans, etc.) OK

DOCUMENTATION

Daily usage records: Yes

COATING LIST:

Mfg/coating ID Coating type VOC Mix ratio VOC as applied

<u>Napa Martin Senour</u>	<u>Base 5.43</u>	<u>4:1:1</u>	}	<u>5.7</u>	} <u>4.1 Multi-Stage</u> ✓
	<u>Red CE231</u>				
	<u>Cat 8874</u>				
	<u>Clear 8955</u>	<u>3.5</u>	}		
	<u>Cat 8874</u>				

SOLVENT USAGE:

Manufacturer/type VOC Content gallons/month

Acetone - exempt

NOTES: Below DEL of 54.8 lb/d.

SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT

COMPLIANCE INSPECTION SUMMARY

INSPECTION TYPE: COMPLIANCE START-UP VARIANCE BREAKDOWN OTHER: _____

SOURCE NAME: Auto Collision Specialties FID# S-2471

LOCATION: 1700 E. Goshen Ave CITY: Visalia

CONTACT: Emily Garcia TITLE: Owner PHONE: 559-741-0742

INSPECTION DATE: 12-27-01 INSPECTOR(s): Ellyce Hillberry

PERMIT UNIT	INSPECTED EQUIPMENT TYPE OF EQUIPMENT	OPERATING		COMMENTS / NOTES	COMPLIANCE	
		YES	NO		YES	NO
-1-0	Paint Booth		X		X	
-2-0	Paint Booth		X		X	

SPECIAL CONDITIONS / APPLICABLE RULES:

(COMPLETE THE FOLLOWING AS IT APPLIES TO THIS SOURCE)

COMPLIANCE HISTORY		YES	NO	N/A
COMPLAINT HISTORY	# of complaints since last inspection: 0 # of unresolved complaints: 0			X
VARIANCE HISTORY	# granted (prior year): 0 Currently under: On schedule:			X
VIOLATION HISTORY	# of NTC(s)/NOV(s) since last inspection: 0			X
SOURCE TEST HISTORY	Required: N Performed: Excess emissions:			X

COMPLIANCE STATUS

ATC/PTO(s)	Accurate/Current: Y On site: Y Unpermitted equipment: N	X		
OPERATING SCHEDULE	Business hours: 8-5 Days/Week: M-F Seasonal:			X
	Equipment hours comply with ATC/PTO:			X
V.E. EVALUATION(s)	Conducted: N Attached: # of V.E. reports:			
RECORDS	Maintained: Y Type: <input type="checkbox"/> Operating; <input type="checkbox"/> Throughput <input type="checkbox"/> Maintenance			
	<input checked="" type="checkbox"/> VOC <input type="checkbox"/> Other (describe):	X		
	Annual report required: N Submitted: Date:			X
PROCESS RATES	Meet ATC/PTO limits for; Raw: Finished: Fuel:			X
CEM / OTHER	Required: N Proper calibration procedures:			X
MONITORING EQUIP	Emissions comply with ATC/PTO limits:			X
WASTE	Handling: Storage: Disposal:			X
NTC(s) / NOV(s)	Issued as a result of this inspection: N (attach copies if issued).			

INSPECTOR: Ellyce Hillberry DATE 1-24-02 REVIEWER/DATE gme 2/8/02

SPRAY PAINT BOOTH INSPECTION REPORT

Company: Auto Collision Specialties

Permit #: 5-2471-1-0, -2-0

Address: 1700 E. Goshen Ave

Phone #: 559/741-0142

Company Rep.: Emily Garcia

Title: Owner

Date: 12-27-01

Inspectors: Ellyce Hillberry

Operating Hours: M-F 8-5

Number of partial/complete cars painted per week: 1-2

EQUIPMENT

Equipment seen operating? Yes No

Intake Filters: Booth -1-0 { 12 Booth -2-0 { 20

Exhaust Filters: 1 16

HVLP gun: Yes Psi (0.1 < 10.0)

Enclosed gun cleaner: Sierra Spray Operational? yes No
Solvent compliant? Yes No Type Acetone-exempt solvent

Manometer: No Shop condition (covered cans, etc.) OK

DOCUMENTATION

Daily usage records: Yes

COATING LIST:

<u>Mfg/coating ID</u>	<u>Coating type</u>	<u>VOC</u>	<u>Mix ratio</u>	<u>VOC as applied</u>
<u>Napa Martin Senour</u>	<u>Base</u>	<u>5.43</u>	<u>4:1:1</u>	<u>5.7</u> <u>4.1 Multi-stage</u>
	<u>Red. CR 231-6.86</u>			
	<u>" 8874-0</u>			
	<u>Clear Coat 8955</u>		<u>3.5</u>	
	<u>cat 8874</u>			

SOLVENT USAGE:

<u>Manufacturer/type</u>	<u>VOC Content</u>	<u>gallons/month</u>
<u>Acetone-exempt</u>		

NOTES:

SPRAY PAINT BOOTH INSPECTION REPORT *In Compliance*

Company: *Auto Collision Specialties*

Permit #: *S-2471-1-04-2-0*

Address: *1700 E. Goshen Ave*

Phone #: *559/734-1789*

Company Rep.: *Emily Garcia*

Title: *Owner*

Date: *12-27-99* Inspectors: *Ellyce Hillberry*

Operating Hours: *M-F 8-5*

Number of partial/complete cars painted per week: 1

EQUIPMENT

Equipment seen operating? Yes No

Intake Filters: *Booth -1-0 } 12 Booth -2-0 } 20*

Exhaust Filters: *1 } 16*

HVLP gun: *Yes* Psi (0.1 < 10.0)

Enclosed gun cleaner: *Sierra Spray* Operational? yes No
 Solvent compliant? Yes No Type *Acetone - Exempt solvent*

Manometer: *No* Shop condition (covered cans, etc.) *Good*

DOCUMENTATION

Daily usage records: *Yes*

COATING LIST:

Mfg/coating ID	Coating type	VOC ^{lb/g}	Mix ratio	VOC as applied
<i>PCL Waterborne Poly primer</i>		<i>1.66</i>	<i>RTS</i>	<i>1.66 1lb/gal</i>
<i>RM Linco 1-2-3</i>		<i>3.6</i>	<i>4:1:1</i>	<i>3.5 1lb/gal</i>
<i>Red BSFLRH-2</i>		<i>5.3</i>		
<i>Cat LH40</i>		<i>1.3</i>		

SOLVENT USAGE:

Manufacturer/type	VOC Content	gallons/month
<i>acetone</i>	<i>exempt</i>	

NOTES:

SPRAY PAINT BOOTH INSPECTION REPORT- NOV issued

Company: Auto Collision Specialties

Permit #: S-2471-1-012-0

Address: 1700 E. Goshen Ave

Phone #: 559/734-1789

Company Rep.: Emily Garcia

Title: Owner

Date: 12-9-98 Inspectors: Ellyce Hillberry
12-17-98

Operating Hours: M-F 8-5

Number of partial/complete cars painted per week: 1-2 per month.

EQUIPMENT

Equipment seen operating? Yes No

Intake Filters: Booth 1-0 { 12 Booth 2-0 { 20

Exhaust Filters: 1 16

HVLP gun: Yes Psi (0.1 < 10.0) Yes

Enclosed gun cleaner: Suria Spray Gun Wash operational? yes No
Solvent compliant? Yes No Type acetone - exempt solvent

Manometer: No Shop condition (covered cans, etc.) Good

DOCUMENTATION

Daily usage records: Yes

COATING LIST:

<u>Mfg/coating ID</u>	<u>Coating type</u>	<u>VOC</u>	<u>Mix ratio</u>	<u>VOC as applied</u>
<u>R-M Linco 1-2-3</u>	<u>1 1/2</u>	<u>3.6</u>	<u>4:1:1</u>	<u>3.5 Single Stage</u>
<u>Red BSFLR42</u>	<u>5.3</u>			
<u>Hardner LH40</u>	<u>1.3</u>			

SOLVENT USAGE:

<u>Manufacturer/type</u>	<u>VOC Content</u>	<u>gallons/month</u>
<u>acetone</u>	<u>Exempt</u>	

NOTES:

NOV # 004712 issued for non-compliant primer-surfacer: Napa Econo-Body 15200 Acrylic in use. Product removed from premises by 12-17-98.

SPRAY PAINT BOOTH INSPECTION REPORT

Company: Prestige Collision Repair
 Address: 1700 E. Goshen Ave, Visalia

Permit #: S-2471-1-0 Annual
Start-up ATC-S-2471-2-0
 Phone #: 209/734-1789

Company Rep.: Jesse Garcia

Title: Owner

Date: 11-19-96 Inspectors: Ellyce Hillberry SMY

Operating Hours: 8-5 M-F

Number of partial/complete cars painted per week: 8-10

EQUIPMENT

Equipment seen operating? Yes No

Intake Filters: 20 } New Booth -2-0 12 } Old booth -1-0
 Exhaust Filters: 16 } Cross-Draft USA 1 }

HVLP gun: Accuspray Devilbiss Psi (0.1 < 10.0) yes

Enclosed gun cleaner: Yes Sierra Spray Gun Washer

Manometer: NO

DOCUMENTATION

Daily usage records: Yes

COATING LIST:

<u>Mfg/coating ID</u>	<u>Coating type</u>	<u>VOC</u>	<u>Mix ratio</u>	<u>VOC as applied</u>	<u>1b/gal</u>
<u>Dupont</u>	<u>Sealer 21255</u>	<u>0.7</u>	<u>Ready to Spray</u>	<u>0.7</u>	<u>OK</u>
	<u>Pretreat Primer Vaporizer</u>				
	<u>4155</u>	<u>5.3</u>	<u>1:1</u>	<u>5.4</u>	<u>OK</u>
	<u>Cat 6165</u>	<u>5.7</u>			
	<u>Chroma Base B 9513</u>	<u>5.7</u>	<u>1:1</u>	<u>6.2*</u>	
	<u>Red 71755</u>				<u>4.4 OK</u>
	<u>Clearcoat 35005</u>		<u>3:1:10%</u>	<u>3.5*</u>	
<u>SOLVENT USAGE:</u>	<u>Red 10755</u>	<u>3.9</u>			
<u>Manufacturer/type</u>	<u>Cat 35755</u>	<u>VOC content</u>		<u>gallons/month</u>	

Gun Cleaner Gross Group 1530 -OK

34 mm Hg @ 20°C 6.6 1b/gal

No other Solvent used

NOTE: *Data supplied by DuPont.

SPRAY PAINT BOOTH INSPECTION REPORT

Company: Prestige Collision Repair

Permit #: S-2471-1-0

Address: 1700 E. Goshen Ave.
Visalia

Phone #: 209-734-1789

Company Rep.: Jesse Garcia

Title: owner

Date: 11/14/94

Inspectors: Sharon Plum

Operating Hours: 8 HRS/DAY 5 DAYS/WK

Number of partial/complete cars painted per week: 5 complete / 10-20 PARTIAL

EQUIPMENT

Equipment seen operating? Yes No No visible emissions

Intake Filters: OK

Exhaust Filters: (1) OK

HVLP gun: Snap-on brand HVLP Psi (0.1 < 10.0) 10.0

Enclosed gun cleaner: SIERRA BRAND

Manometer: none

DOCUMENTATION

Daily usage records: yes.

COATING LIST:

<u>Mfg/coating ID</u>	<u>Coating type</u>	<u>VOC</u>	<u>Mix ratio</u>	<u>VOC as applied</u>
<u>LINCO 1370</u>	<u>topcoat</u>	<u>5.16 / 3.40</u>	<u>2:1</u>	<u>4.0 lb/gal</u>
<u>LINCO SUP. 1370</u>	<u>topcoat</u>	<u>5.49 / 3.83</u>	<u>2:1</u>	<u>4.4 lb/gal</u>
<u>LINCO select 200</u>	<u>topcoat</u>	<u>4.55</u>	<u>4:1:1</u>	<u>4.9 lb/gal.</u>

SOLVENT USAGE:

<u>Manufacturer/type</u>	<u>VOC Content</u>	<u>gallons/month</u>
<u>Rm 909</u>	<u>1.31 lb/gal</u>	<u>1 gal/mo</u>

NOTE: NOV #2187 was issued for failure to purchase gun cleaner while using solvents for gun cleaning.

SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT
MUTUAL SETTLEMENT WORKSHEET / NOV SUMMARY

Name / Source: <u>Prestige Collision Repair</u>		NOV Date: <u>3/28/94</u>
Location: <u>1700 E. Goshen Ave., Visalia</u>		NOV #: <u>2187</u>
Violation Type: <u>vehicle refinishing, evap. loss minimization</u>		No. Days: <u>1</u>
Priors (Y/N): <u>N</u>	Date of Compliance: <u>3/29/94</u>	
Permit #: <u>S-2471-1-0</u>	AIRS #:	Major Source (Y/N): <u>N</u>
Supervisor Signature: _____		Variance Date & No: _____

MAILING INFORMATION

Name & Title: <u>Jesse Garcia, Owner</u>
Company Name: <u>Prestige Collision Repair</u>
Address: <u>1700 E. Goshen Ave.</u>
City, State, Zip: <u>Visalia, CA 93292</u>

(1st Paragraph)

Description/ Circumstance of Violation:

On 3/10/94, staff of the SJVUAPCD conducted an inspection at Prestige Collision Repair located at 1700 E. Goshen Ave., Visalia, CA. The inspection revealed that the facility was using solvents for gun cleaning without the use of an enclosed gun cleaner.

(2nd Paragraph)

In light of the above (Your Company Name) Prestige Collision Repair is/ are charged with a violation of SJVUAPCD Rule#(s) 4602, section 5.6.4. Title(s) Motor Vehicle Refinishing Operations

SETTLEMENT SECTION

***** THIS SECTION TO BE COMPLETED BY MSG *****

Penalty Section:	<input type="checkbox"/> H&SC 42402 (a) \$1,000	<input type="checkbox"/> H&SC 42402 (b) \$10,000
	<input type="checkbox"/> H&SC 42402.1 (\$15,000)	<input type="checkbox"/> H&SC 42402.2 (\$25,000) <input type="checkbox"/> H&SC 42402.3 (\$50,000)
Number of days in violation: _____		
Additional Conditions: _____		
MSG Approval: _____		

SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT
MUTUAL SETTLEMENTS / SUMMARY OF EVENTS

Name / Source: Prestige Collision Repair

Location: 1700 E. Goshen Ave. , Visalia

NARRATIVE

(Briefly describe the violation and the events surrounding the violation)

On January 14, 1994 Inspector Plum inspected Prestige Collision Repair and noted that solvents were being used for paint spray gun cleaning without the use of an enclosed gun cleaner. Jesse Garcia, the owner of Prestige Collision Repair, stated that he could not afford a gun cleaner at that time and that he would start using soap and water for gun cleaning. During an inspection on 3/10/94, Mr. Garcia stated that using soap and water for gun cleaning had not been effective and that they had resumed using solvents for gun cleaning. I informed Mr. Garcia that he would be in violation of District Regulations if this continued. NOV #2187 was issued for failure to use a gun cleaner.

HISTORY

(Briefly note any previous history).

N/A

MITIGATION

(Based on the facts, are there any measures to consider that would mitigate the fine?)

Jesse Garcia purchased an enclosed gun cleaner within two hours of receiving the Notice of Violation.

San Joaquin Valley Unified
Air Pollution Control District

INSPECTION/INVESTIGATION REPORT

PLACE OF INSPECTION/INVESTIGATION: Prestige Collision Repair
1700 E. Goshen Ave.
Visalia

PERMIT TO OPERATE #: S-2471-1-0

INSPECTOR(S)/INVESTIGATOR(S): Sharon Plum

DATE OF INSPECTION/INVESTIGATION: 3/29/94

CONTACT(S) & TITLE: Jesse Garcia, Owner

RESULTS OF INSPECTION/INVESTIGATION: Notice of Violation

I. Introduction

On January 14, 1994 Inspector Plum inspected Prestige Collision Repair for an In House Permit to Operate. The facility was in violation of District Regulation 4602, section 5.6.4 (evaporative loss minimization). Notice of Violation #2187 was issued (3/28/94) to Prestige Collision Repair for this violation.

II. Observations/Statements

A. On January 14, 1994 Inspector Plum noted that Prestige Collision Repair was using solvents for paint spray gun cleaning without the use of a guncleaner. Jesse Garcia, the owner of Prestige Collision Repair, stated he could not afford a gun cleaner and that he would start using soap and water for gun cleaning.

B. During a inspection for visible emissions on 3/10/94, Jesse Garcia stated that using soap and water for gun cleaning had not been effective and they had resumed using solvents for gun cleaning. I informed Mr. Garcia that he needed to buy a gun cleaner or be in violation of District regulations.

C. Notice of Violation #2187 was delivered to Prestige Collision Repair on March 29, 1994 after Mr. Garcia had failed to purchase a gun cleaner.

III. Conclusion

Mr. Garcia had failed to purchase a gun cleaner and Prestige Collision Repair was in violation of District Regulations with regard to evaporative loss minimization. This incident is not eligible for relief.

IV. Compliance

Jesse Garcia purchased a gun cleaner 2 hours after Notice of Violation #2187 was received.

V. Recommendations

none.

SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT COMPLIANCE INSPECTION SUMMARY

INSPECTION TYPE: COMPLIANCE START-UP VARIANCE BREAKDOWN OTHER: _____
 SOURCE NAME: Auto Collision Specialists FID#: 5-2471
 LOCATION: 1700 E. Goshen Ave CITY: Visalia
 CONTACT: Emily/Jesus Garcia TITLE: Owner PHONE: 741-0742
 INSPECTION DATE: 11/4/09 INSPECTOR(S): Glenn Ramminger
 ACCOMPANIED BY: _____ JOINT INSPECTION REQUIRED WITH: _____

INSPECTED EQUIPMENT			OPERATING		COMPLIANCE		
PERMIT UNIT	ATC	EQUIPMENT DESCRIPTION	YES	NO	YES	NO	ALT. FREQ.
1-0	<input type="checkbox"/>	motor vehicle & mobile equipment # metal parts OP		005	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2-0	<input type="checkbox"/>	" " " " " " " "		SB	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(COMPLETE THE FOLLOWING AS IT APPLIES TO THIS SOURCE)				COMPLIANCE		
				YES	NO	N/A
VARIANCE STATUS	On schedule:	In compliance with all conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SOURCE TEST STATUS	Required:	Performed:	Excess Emissions:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ATC(s) / PTO(s)	Accurate/Current: <u>Y</u>	On-site: <u>Y</u>	Unpermitted Equip: <u>N</u> Unimplemented: <u>N</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
OPERATING SCHEDULE	Equipment hours comply with ATC/PTO? <u>Y</u>			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMPLAINTS	Are there outstanding complaints against facility? <u>N</u>			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
V.E. EVALUATION(S)	Conducted: Y <u>N</u>	In compliance with visible emission standard:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
RECORDS	Maintained: <u>Y</u>	Records show compliance: <u>Y</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meets permit limit for process rates:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PORTABLE ANALYZER	Analyzer check shows emissions in compliance with limits:			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Analyzer demonstrated to be in compliance with leak requirements:			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CEMS/ OTHER	Proper Maintenance / Calibration Procedures:			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
MONITORING EQUIP	Have all reports been submitted on time and as required:			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
BREAKDOWNS	Are there outstanding breakdowns:			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENFORCEMENT ACTION TAKEN: NTC(s) NOV(s) RCAT(s) Number(s) -

INSPECTION FREQUENCY Modified as result of emission violation or nuisance: _____ Frequency changed to: _____ Months: _____

COMMENTS: 1-0 has not been used for the last 10-15 years & currently used for storage. All records show compliance.

INSPECTOR SIGNATURE: Glenn Ramminger DATE: 11/4/09 REVIEWER: _____ DATE: 11-30-09

Paint / Coatings Operations Inspection Report

Use this form in conjunction with the Compliance Inspection Summary

Company: Auto Collision Specialists ATC / PTO #: 5-2471-20

All items are to be checked at the time of each inspection.

APPLICABLE RULE:

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> 4601 - Architectural | <input checked="" type="checkbox"/> 4603 - Metal Parts | <input type="checkbox"/> 4604 - Can & Coil | <input type="checkbox"/> 4605 - Aerospace |
| <input type="checkbox"/> 4606 - Wood Products | <input checked="" type="checkbox"/> 4612 - Auto / Mobile | <input type="checkbox"/> 4684 - Polyester Resin | |

Daily VOC emission limit: 54.7 Does source claim exemption? Y/ N
 Does facility use emissions control system? Y/ N
 Operation & Maintenance Plan Submitted Y/ N/ NA (4604)

APPLICATION METHOD:

HVLP Spray Gun Other sata Jet 3,000
 Are the guns properly marked? Y/ N Operate between 0.1 and 10 psig? Y/ N
 Technical Datasheet present for Gun? Y/ N AND/OR Air cap pressure test performed? Y/ N
 Are painted items baked or heat cured? (> 194°F) Y/ N (4603) Temperature: _____ °F

SURFACE PREPARATION & EVAP. LOSS MINIMIZATION:

Compliant clean-up / surface preparation solvents? Y/ N Water & Soap (0.21 lbs/gal)
 Compliant storage / disposal of solvent laden waste? Y/ N Don't need one
 Compliant storage of fresh / spent paints and solvents? Y/ N
 Gun Cleaner Make: Herbulex
 Gun cleaner solvent mfg: Acetone [VOC]: - (25 g/l)(0.21 lbs/gal)

Does facility use a:

- | | | |
|-------------------------------|--|----------------------------------|
| Temporary Protective Coating? | <input type="checkbox"/> Y/ <input checked="" type="checkbox"/> N (4612) | (60g/l)(0.5 lbs/gal) |
| Coating Stripper? | <u>NA</u> <input type="checkbox"/> Y/ <input type="checkbox"/> N (4605) | (300g/l)(2.5 lbs/gal & 9.5 mmHg) |
| Strippable Booth Coating? | <u>NA</u> <input type="checkbox"/> Y/ <input type="checkbox"/> N (4606) | (450g/l)(3.8 lbs/gal) |
| VOC Recycler? | <u>NA</u> <input type="checkbox"/> Y/ <input type="checkbox"/> N | If Yes, Name of Company: _____ |

Is use of a paint booth required? Y/ N Are filters in place & in good condition? Y/ N
 Is exhaust fan operational? Y/ N/ NA
 Is booth equipped with manometer or differential pressure gauge? Y/ N/ NA ΔP: _____

ADMINISTRATIVE REQUIREMENTS:

Is the operator:
 Maintaining accurate, complete, and current application records? Y/ N
 Maintaining accurate, complete, and current paint / coating data? Y/ N
 In compliance with daily VOC emissions limit? Y/ N
 Does VOC content of paints and coatings comply with applicable Rule(s)? Y/ N
 Does gelcoat and resin comply with applicable rule? NA Y/ N
 Are containers properly labeled? Y/ N (4601)
 Chromium/Chromate in Paint? Y/ N/ NA If Yes, permit limit _____ Observed: _____
 Specialty Coating (4603) Does facility use >55 gal/yr of high VOC Specialty Coatings? Y/ N/ NA

COMMENTS: Dupont Primer 1.54 #/gal
Nason 3.5 / Base Coat
#gal

SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT

Northern Regional Office
4800 Enterprise Way
Modesto, CA 95356
(209) 557-6400
(209) 557-6475 (Fax)

Central Regional Office
1990 E. Gettysburg Avenue
Fresno, CA 93726
(559) 230-5950
(559) 230-6062 (Fax)

Southern Regional Office
34946 Flyover Court
Bakersfield, CA 93308
(661) 392-5500
(661) 392-5585 (Fax)

INSPECTION / INVESTIGATION SUMMARY

SOURCE NAME: Auto Collision Specialties DATE: 11/14/09
LOCATION: 1700 E. Boshen Ave FID # S-2471
MAILING ADDRESS: 1700 E Boshen Ave CITY: Visalia ZIP: 93292
CONTACT: Emily Garcia PHONE: (559) 741-0742
Fax 741-0743

SUMMARY OF INSPECTION/INVESTIGATION:

District Staff observed no apparent violation @ the time of inspection

Records where reviewed January - may 2009. Facility stated that the rest of the records where at home.

ACTION REQUIRED: Fox Technical Data Sheet for the HVLP gun & submit records of painting June - current.

INSPECTOR: Glenn Dunning

RECEIVED BY: [Signature]



AUTO COLLISION SPECIALTIES

1700 E. GOSHEN AVE.
VISALIA, CALIFORNIA 93292

**ATTN: GLEN RAMMING
AIR QUALITY INSPECTOR**

Received
NOV 18 2009
SJVUAPCD

NOVEMBER 12, 2009

**I AM FAXING THE DATA SHEETS THAT YOU REQUESTED,
ALSO, THE RECORD SHEETS.**

FROM: EMILY GARCIA (559) - 741-0742

TOTAL OF 19 PAGES

SATA GmbH & Co. KG

SATA

To Whom It May Concern

Ch. Bunk / ws

+49 (71 54) 8 11-4 78

+49 (71 54) 8 11-1 90

Christian.Bunk@sata.com

27. März 2008

It is our pleasure to confirm that the following SATA spray guns do comply with HVLP mandates; namely that they show maximum 10 psi air cap pressure at recommended spray gun inlet pressure highlighted in the operating manuals. The transfer efficiency of all listed SATA HVLP spray guns is larger 65 % provided the spray gun is set-up by the user with the recommended inlet pressure and spray distance shown in the operating manuals.

SATAjet® B NR 95
 SATAjet® K NR 95
 SATAminijet® NR
 SATAminijet® 3 HVLP
 SATAminijet® 4 HVLP
 SATAjet® 2000 HVLP
 SATAjet® 2000 HVLP DIGITAL® 2
 SATAjet® 3000 HVLP
 SATAjet® 3000 HVLP DIGITAL®
 SATAjet® K3™ HVLP
 SATAjet® K3™ HVLP DIGITAL™
 SATA® KLC™ HVLP
 SATA® LM™ 2000 B HVLP
 SATA® LM™ 2000 H HVLP
 SATA® LM™ 2000 K HVLP
 SATA® LP™ jet K3™ HVLP
 SATA® LP™ jet K3™ HV P ROR™
 SATAjet® 90-2 HVLP
 SATAjet® 1000 K™ HVLP
 SATAjet® 100 HVLP

SATA Farbspritztechnik GmbH & Co. KG
 R&D Department

i. V.

Göttling

i. V.

Bunk



SATA Operating Instructions **SATAjet 3000 HVLP (DIGITAL)**

Preface

Prior to putting the unit/paint spray gun into operation, read the operating instructions completely and thoroughly. The stipulations contained therein are to be respected in any case. After that, the operating instructions are to be stored in a safe place, accessible for every user of the equipment. The unit/paint spray gun may only be put into operation by persons familiar with its use (professionals). Inappropriate use of the unit/paint spray gun, modification of any kind or



combination with inappropriate other paints may cause other person's or animal's health or even death. SATA shall not take any responsibility for such damages (e.g. failure to respect the stipulations laid out in the operating instructions). The applicable safety, workplace and worker health protection regulations of the respective country or area/district in which the system/hot paint spray gun is used are to be respected in any case (e.g. the German Rules for the Prevention of Accidents BGR 600 (DGV D25) and BGV D24 issued by the Central Office of the Professional Trade Associations, etc.)

Neither battery compartment nor the pressure measuring chamber may be opened within non-explosion-proof areas. EN 50020 (no battery replacement allowed in non-explosion-proof areas), SATA, SATA logo, the SATA Logo and/or other SATA products referenced herein are either registered trademarks or trademarks of SATA Farbapfztechnik GmbH & Co. KG in the U.S. and/or other countries. The names of companies and products mentioned herein may be the trademarks of their respective owners.

To be noted

Never point paint spray guns at yourself, at other persons or animals. Solvents and thinners can cause burns. Only the respective quantities of solvents and thinners required for work progress may be present in the direct surroundings of the unit (after work, solvents and thinners are to be returned to their assigned storage rooms). Prior to any repair work the unit must be disconnected from the Air supply. Prior to putting the unit into operation, especially after each cleaning and each repair work, check all screws and nuts for tight fit, as well as the sealing performance of the spray guns and hoses. Defective components must be replaced or repaired accordingly. To obtain best possible coating results, and for maximum safety, only use original spare parts. No sources of ignition (e.g. open flames, burning cigarettes, lamps without ox-protection etc.) may be present during painting, as easily flammable mixtures are generated during the painting process. Occupational safety regulations must be applied when painting (respiratory protection, etc.). Appropriate ear protection must be used, as a sound level of 90 dB(A) is exceeded when coating with higher pressure levels. No vibration is transmitted in the upper part of the operator's body during use of the paint spray gun. Recoil forces are negligible. The use of this product in explosion hazard areas Zone 0 is prohibited.

1.1 Features and technical Data

- Spray gun with nozzle 1.2 HVLV
- 0.0 QCC quick change gravity flow cup (plastic) with integrated non-drip device
- Swivel joint (depending on version)
- Tool kit
- Alternatively: 1.0 l aluminum cup (QCC) without swivel joint
- Alternatively: with electronic pressure reading
- Recommended gun inlet pressure 20 psi
- Maximum gun inlet pressure 20 psi in HVLV mandated areas
- Technical maximum gun inlet pressure 10 bar/145 psi
- Maximum temperature of the coating material 50 °C
- Energy source: Battery RENATA CR1032
- Explosion safety certificate: II 2G EEx in IIC T4
- fulfills the EC guideline 94/9 EG
- Air consumption: 15 cfm at 20 psi

VI.1

SATA Operating Instructions SATAjet 3000 HVLP (DIGITAL)**2. Functional Description****2.1 General Points**

The SATAjet 3000 HVLP paint spray gun is designed for spraying paints and lacquers as well as other media (Nozzle size depends on spray viscosity). Materials that are abrasive, acidic or contain benzolins must not be used. The compressed air supply required for spraying is fed to the air connection screwed into the gun grip. Squeezing the trigger as far as the first pressure point opens the air valve (pre-air control). When the trigger is squeezed further, the paint needle is pulled out of the paint nozzle. The spraying medium then flows unpressurized out of the paint nozzle due to gravity and is simultaneously atomized by the compressed air that flows through the air nozzle.

The cup lid is equipped with a drip stop that prevents the material from escaping from the vent hole.

2.2 Electronic pressure indication

The electronic pressure indication, integrated into the spray gun handle, indicates after operation of the trigger and from 0.2 bar (3 psi) on, the spray gun inside pressure regulated onto the air compressed micrometer with a precision of ± 0.05 bar (± 1 psi). Maximum indication value is 9.0 psi or 0.6 bars. When the gun inlet is not pressurized, the measuring device remains shut off in order to prolong battery life. Battery life time is 1-3 years, depending on time of use. The measuring device is hermetically protected against all external influences (maximum temperature $80^{\circ}\text{C}/140^{\circ}\text{F}$). If there is no indication visible above 0.2 bar (3 psi), unscrew the lid of the battery compartment by using a coin (it is only allowed to open the battery compartment in non-hazardous areas) and replace the battery. Always replace battery case sealing cap (leads to loss of warranty) After that, close the compartment and make sure it is tight (the battery compartment seal must not be damaged and must be inserted correctly into the groove of the closing screw). (Battery manufactured by M/S Renata, type CR 1032). Always replace battery including complete battery compartment cover with seal. Work process must be stopped immediately if the pressure measuring device, the screen, the glass pane etc. suffer damage. Exclusively SATA technicians are authorized to effect repairs with the pressure measuring device. Any intervention with the measuring chamber, by removing the front plate, is dangerous, will subsequently imply loss of the certificate of explosion-proofness, of the warranty and will destroy the pressure measuring device.

2.3 ATEX, FM Global, GSA (explosion safety)

The digital pressure measuring device have been submitted to a design examination and is developed, constructed and manufactured in accordance with the EC guideline 94/A EG. It was classified according to

II 2G EEx ia IIC T4
FM Global IS CL I, ZN 1, AEx ia IIC T4
IS CL I, DIV 1, GP A,B,C&D, T4

and may be used in the explosion hazard zones 1 and 2 up to 80°C .

3. Construction

- | | |
|--|--|
| 1 Nozzle set (air cap visible only) | 5 ColorCodeSystem |
| 2 Self tensioning needle packing (not visible) | 7 Air connection \varnothing 1/4 outside |
| 3 Trigger | 8 Air piston (not visible) |
| 4 Self tensioning air piston packing (not visible) | 9 Fixing screw |
| 5 Stepless regulation for round and flat spray | 10 Air micrometer |
| 6a Stepless regulation for round and flat spray (for left-handed painters (special version)) | 11 Fluid adjustment |
| | 12 Material sieve (not visible) |
| | 13 Non-drip device |
| | 14 Electronic pressure indication |

SATA Operating Instructions SATAjet 3000 HVLP (DIGITAL)

4. Putting into Operation

Before putting into operation, and especially after each cleaning and any repair work, check to see that all screws and nuts are tight. This applies in particular for the material flow control screw (counter nut), the round/flat spray control (pos. 5) as well as the fixing screw (pos. 8) for the air micrometer. The paint spray gun has been treated with an anticorrosive agent before leaving the factory and must therefore be flushed out thoroughly with thinner before use. For servicing/repair work of any kind, the system must be devoid of pressure, i.e. disconnected from the air supply. Failure to respect this safety warning may result in damage and injuries, even death at worst. SATA does not take any responsibility for possible results of such failure.

4.1 Clean Spray air

...best obtained by using a combi line filter unit with integrated pressure regulator, for rough spray pressure adjustment. Due to high pressure drop in the air hose/coupling, the actual dynamic air pressure should be checked and fine-adjusted at the spray gun air inlet
part. no. 92288



4.2 Sufficient air volume

...obtained by an appropriate compressor, large air line diameters and, to avoid too much pressure drop, an air hose with minimum 9 mm inner diameter in nitrile, silicone-free and pressure-resistant version. Blow out the air hose before attaching it to the air connection (G 1/4 ext.). The air hose must be pressure-resistant for min. 145 psi and solvent-resistant. Total electric resistance: < 100 million Ohm; non-resistant against petrol and oil.
part. no. 53090 (Length 10m)



4.3 Air micrometer/Exchange Manometer

For maximum air flow, fully open micrometric Manometer, i.e. put into vertical position III (not necessary when using a DIGITAL version). Pressure can be adjusted directly at the spray gun. By means of the variable adjustable air micrometer the spray gun internal pressure can be set. Connect the spray gun to the air supply, pull the trigger and adjust the required spray gun internal pressure.



Note:

- Micrometer in vertical position (position III - parallel to the gun body) = maximum atomization and maximum internal spray gun pressure (identical with spray gun inlet pressure)
- Position I or II (across gun body) = minimum atomization, minimum internal spray gun pressure (for spot repair, spackling etc.)

Attention: While the spray gun is connected to the air supply, the air micrometer fixing screw, pos. 8, must not be removed. When the fixing screw is removed, the spray gun must not be put into operation



SATA Operating instructions SATAjet 3000 HVLP (DIGITAL)

Exchange Manometer SATA adam:

Remove the air micrometer after loosening the lateral fixing screw with hexagonal key size 2. Mount the digital pressure gauge instead of the standard air micrometer.



Make sure that the air micrometer (fixing screw (pos. 9) is mounted properly in the gun and well tightened. Connect the paint spray gun to the air supply, pull the trigger and adjust the requested spray pressure by turning.

4.4 Correct adjustment of the dynamic inlet pressure

a) SATAjet DIGITAL Guns:

Adjust the required pressure of 29 psi at the spray gun micrometer - it will be indicated directly on the display while the gun trigger is pulled.



b) Spray gun with SATA adam (additional):

Adjust the required pressure of 29 psi by turning at the SATA adam of the spray gun. The pressure can exactly be adjusted with a precision of indication of +/- 0,05 bar (+/- 1 psi) and can be permanently controlled during the paint application.



c) Spray gun with micrometer / gauge

Ensure sufficient pressure by means of the pressure regulator. Adjust the recommended inlet pressure of 29 psi at the micrometer part. no. 37771



d) Spray gun equipped with compressed air control gauge

Adjust the pressure at the pressure regulator in a way that the spray gun inlet pressure required for the respective gun model is obtained part. no. 4062



e) Spray gun without gauge

In order to make a correct adjustment of the spray gun inlet pressure, as otherwise measurable in a) to c), without a gauge, adjust a pressure of about 9 psi higher per 10 m to inlet pressure to compensate the pressure drop in the hose.



4.5 Material flow control

Adjust material flow control

In accordance with spray viscosity and required flow rate (arrow ①) and fix by means of the counter nut (arrow ②). Under normal circumstances this material flow control is fully open.



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4.6 Round/flat spray control

- a) Round/flat spray control for right-handed painters for infinitely variable adaptation of the spray fan to the object
Turn to the left - flat spray
Turn to the right - round spray
- b) Round/flat spray control for left-handed painters
(Conversion kit part no. 134049)



4.7 Nozzle set

Complete, hand-checked nozzle set, consisting of paint needle (V4A), paint nozzle (V4A) and air cap. Mount the nozzle set tightly (use universal wrench for the paint nozzle). Insert paint nozzle before putting in paint needle. The air cap should be placed in a position in which the marking is on top. Use punched hexagon socket (wrench size 12) of universal wrench for paint nozzle. Only original SATA parts guarantee highest quality and lifetime. When mounting foreign parts, quality reduction is possible and the SATA warranty expires.



Nozzle sets			
132993	for SATAJet 3000 HVLP WSB	132944	for SATAJet 3000 HVLP 1,4
132910	for SATAJet 3000 HVLP 1,0	132951	for SATAJet 3000 HVLP 1,8
132928	for SATAJet 3000 HVLP 1,2	132969	for SATAJet 3000 HVLP 1,7
132935	for SATAJet 3000 HVLP 1,3	132977	for SATAJet 3000 HVLP 1,9
		132985	for SATAJet 3000 HVLP 2,2

4.8 Spray distance

In order to avoid overspray and surface problems, we recommend a spray distance of 6 - 7 (8") inches. An 29 psi between air cap and object should be maintained in accordance with the chart below, depending on spray gun type and material.



4.9 Internal nozzle pressure

At an entrance pressure of more than 29 psi at the air inlet, the internal nozzle pressure exceeds 10 psi. The maximum inlet pressure permitted for HVLP use is stamped onto the gun body. For pressure above 2.0 bars the SATAJet 3000 HVLP gun is compliant to U.K. legislation. (Lombardia* (Italy): air inlet pressure below 2.5 bar / 36 psi - air cap pressure below 1.0 bar / 15 psi)

13534: The air cap for nozzle size 1.0, 1.2, 1.3, 1.4, 1.5 cpi

5. Changing the self-adjusting Swirls

- a) **Material Side:** For replacement of the self-adjusting paint needle packing the paint needle must be removed. Insert SATA hexagon key size 4 with its cylindrical connection (Tool kit part no. 3050) into the gun. Instead of the paint needle, and unscrew the packing screw from the gun, together with compression spring and packing. Push the items, which are part of the paint needle packing (part no. 15430) compression screw, compression spring and new packing) onto cylindrical connection of the hollow key, and screw them tight inside the gun body. Check paint needle for damage and misassembly.

V1.5

SATA Operating Instructions SATAJet 3000 HVLP (DIGITAL)

- b) **Air Slide:** For replacing the seal retainer (pos. 132942) of the air piston rod, paint needle and trigger must be removed first; then pull out air piston rod (pos. 66943) and unscrew the seal retainer unit (pos. 82030) by means of the hollow key size 4. Screw in new seal retainer unit and tighten thoroughly. Grease air piston rod slightly with SATA special grease (part no. 10008) and insert it, then assemble trigger and paint needle.

**6. Cleaning and maintenance**

Never use force. Using improper tools such as pliers, etc. will void any warranty. In many cases proper repairs can only be carried out with the aid of special tools. In such cases, limit yourself to establishing the cause of the problem and leave the repairs to the service department. We refuse to accept liability for perfect functioning of the spray gun if it is disassembled by the customer.

- Flush out the gun thoroughly with thinner or cleaning fluid.
- Clean the air nozzle with a point brush or brush. Do not immerse the nozzle in thinner or cleaning fluid.
- Under no circumstances try to clean clogged drillings using an uncuttable tool, since the slightest amount of damage adversely affects the spray pattern. Use SATA nozzle cleaning needles (included in cleaning kit 64000).
- Only remove the black air distribution ring (Order No. 97824 / set of 3) in the gun head in case it is damaged (no sealing performance at the paint nozzle). In case of removal, always insert a new air distribution ring to ensure flawless function. Insert new air distribution ring in its correct position and tighten paint nozzle again. Respect mounting instructions for the air distribution ring (see 6.1).
- Slightly oil movable parts with SATA special grease (order no. 10009).

Important Notice:

Gun may be cleaned with solvent or cleaning agents manually or in a conventional gun washing machine.

The following actions damage the gun/system, may lead to the loss of the explosion-proofness approval and entirely annul any warranty claims:

- Immersing the gun in solvent or cleaning agents, or for a period longer than required for the cleaning process as such
- Storing the gun inside the gun washing machine
- Cleaning the gun by means of ultrasound cleaning systems
- Opening of the display glass on the front
- Opening of the battery compartment without inserting an original SATA battery, a new original sealing and a new original lid (spare part no. 133884)
- Cleaning of the display glass with pointed, sharp-edged or abrasive objects
- Exerting violent, inappropriate treatment



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6.1 Repair instructions for air distribution ring

Important Notes: When pulling off the air distribution ring make sure that the sealing edges inside the gun body are not damaged. Therefore please proceed with utmost care when removing the air distribution ring!

1. First of all, remove the nozzle set:
 - a. Remove air cap
 - b. Unscrew the material flow control
 - c. Pull out spring and paint needle
 - d. Remove paint nozzle (by using the wrench from the tool kit)



2. Remove the air distribution ring (with special tool)

Pull at the special tool or yank out the air distribution ring with the help of a hexagonal key, and remove all dirt remains.



Please make sure that no dirt has settled down at the sealing surfaces and no scratches prevent optimum sealing performance!



3. Inserting the new air distribution ring
 - 3a The new air distribution ring must be inserted in a way that the plastic pin marked with an arrow (1) fits smoothly into the drilling marked (2):



- 3b Then firmly push in the air distribution ring, insert the paint nozzle and tighten slightly, then remove it again. Make sure that the air distribution ring fits tightly against the gun body.



4. Mounting the nozzle set

(Proceed in the opposite sense as described under 1.)

Convince yourself of the flawless gun function by producing a test spray pattern on a piece of paper before continuing to coat any object!

A mounting instruction of the air distribution ring can be found as a PDF and as a video on our homepage www.sata.com/Media. Also more information on spray gun cleaning can be obtained from a video.

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7 Possible failures in operation		
Trouble	Cause	Repair
Paint spray gun leaks from fluid lip	Foreign substances between fluid lip and needle prevent seating	Remove and clean fluid needle and fluid nozzle or use new nozzle set
Paint emerges from fluid nozzle - needle seating	Self-tensioning needle seating damaged or lost	Replace needle seating
Spray pattern in sickle shape 	Ham air holes or air circuit clogged	Soak in thinner/cleaning fluid. Afterwards clean with SATA nozzle cleaning needle
Drop-like or oval shaped pattern 	Dirt on fluid pin tip or air circuit clogged	Turn air nozzle by 180 degrees. If defective pattern remains, clean fluid lip pin and air circuit
Paint spray flutters 	<ol style="list-style-type: none"> 1. Too little material in cup 2. Fluid nozzle not tight self-adjusting 3. Needle seating damaged, nozzle set dirty or damaged 	<ol style="list-style-type: none"> 1. Refill material 2. Tighten parts 3. If necessary clean or replace parts
Material bubbles or "boils" in paint cup	<ol style="list-style-type: none"> 1. Atomization air flows through the paint channel in the cup 2. The paint nozzle is not sufficiently tightened 3. Air nozzle is not completely screwed on, the air not clogged 	<ol style="list-style-type: none"> 1. Tighten parts accordingly 2. Clean parts or 3. Replace parts

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0. Spare parts

Part. no.	Description
1626	Pack of 4 pcs. non-drip devices
3900	Paint strainers, pack of 10 pcs.
0305	Pack of 4 CCS-Clips (green, blue, red and black colour)
7787	Pack of 4 CCS-Clips (green, blue, red and black colour for DIGITAL)
9050	Tool kit (consisting of: removal kit, paint sieve, cleaning brush, allen key size 2/3 and spanner)
10620	Pack of 12 springs for paint needle
10438	Fluid needle packing
13192	Swivel joint complete for DIGITAL paint spray guns
17182	Pack of 12 air piston springs
18740	Swivel joint for non DIGITAL paint spray guns
27243	Plastic cup, 3.6 l O.C.C. for Quick change
48395	Screw-on lid for 0.6 l plastic cup
76018	Pack with 10 x 10 paint strainers
78026	Pack with 50 x 10 paint strainers
86843	Air piston rod
87824	Pack of 3 air distribution rings
133850	Trigger kit
133878	Seal retainer cap with sleeve for DIGITAL paint spray guns
133884	Battery kit with loading screw
133920	Trigger sleeve set SATAjet 3000
133934	Pack of 3 gaskets for spindle round/flat spray control
133942	Seal retainer, cap
133966	Spring set with 3 x paint needle/ air piston springs each
133967	Pack with 3 fixing screws for air micrometer
133975	Air connection piece for SATAjet 3000 DIGITAL with sleeve
133991	Pack with 3 air piston heads
134016	Air micrometer
134023	Material flow control screw with counter nut
134031	Control knob and screw (each 2 x)
134049	Spindle add-on kit for left-handed persons
134058	Spindle for right-handed persons for round/flat spray control
134098	Air connection piece G 1/4" - M15 x 18

- ! Contained as spare part in repair kit 133850
- ** Available in servicing units
- *** Available in spring set
- **** Swivel joint only available with gravity cup guns
- Contained as spare part in air piston servicing unit 82552

The spare part drawings and the accessories can be found on the fold-out page at the end of this booklet.

SATA Operating Instructions SATAjet 3000 HVLP (DIGITAL)
9. Guarantee conditions

During the period of twelve (12) months from the date of original purchase, SATA will repair or replace the product without charge for parts or labour subject to the following conditions. The warranty covers the value for production parts or defects in material during the warranty period. The warranty does not include damages caused by improper handling, normal wear and tear, mechanical damages, faulty assembly, improper maintenance, unusual spray materials substitute materials, chemicals such as alkaline solutions and acids, electro-chemical or electric influences, as far as this damage is not the result of any error committed by us. Abrasive spray material such as red lead and liquid grinding material etc. reduce the lifetime of valves, packings, guns and nozzles. Wear and tear damage caused by this are not covered in this warranty. Units should be inspected upon delivery by the consumer. Obvious damage must be reported within 14 days of receipt of the unit to the supplier to avoid loss of the right to claim notice of defects. Additional claims such as compensation are excluded. This refers as well to damages caused during meetings, training sessions, or demonstrations. Should the consumer require immediate repair or replacement before a determination of whether the affected unit is covered by the warranty, the repair or the replacement will be made and charged at the current prices. If it is determined that the item is covered by the warranty, a credit will be issued for the repair or replacement. Replaced parts become the property of SATA or their distributor. Notice of defects or other claims do not entitle the consumer to delay or refuse payment. Returned merchandise to SATA must be sent prepaid. All service charges, freight and handling charges are to be paid by the consumer. The charges made will be in accordance with the currently existing pricing. Sureties may not prolong the warranty period. This warranty terminates upon unauthorized influence.

CAUTION! When using solvents and cleaning agents based on halogenated hydrocarbons e.g. 1,1,1-trichloroethane and methylene chloride, chemical reactions can occur on the aluminium cup, gun and pulverized components (small quantities of water added to 1,1,1-trichloroethane produce hydrochloric acid). This can cause oxidation of the components; in extreme cases, the reaction can be explosive. Therefore, only use solvents and cleaning agents for your paint-gun which do not contain the substances named above. You must never use acid, alkaline solutions / or stripping agents for cleaning.

10. EC Declaration of Conformity

Paint spray guns made by SATA have been developed, designed and manufactured in accordance with EC directive 98/37/EC 84/9/EC.

The following harmonized standards have been applied during this process: DIN EN 292, Sicherheit von Maschinen, Geräten und Anlagen (Safety of Machines, Appliances and Systems), DIN EN 1853, DIN 31000, DIN 31001 Teil (Part) 1, BGR 806 (BGI D26), BGI D24 and, if required, ZH 1/375, ZH 1/375 and ZH 1/181.

The technical documentation is provided in full and the operating instructions for the spray gun are supplied in the original version and in the national language of the user.

SATA Fabrikation GmbH & Co. KG

President


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DAILY VOC LOG

COMPANY NAME: Auto Collision Specialists ADDRESS: 1700 E. Gordon Ave CITY: Visalia

JOB / PAINT INFORMATION							VOC COMPLIANCE	Daily Emissions		
Date	Customer Job #	Type Of Coating	Coating Code # + VOC _{ex}	Reducer Code # + VOC _{ex}	Catalyst Code # + VOC _{ex}	Mix Ratio	VOC _{ex} Ready to spray	VOC of Material	Total Amount Used	Total VOC
VOC _{ex} means VOC less water and exempt compounds										
11/4	Rehman	Primer	PCL901					1.6	1 qt	.20
		Base Coat	1AE-4	441-441	453-5742	1:1:		3.5	2 qts	1.74
		Clear Coat	TAM-730		TAM-730			2.1	2 qts	1.04
11/6	Beale	Primer	PCL901					1.6	1 qt	.40
		Base Coat	1BA-1	441-441	453-5742	1:1:1/2 g		3.5	1 gal	3.5
		Clear Coat	TAM-730		TAM-730	2:1		2.1	1 gal	2.1
		Primer	PCL901					1.6		
		Base Coat						3.5		
		Clear Coat						2.1		
		Primer	PCL901					1.6		
		Base Coat						3.5		
		Clear Coat						2.1		

THIS RECORD SHALL BE RETAINED OR A MINIMUM OF TWO YEARS AND MADE AVAILABLE FOR INSPECTION BY THE DISTRICT UPON REQUEST.

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DAILY VOC LOG

COMPANY NAME: Auto Collision Specialists ADDRESS: 1700 E. Gordon Ave CITY: Meridian 93212

JOB / PAINT INFORMATION							VOC COMPLIANCE	Daily Emissions		
Date	Customer Job #	Type Of Coating	Coating Code # • VOC _{ex}	Reducer Code # • VOC _{ex}	Catalyst Code # • VOC _{ex}	Mix Ratio	VOC _{ex} Ready to spray	VOC of Material	Total Amount Used	Total VOC
VOC _{ex} means VOC less water and exempt compounds										
10/20	Froy	PCL901						1.6	1qt	.20
	"	Base Coat	CA1-4	NB2000		1:1:20%		3.5	1qt	.37
	"	Clear Coat	TRM750		TRM752	2:1		2.1	1qt	.52
10/24	Morokh	PCL901						1.6	4oz	.08
	"	Base Coat	CA1-6	NB2000		1:1:20%		3.5	1qt	.44
	"	Clear Coat	TRM751		TRM752	2:1		2.1	1qt	.25
10/20	Selma	PCL901						1.6	4oz	.08
	"	Base Coat	CA1-6	NB2000		1:1:20%		3.5	1qt	.44
	"	Clear Coat	TRM751		TRM752	2:1		2.1	1qt	.52

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DAILY VOC LOG

COMPANY NAME: Auto Collision Specialists ADDRESS: 1700 E Gordon Ave CITY: Visalia

JOB / PAINT INFORMATION							VOC COMPLIANCE	Daily Emissions		
Date	Customer Job #	Type Of Coating	Coating Code # • VOC _{ex}	Reducer Code # • VOC _{ex}	Catalyst Code # • VOC _{ex}	Mix Ratio	VOC _{ex} Ready to spray	VOC of Material	Total Amount Used	Total VOC
VOC _{ex} means VOC less water and exempt compounds										
8/5	Morison	Primer	PCL901					1.6	1qt	.20
	"	Base Coat	CP4-8	WB2740		1:1:20%		3.5	1qt	.87
	"	Clear Coat	TRM724		TRM724	2:1		2.1	1qt	.52
8/6	Morison	Primer	PCL901					1.6	1qt	.20
	"	Base Coat	CP4-8	WB2740		1:1:20%		3.5	1qt	.44
	"	Clear Coat	TRM724		TRM724	2:1		2.1	1qt	.52
8/7	God	Primer	PCL901					1.6	4oz	.08
	"	Base Coat	CP1-8	WB2740		1:1:20%		3.5	3.25	1.2
	"	Clear Coat	TRM724		TRM724	2:1		2.1	1qt	.52
8/12	Fung	Primer	PCL901					1.6	2oz	.04
	"	Base Coat	CP1-8	WB2740		1:1:20%		3.5	1qt	.87
	"	Clear Coat	TRM724		TRM724	2:1		2.1	1qt	.26

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(559) 230-6000

Southern Region
2700 "M" Street, Suite 275
Bakersfield CA 93301
(805) 326-6900

DAILY VOC LOG

COMPANY NAME: Auto Collision Specialists ADDRESS: 1700 E. Groden Ave CITY: Visalia

JOB / PAINT INFORMATION							VOC COMPLIANCE	Daily Emissions		
Date	Customer Job #	Type Of Coating	Coating Code # • VOC _{Ex}	Reducer Code # • VOC _{Ex}	Catalyst Code # • VOC _{Ex}	Mix Ratio	VOC _{Ex} Ready to spray	VOC of Material	Total Amount Used	Total VOC
VOC _{Ex} means VOC less water and exempt compounds										
7/6	Van Breda	Primer	PCL901					1.6	2oz	.04
		Base Coat	CP1-8	WB2040		1:1:20%		3.5	1qt	.44
		Clear Coat	TRM7311		TRM7324	2:1		2.1	1qt	.21
7/9	Nitchie	Primer	PCL901					1.6	1qt	.20
		Base Coat	CP2-8	WB2040		1:1:20%		3.5	1qt	.44
		Clear Coat	TRM7311		TRM7324	2:1		2.1	1qt	.21
7/10	Van Breda	Primer	PCL901					1.6	4oz	.08
		Base Coat	CP2-8	WB2040		1:1:20%		3.5	1qt	.44
		Clear Coat	TRM7311		TRM7324	2:1		2.1	1qt	.21
7/13	Felix	Primer	PCL901					1.6	1qt	.20
		Base Coat	CP1-4	WB2040		1:1:20%		3.5	3qt	1.6
		Clear Coat	TRM7311		TRM7324	2:1		2.1	1gal	.21

THIS RECORD SHALL BE RETAINED OR A MINIMUM OF TWO YEARS AND MADE AVAILABLE FOR INSPECTION BY THE DISTRICT UPON REQUEST.

SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT

Northern Region
4230 Kieman Avenue, Suite 130
Modesto CA 95358
(209) 557-8400

Central Region
1990 E. Gellysburg Avenue
Fresno CA 93726
(559) 230-8000

Southern Region
2700 'M' Street, Suite 275
Bakersfield CA 93301
(661) 328-6900

DAILY VOC LOG

COMPANY NAME: Auto Collision Specialists ADDRESS: 1700 E. Graham Ave CITY: Meridian

JOB / PAINT INFORMATION							VOC COMPLIANCE	Daily Emissions		
Date	Customer Job #	Type Of Coating	Coating Code # - VOC _{ex}	Reducer Code # - VOC _{ex}	Catalyst Code # - VOC _{ex}	Mix Ratio	VOC _{ex} Ready to spray	VOC of Material	Total Amount Used	Total VOC
VOC _{ex} means VOC less water and exempt compounds										
6/12	Sea-Dunn	Primer	PCL901					1.6	4oz	.08
		Base Coat	CP1-8	WB2740		1:1:20%		3.5	1qt	.44
		Clear Coat	TRM738		TRM738	2:1		2.1	1qt	.52
6/22	Brad White	Primer	PCL901					1.6	4oz	.08
		Base Coat	CP1-8	WB2740		1:1:20%		3.5	1qt	.44
		Clear Coat	TRM738		TRM738	2:1		2.1	1qt	.52
6/24	Carlson Rodriguez	Primer	PCL901					1.6	4oz	.08
		Base Coat	CP1-8	WB2740		1:1:20%		3.5	1qt	.44
		Clear Coat	TRM738		TRM738	2:1		2.1	1qt	.52
	NA	Primer	PCL901					1.6	0	0
		Base Coat						3.5	0	0
		Clear Coat						2.1	0	0

THIS RECORD SHALL BE RETAINED OR A MINIMUM OF TWO YEARS AND MADE AVAILABLE FOR INSPECTION BY THE DISTRICT UPON REQUEST.

SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT

Northern Region
4230 Kieman Avenue, Suite 130
Modesto CA 95356
(209) 557-8400

Central Region
1990 E. Galtysburg Avenue
Fresno CA 93728
(559) 230-6000

Southern Region
2700 'M' Street, Suite 275
Bakersfield CA 93301
(661) 328-8900

DAILY VOC LOG

COMPANY NAME: Auto Collision Specialists ADDRESS: 1700 E. Gordon Ave CITY: Visalia

JOB / PAINT INFORMATION							VOC COMPLIANCE	Daily Emissions		
Date	Customer Job #	Type Of Coating	Coating Code # • VOC _{ex}	Reducer Code # • VOC _{ex}	Catalyst Code # • VOC _{ex}	Mix Ratio	VOC _{ex} Ready to spray	VOC of Material	Total Amount Used	Total VOC
VOC _{ex} means VOC less water and exempt compounds										
5/1/09	Joe	Primer	PCL901					1.6	1AT	.20
		Base Coat	CP1-4	WB2043		1:1:20%		3.5	2AT	.88
		Clear Coat	TAM734		TRM7324	2:1		2.1	1AT	.52
5/6/09	Joey 3634	Primer	PCL901					1.6	1AT	.20
		Base Coat	CP1-4	WB2043		1:20%		3.5	1AT	.44
		Clear Coat	TAM734		TAM7324	2:1		2.1	1AT	.26
N/A		Primer	PCL901					1.6		
		Base Coat						3.5		
		Clear Coat						2.1		
N/A		Primer	PCL901					1.6		
		Base Coat						3.5		
		Clear Coat						2.1		

THIS RECORD SHALL BE RETAINED FOR A MINIMUM OF TWO YEARS AND MADE AVAILABLE FOR INSPECTION BY THE DISTRICT UPON REQUEST.

Northern Region Office
4800 Enterprise Way
Modesto, CA 95356-8718
(209) 557-6400

Central Region Office
1990 E Gettysburg Ave
Fresno, CA 93726-0244
(559) 230-5950

Southern Region Office
34946 Flyover Court
Bakersfield, CA 93308
(661) 392-5500

NOTICE OF VIOLATION

NO. 002187

ISSUED TO:

NAME: PRESTIGE COLLISION REPAIR / JESSE GARCIA
ADDRESS: 1700 E. GOSHEN AVENUE
CITY: VISALIA **STATE:**
PHONE:

PERMIT/FACILITY: S-2471
PERMITS: 1-0
ZIP:

OCCURRENCE LOCATION:

NAME:
ADDRESS: 1700 E. GOSHEN AVENUE
CITY: VISALIA **STATE:** **ZIP:**
DATE: March 10, 1994 **TIME:** 12:00 am

Same as Above

THIS NOTICE HAS BEEN ISSUED AS A RESULT OF A VIOLATION OF:

- San Joaquin Valley Unified Air Pollution Control District Rules and Regulation
 California Health and Safety Code / California Code of Regulations

Rule(s)/Section(s): 4602 - Motor Vehicle and Mobile Equipment Coating Operations

Equipment Type (If Applicable):

Description: FACILITY USING SOLVENTS FOR GUN CLEANING W/O THE USE OF AN ENCLOSED GUN CLEANER

RECIPIENT NAME: _____ **TITLE:** _____

SIGNING THIS NOTICE IS NOT AN ADMISSION OF GUILT _____

SIGNATURE

RETURN A COPY OF THIS NOTICE WITH A WRITTEN DESCRIPTION OF THE IMMEDIATE CORRECTIVE ACTION YOU HAVE TAKEN TO PREVENT A CONTINUED OR RECURRENT VIOLATION.

***THIS VIOLATION IS SUBJECT TO SUBSTANTIAL PENALTY,
YOUR RESPONSE DOES NOT PRECLUDE FURTHER LEGAL ACTION.***

ISSUED BY:

DATE: Thu March 10, 1994

TIME: 12:00 am

MAILED/EMAILED

Continued

INSTRUCTIONS

THIS VIOLATION IS SUBJECT TO SUBSTANTIAL PENALTY, AND YOUR RESPONSE DOES NOT PRECLUDE FURTHER LEGAL ACTION.

A VARIANCE SHOULD BE SOUGHT IF IT IS NECESSARY TO CONTINUE TO OPERATE IN VIOLATION OF DISTRICT REGULATIONS. A VARIANCE CANNOT BE GRANTED FOR OPERATING WITHOUT A PERMIT OR FOR ACTIVITIES WHICH CREATE A NUISANCE

FOR FURTHER INFORMATION ON ELIGIBILITY FOR, OR THE FILING OF A VARIANCE PETITION, CALL THE COMPLIANCE DIVISION AT THE INDICATED REGIONAL OFFICE

OPERATION WITHOUT A PERMIT

A permit application must be submitted immediately to the District's Permit Services Division. The permit application must reference the Notice of Violation number: 002187.

If there are any questions regarding the submission of a permit application, contact the Permit Services Division at the indicated Regional office.

ALL OTHER VIOLATIONS

Within 10 days, return a copy of this notice with a written description of the corrective action you have taken to prevent continued or recurrent violation. Immediate corrective action must be taken to stop the violation.

If you have any questions or require additional information, contact the Compliance Division at the indicated Regional Office for assistance.

Northern Region Office
4800 Enterprise Way
Modesto, CA 95356-8718
(209) 557-6400

Central Region Office
1900 E Gettysburg Ave
Fresno, CA 93726-0244
(559) 230-5950

Southern Region Office
34946 Flyover Court
Bakersfield, CA 93308
(661) 392-5500

NOTICE OF VIOLATION

NO. 002458

ISSUED TO:

NAME: PRESTIGE COLLISION REPAIR
ADDRESS: 1700 E. GOSHEN AVENUE
CITY: VISALIA
PHONE:

STATE:

PERMIT/FACILITY: S-2471

PERMITS: 1-0

ZIP:

OCCURRENCE LOCATION:

NAME:
ADDRESS: 1700 E. GOSHEN AVENUE
CITY: VISALIA
DATE: October 05, 1994

STATE:

ZIP:

TIME: 12:00 am

Same as Above

THIS NOTICE HAS BEEN ISSUED AS A RESULT OF A VIOLATION OF:

- San Joaquin Valley Unified Air Pollution Control District Rules and Regulation
 California Health and Safety Code / California Code of Regulations

Rule(s)/Section(s): 2010 - Permits Required

Equipment Type (If Applicable):

Description: OPERATING WITH EXPIRED PERMIT

RECIPIENT NAME: _____ **TITLE:** _____

SIGNING THIS NOTICE IS NOT AN ADMISSION OF GUILT _____

SIGNATURE

RETURN A COPY OF THIS NOTICE WITH A WRITTEN DESCRIPTION OF THE IMMEDIATE CORRECTIVE ACTION YOU HAVE TAKEN TO PREVENT A CONTINUED OR RECURRENT VIOLATION.

***THIS VIOLATION IS SUBJECT TO SUBSTANTIAL PENALTY,
YOUR RESPONSE DOES NOT PRECLUDE FURTHER LEGAL ACTION.***

ISSUED BY: Mike Oldershaw

DATE: Wed October 05, 1994

TIME: 12:00 am

MAILED/EMAILED

Continued

INSTRUCTIONS

THIS VIOLATION IS SUBJECT TO SUBSTANTIAL PENALTY, AND YOUR RESPONSE DOES NOT PRECLUDE FURTHER LEGAL ACTION.

A VARIANCE SHOULD BE SOUGHT IF IT IS NECESSARY TO CONTINUE TO OPERATE IN VIOLATION OF DISTRICT REGULATIONS. A VARIANCE CANNOT BE GRANTED FOR OPERATING WITHOUT A PERMIT OR FOR ACTIVITIES WHICH CREATE A NUISANCE

FOR FURTHER INFORMATION ON ELIGIBILITY FOR, OR THE FILING OF A VARIANCE PETITION, CALL THE COMPLIANCE DIVISION AT THE INDICATED REGIONAL OFFICE

OPERATION WITHOUT A PERMIT

A permit application must be submitted immediately to the District's Permit Services Division. The permit application must reference the Notice of Violation number: 002458.

If there are any questions regarding the submission of a permit application, contact the Permit Services Division at the indicated Regional office.

ALL OTHER VIOLATIONS

Within 10 days, return a copy of this notice with a written description of the corrective action you have taken to prevent continued or recurrent violation. Immediate corrective action must be taken to stop the violation.

If you have any questions or require additional information, contact the Compliance Division at the indicated Regional Office for assistance.

Northern Region Office
4800 Enterprise Way
Modesto, CA 95356-8718
(209) 557-6400

Central Region Office
1990 E Gettysburg Ave
Fresno, CA 93726-0244
(559) 230-5950

Southern Region Office
34946 Flyover Court
Bakersfield, CA 93308
(661) 392-5500

NOTICE OF VIOLATION

NO. 002462

ISSUED TO:

NAME: PRESTIGE COLLISION REPAIR / JESSE GARCIA
ADDRESS: 1700 E. GOSHEN AVENUE
CITY: VISALIA **STATE:**
PHONE:

PERMIT/FACILITY: S-2471
PERMITS: 1-0
ZIP:

OCCURRENCE LOCATION:

NAME:
ADDRESS: 1700 E. GOSHEN AVENUE
CITY: VISALIA **STATE:** **ZIP:**
DATE: November 01, 1994 **TIME:** 12:00 am

Same as Above

THIS NOTICE HAS BEEN ISSUED AS A RESULT OF A VIOLATION OF:

- San Joaquin Valley Unified Air Pollution Control District Rules and Regulation
 California Health and Safety Code / California Code of Regulations

Rule(s)/Section(s): 2010 - Permits Required

Equipment Type (If Applicable):

Description: OPERATING WITH A SUSPENDED PERMIT

RECIPIENT NAME: _____ **TITLE:** _____

SIGNING THIS NOTICE IS NOT AN ADMISSION OF GUILT _____

SIGNATURE

RETURN A COPY OF THIS NOTICE WITH A WRITTEN DESCRIPTION OF THE IMMEDIATE CORRECTIVE ACTION YOU HAVE TAKEN TO PREVENT A CONTINUED OR RECURRENT VIOLATION.

***THIS VIOLATION IS SUBJECT TO SUBSTANTIAL PENALTY,
YOUR RESPONSE DOES NOT PRECLUDE FURTHER LEGAL ACTION.***

ISSUED BY: Mike Oldershaw

DATE: Tue November 01, 1994

TIME: 12:00 am

MAILED/EMAILED

Continued

INSTRUCTIONS

THIS VIOLATION IS SUBJECT TO SUBSTANTIAL PENALTY, AND YOUR RESPONSE DOES NOT PRECLUDE FURTHER LEGAL ACTION.

A VARIANCE SHOULD BE SOUGHT IF IT IS NECESSARY TO CONTINUE TO OPERATE IN VIOLATION OF DISTRICT REGULATIONS. A VARIANCE CANNOT BE GRANTED FOR OPERATING WITHOUT A PERMIT OR FOR ACTIVITIES WHICH CREATE A NUISANCE

FOR FURTHER INFORMATION ON ELIGIBILITY FOR, OR THE FILING OF A VARIANCE PETITION, CALL THE COMPLIANCE DIVISION AT THE INDICATED REGIONAL OFFICE

OPERATION WITHOUT A PERMIT

A permit application must be submitted immediately to the District's Permit Services Division. The permit application must reference the Notice of Violation number: 002462.

If there are any questions regarding the submission of a permit application, contact the Permit Services Division at the indicated Regional office.

ALL OTHER VIOLATIONS

Within 10 days, return a copy of this notice with a written description of the corrective action you have taken to prevent continued or recurrent violation. Immediate corrective action must be taken to stop the violation.

If you have any questions or require additional information, contact the Compliance Division at the indicated Regional Office for assistance.

Northern Region Office
4800 Enterprise Way
Modesto, CA 95356-8718
(209) 557-6400

Central Region Office
1990 E Gettysburg Ave
Fresno, CA 93726-0244
(559) 230-5950

Southern Region Office
34946 Flyover Court
Bakersfield, CA 93308
(661) 392-5500

NOTICE OF VIOLATION

NO. 002468

ISSUED TO:

NAME: PRESTIGE COLLISION RPAIR / JESSE GARCIA
ADDRESS: 1700 E. GOSHEN AVENUE
CITY: VISALIA **STATE:**
PHONE:

PERMIT/FACILITY: S-2471
PERMITS: 1-0
ZIP:

OCCURRENCE LOCATION:

NAME:
ADDRESS: 1700 E. GOSHEN AVENUE
CITY: VISALIA **STATE:** **ZIP:**
DATE: November 23, 1994 **TIME:** 12:00 am

Same as Above

THIS NOTICE HAS BEEN ISSUED AS A RESULT OF A VIOLATION OF:

- San Joaquin Valley Unified Air Pollution Control District Rules and Regulation
 California Health and Safety Code / California Code of Regulations

Rule(s)/Section(s): 2010 - Permits Required

Equipment Type (If Applicable):

Description: OPERATING WITHOUT A VALID PTO;SUSPENDED BECAUSE FEES NOT PAID

RECIPIENT NAME: _____ **TITLE:** _____

SIGNING THIS NOTICE IS NOT AN ADMISSION OF GUILT _____

SIGNATURE

RETURN A COPY OF THIS NOTICE WITH A WRITTEN DESCRIPTION OF THE IMMEDIATE CORRECTIVE ACTION YOU HAVE TAKEN TO PREVENT A CONTINUED OR RECURRENT VIOLATION.

***THIS VIOLATION IS SUBJECT TO SUBSTANTIAL PENALTY,
YOUR RESPONSE DOES NOT PRECLUDE FURTHER LEGAL ACTION.***

ISSUED BY:Mike Oldershaw

DATE:Wed November 23, 1994

TIME: 12:00 am

MAILED/EMAILED

Continued

INSTRUCTIONS

THIS VIOLATION IS SUBJECT TO SUBSTANTIAL PENALTY, AND YOUR RESPONSE DOES NOT PRECLUDE FURTHER LEGAL ACTION.

A VARIANCE SHOULD BE SOUGHT IF IT IS NECESSARY TO CONTINUE TO OPERATE IN VIOLATION OF DISTRICT REGULATIONS. A VARIANCE CANNOT BE GRANTED FOR OPERATING WITHOUT A PERMIT OR FOR ACTIVITIES WHICH CREATE A NUISANCE

FOR FURTHER INFORMATION ON ELIGIBILITY FOR, OR THE FILING OF A VARIANCE PETITION, CALL THE COMPLIANCE DIVISION AT THE INDICATED REGIONAL OFFICE

OPERATION WITHOUT A PERMIT

A permit application must be submitted immediately to the District's Permit Services Division. The permit application must reference the Notice of Violation number: 002468.

If there are any questions regarding the submission of a permit application, contact the Permit Services Division at the indicated Regional office.

ALL OTHER VIOLATIONS

Within 10 days, return a copy of this notice with a written description of the corrective action you have taken to prevent continued or recurrent violation. Immediate corrective action must be taken to stop the violation.

If you have any questions or require additional information, contact the Compliance Division at the indicated Regional Office for assistance.



Northern Region Office
4800 Enterprise Way
Modesto, CA 95356-8718
(209) 557-6400

Central Region Office
1990 E Gettysburg Ave
Fresno, CA 93726-0244
(559) 230-5950

Southern Region Office
34946 Flyover Court
Bakersfield, CA 93308
(661) 392-5500

NOTICE OF VIOLATION

NO. 002469

ISSUED TO:

NAME: PRESTIGE COLLISION RPAIR / JESSE GARCIA
ADDRESS: 1700 E. GOSHEN AVENUE
CITY: VISALIA **STATE:**
PHONE:

PERMIT/FACILITY: S-2471
PERMITS: 1-0
ZIP:

OCCURRENCE LOCATION:

NAME:
ADDRESS: 1700 E. GOSHEN AVENUE
CITY: VISALIA **STATE:** **ZIP:**
DATE: November 17, 1994 **TIME:** 12:00 am

Same as Above

THIS NOTICE HAS BEEN ISSUED AS A RESULT OF A VIOLATION OF:

- San Joaquin Valley Unified Air Pollution Control District Rules and Regulation
- California Health and Safety Code / California Code of Regulations

Rule(s)/Section(s): 4602 - Motor Vehicle and Mobile Equipment Coating Operations

Equipment Type (If Applicable):

Description: USED A COATING THAT DID NOT COMPLY WITH VOC LIMITS

RECIPIENT NAME: _____ **TITLE:** _____

SIGNING THIS NOTICE IS NOT AN ADMISSION OF GUILT _____

SIGNATURE

RETURN A COPY OF THIS NOTICE WITH A WRITTEN DESCRIPTION OF THE IMMEDIATE CORRECTIVE ACTION YOU HAVE TAKEN TO PREVENT A CONTINUED OR RECURRENT VIOLATION.

***THIS VIOLATION IS SUBJECT TO SUBSTANTIAL PENALTY,
YOUR RESPONSE DOES NOT PRECLUDE FURTHER LEGAL ACTION.***

ISSUED BY: Mike Oldershaw	DATE: Thu November 17, 1994	TIME: 12:00 am	<input type="checkbox"/> MAILED/EMAILED
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INSTRUCTIONS

THIS VIOLATION IS SUBJECT TO SUBSTANTIAL PENALTY, AND YOUR RESPONSE DOES NOT PRECLUDE FURTHER LEGAL ACTION.

A VARIANCE SHOULD BE SOUGHT IF IT IS NECESSARY TO CONTINUE TO OPERATE IN VIOLATION OF DISTRICT REGULATIONS. A VARIANCE CANNOT BE GRANTED FOR OPERATING WITHOUT A PERMIT OR FOR ACTIVITIES WHICH CREATE A NUISANCE

FOR FURTHER INFORMATION ON ELIGIBILITY FOR, OR THE FILING OF A VARIANCE PETITION, CALL THE COMPLIANCE DIVISION AT THE INDICATED REGIONAL OFFICE

OPERATION WITHOUT A PERMIT

A permit application must be submitted immediately to the District's Permit Services Division. The permit application must reference the Notice of Violation number: 002469.

If there are any questions regarding the submission of a permit application, contact the Permit Services Division at the indicated Regional office.

ALL OTHER VIOLATIONS

Within 10 days, return a copy of this notice with a written description of the corrective action you have taken to prevent continued or recurrent violation. Immediate corrective action must be taken to stop the violation.

If you have any questions or require additional information, contact the Compliance Division at the indicated Regional Office for assistance.

Northern Region Office
4800 Enterprise Way
Modesto, CA 95356-8718
(209) 557-6400

Central Region Office
1990 E Gettysburg Ave
Fresno, CA 93726-0244
(559) 230-5950

Southern Region Office
34946 Flyover Court
Bakersfield, CA 93308
(661) 392-5500

NOTICE OF VIOLATION

NO. 40988 Amended

ISSUED TO:

NAME: Auto Collision Specialties
ADDRESS: 1700 E Goshen Ave
CITY: Visalia
PHONE: (661) 741-0742

STATE: CA

PERMIT/FACILITY: S-2471
PERMITS:
ZIP: 93292

OCCURRENCE LOCATION:

NAME: Auto Collision Specialties
ADDRESS: 1700 E Goshen Ave
CITY: Visalia
DATE: December 31, 2010

STATE: CA

ZIP: 93292

TIME: 12:00 am

Same as Above

THIS NOTICE HAS BEEN ISSUED AS A RESULT OF A VIOLATION OF:

- San Joaquin Valley Unified Air Pollution Control District Rules and Regulation
 California Health and Safety Code / California Code of Regulations

Rule(s)/Section(s): 2010 - Permits Required

Equipment Type (If Applicable): Motor vehicle and mobile equipment coating operation/ metal parts coating operation

Description: Operating with a suspended permit to operate. Permit renewal fees were not paid.

RECIPIENT NAME: Jesus Garcia

TITLE: Owner

SIGNING THIS NOTICE IS

NOT AN ADMISSION OF GUILT

SIGNATURE

RETURN A COPY OF THIS NOTICE WITH A WRITTEN DESCRIPTION OF THE IMMEDIATE CORRECTIVE ACTION YOU HAVE TAKEN TO PREVENT A CONTINUED OR RECURRENT VIOLATION.

***THIS VIOLATION IS SUBJECT TO SUBSTANTIAL PENALTY,
YOUR RESPONSE DOES NOT PRECLUDE FURTHER LEGAL ACTION.***

ISSUED BY: Glenn Ramming

DATE: Thu November 17, 2011

TIME: 1:11 pm

MAILED/EMAILED

Continued

INSTRUCTIONS

THIS VIOLATION IS SUBJECT TO SUBSTANTIAL PENALTY, AND YOUR RESPONSE DOES NOT PRECLUDE FURTHER LEGAL ACTION.

A VARIANCE SHOULD BE SOUGHT IF IT IS NECESSARY TO CONTINUE TO OPERATE IN VIOLATION OF DISTRICT REGULATIONS. A VARIANCE CANNOT BE GRANTED FOR OPERATING WITHOUT A PERMIT OR FOR ACTIVITIES WHICH CREATE A NUISANCE

FOR FURTHER INFORMATION ON ELIGIBILITY FOR, OR THE FILING OF A VARIANCE PETITION, CALL THE COMPLIANCE DIVISION AT THE INDICATED REGIONAL OFFICE

OPERATION WITHOUT A PERMIT

A permit application must be submitted immediately to the District's Permit Services Division. The permit application must reference the Notice of Violation number: 40988.

If there are any questions regarding the submission of a permit application, contact the Permit Services Division at the indicated Regional office.

ALL OTHER VIOLATIONS

Within 10 days, return a copy of this notice with a written description of the corrective action you have taken to prevent continued or recurrent violation. Immediate corrective action must be taken to stop the violation.

If you have any questions or require additional information, contact the Compliance Division at the indicated Regional Office for assistance.

Northern Region Office
4800 Enterprise Way
Modesto, CA 95356-8718
(209) 557-6400

Central Region Office
1990 E Gettysburg Ave
Fresno, CA 93726-0244
(559) 230-5950

Southern Region Office
34946 Flyover Court
Bakersfield, CA 93308
(661) 392-5500

NOTICE OF VIOLATION

NO. 5009002 Amended

ISSUED TO:

NAME: Auto Collision Specialties
ADDRESS: 1700 E Goshen Ave
CITY: Visalia
PHONE: (661) 741-0742

STATE: CA

PERMIT/FACILITY: S-2471

PERMITS:

ZIP: 93292

OCCURRENCE LOCATION:

NAME: Auto Collision Specialties
ADDRESS: 1700 E Goshen Ave
CITY: Visalia
DATE: December 31, 2010

STATE: CA

ZIP: 93292

TIME: 12:00 am

Same as Above

THIS NOTICE HAS BEEN ISSUED AS A RESULT OF A VIOLATION OF:

- San Joaquin Valley Unified Air Pollution Control District Rules and Regulation
 California Health and Safety Code / California Code of Regulations

Rule(s)/Section(s): 2010 - Permits Required

Equipment Type (If Applicable): Motor vehicle and mobile equipment coating operation/ metal parts coating operation

Description: Operating with a suspended permit to operate. Permit renewal fees were not paid. 2nd notice.

RECIPIENT NAME: Jesus Garcia

TITLE: Owner

SIGNING THIS NOTICE IS

NOT AN ADMISSION OF GUILT

SIGNATURE

RETURN A COPY OF THIS NOTICE WITH A WRITTEN DESCRIPTION OF THE IMMEDIATE CORRECTIVE ACTION YOU HAVE TAKEN TO PREVENT A CONTINUED OR RECURRENT VIOLATION.

***THIS VIOLATION IS SUBJECT TO SUBSTANTIAL PENALTY,
YOUR RESPONSE DOES NOT PRECLUDE FURTHER LEGAL ACTION.***

ISSUED BY: Glenn Ramming

DATE: Thu February 16, 2012

TIME: 1:50 pm

MAILED/EMAILED

Continued

INSTRUCTIONS

THIS VIOLATION IS SUBJECT TO SUBSTANTIAL PENALTY, AND YOUR RESPONSE DOES NOT PRECLUDE FURTHER LEGAL ACTION.

A VARIANCE SHOULD BE SOUGHT IF IT IS NECESSARY TO CONTINUE TO OPERATE IN VIOLATION OF DISTRICT REGULATIONS. A VARIANCE CANNOT BE GRANTED FOR OPERATING WITHOUT A PERMIT OR FOR ACTIVITIES WHICH CREATE A NUISANCE

FOR FURTHER INFORMATION ON ELIGIBILITY FOR, OR THE FILING OF A VARIANCE PETITION, CALL THE COMPLIANCE DIVISION AT THE INDICATED REGIONAL OFFICE

OPERATION WITHOUT A PERMIT

A permit application must be submitted immediately to the District's Permit Services Division. The permit application must reference the Notice of Violation number: 5009002.

If there are any questions regarding the submission of a permit application, contact the Permit Services Division at the indicated Regional office.

ALL OTHER VIOLATIONS

Within 10 days, return a copy of this notice with a written description of the corrective action you have taken to prevent continued or recurrent violation. Immediate corrective action must be taken to stop the violation.

If you have any questions or require additional information, contact the Compliance Division at the indicated Regional Office for assistance.

SJVAPCD
NOV-NTC
Southern

NOV Report
Action Type: prior to
Sorted By Date, Source Name

12/21/23
3:54 pm

Source: AUTO COLLISION SPECIALTIES/EMILY GARCIA
1700 E. GOSHEN AVE
VISALIA

Facility ID: S-2471
Notice of Violation #: 004712
Violation Issued: 12/9/98
Violation Discovered: 12/9/98

Rule/Reg.: 4602

Pollutants:

Violation Description:

PRIMER SURFACER USED IN EXCESS OF VOC RULE LIMIT OF 2.1 LB. PER GAL.

Compliance Achieved: 12/17/98

Verification Method(s): Other

Date : 08/09/2007

Mutual Settlement

Case Number: S99-0077

Penalty Paid: \$ 500.00



Northern Region Office
4800 Enterprise Way
Modesto, CA 95356-8718
(209) 557-6400

Central Region Office
1990 E Gettysburg Ave
Fresno, CA 93726-0244
(559) 230-5950

Southern Region Office
34946 Flyover Court
Bakersfield, CA 93308
(661) 392-5500

NOTICE TO COMPLY

OCCURRENCE DATE: 11/17/2011

TIME: 12:00 am

NO: 23164

LOCATION: 1700 E Goshen Ave

CITY: Visalia

NAME: Auto Collision Specialties

PHONE: (661) 741-0742

MAILING ADDRESS: 1700 E Goshen Ave

CITY: Visalia

STATE: CA **ZIP:** 93292

FACILITY ID: S-2471

VIOLATIONS OBSERVED:

San Joaquin Valley Unified Air Pollution Control District Rules and Regulation(s): 2070-Standards for Granting Applications

California Health and Safety Code Section(s):

Description: Permittee failed to store all waste materials containing VOC's in a closed, non-absorbent and non-leaking container.

Corrective Action: Put all waste materials containing VOC's such as funnels and mixing cups in a closed non-absorbent and non-leaking container.

Correction Due Date: Mon, November 28, 2011

RECIPIENT NAME: Jesus Garcia

TITLE: Owner

**SIGNING THIS NOTICE IS NOT
AN ADMISSION OF GUILT**

x _____

SIGNATURE

***THIS IS A WARNING NOTICE ONLY.
FURTHER VIOLATIONS OF THIS TYPE WILL RESULT IN ENFORCEMENT ACTION.***

INSPECTOR: Glenn Ramming
DATE: Thu, November 17, 2011

DISTRICT SIGNED COPY TO RECIPIENT, RECIPIENT SIGNED COPY TO FILE, UNSIGNED COPY TO INSPECTOR

Continued

INSTRUCTIONS

- You must achieve compliance by the correction due date specified: 11/28/2011
- Within 5 days of achieving compliance, sign below and return this NTC to the District. Your signature verifies that you have complied with the NTC. A false statement that compliance has been achieved is a misdemeanor violation and is subject to civil penalties. (*Rule 1180, section 5.*)

I hereby certify that I have complied with the requirements listed on this Notice to Comply (NTC No. 23164).

Signature

Date

- **Disputes.** If you disagree with one or more of the noted violations, you may give written notice of appeal to the District within 7 days of issuance of this NTC. The written notice shall include the grounds and basis for the appeal and include any evidence as to why the NTC should not have been issued. The APCO will grant or deny the appeal within 14 days. (*Rule 1180, section 6.*)
- **Failure to correct.** If you fail to correct the violation noted on the NTC, or if the District determines immediate enforcement action is warranted, you may be subject to further enforcement and/or legal action. (*Rule 1180, section 7.*)
- **Reinspection.** Your site or facility is subject to reinspection at any time to ensure it is in compliance or that the violation cited in the NTC has been corrected. (*Rule 1180, section 4.6.*)
- **Additional Information.** You may be required to submit reasonable and necessary documentation to support a claim of compliance. (*Rule 1180, section 4.7.*)
- **State and Federal law enforcement.** This NTC does not protect you against possible enforcement of federal and state laws through criminal or civil proceedings. (*Rule 1180, sections 4.8 and 4.9.*)



San Joaquin Valley
Air Pollution Control District

Permit to Operate

FACILITY: S-2471

EXPIRATION DATE: 10/31/2008

LEGAL OWNER OR OPERATOR:

AUTO COLLISION SPECIALTIES

MAILING ADDRESS:

1700 E GOSHEN AVE

VISALIA, CA 93292

FACILITY LOCATION:

1700 E GOSHEN AVE

VISALIA, CA 93292

FACILITY DESCRIPTION:

AUTO BODY SPRAY COATING

The Facility's Permit to Operate may include Facility-wide Requirements as well as requirements that apply to specific permit units.

This Permit to Operate remains valid through the permit expiration date listed above, subject to payment of annual permit fees and compliance with permit conditions and all applicable local, state, and federal regulations. This permit is valid only at the location specified above, and becomes void upon any transfer of ownership or location. Any modification of the equipment or operation, as defined in District Rule 2201, will require prior District approval. This permit shall be posted as prescribed in District Rule 2010.

David L. Crow
Executive Director / APCO

Seyed Sadredin
Director of Permit Services

San Joaquin Valley Air Pollution Control District

PERMIT UNIT: S-2471-1-0

EXPIRATION DATE: 10/31/2008

SECTION: 28 TOWNSHIP: 18S RANGE: 25E

EQUIPMENT DESCRIPTION:

MOTOR VEHICLE, MOBILE EQUIPMENT AND METAL PARTS AND PRODUCTS COATING OPERATION WITH HVLP SPRAY GUN(S), PAINT SPRAY BOOTH WITH EXHAUST FILTERS AND SPRAY GUN CLEANER

PERMIT UNIT REQUIREMENTS

1. No air contaminant shall be released into the atmosphere which causes a public nuisance. [District Rule 4102]
2. All equipment shall be maintained in good operating condition and shall be operated in a manner to minimize emissions of air contaminants into the atmosphere. [District NSR Rule]
3. All painting, including application of primer, shall be conducted inside the booth with filters in place, fan(s) operating, and doors closed. [District Rule 2201]
4. Amount of precoat used shall not exceed the amount of primer surfacer used. Precoat use shall be limited to one application per vehicle. Precoat shall not be used to fill in surface imperfections. [District Rule 4602]
5. Only HVLP, electrostatic, brush, dip, or roll coating application equipment shall be used, and the application equipment shall be operated in accordance with the manufacturer's recommendations. [District Rules 4602 and 4603]
6. Permittee shall demonstrate that HVLP guns manufactured prior to 1/1/96 operate between 0.1 and 10 psig air atomizing pressure, by manufacturer's published technical material or by use of a certified air pressure tip gauge. [District Rules 4602 and 4603]
7. Cleaning activities that use solvents with a VOC content greater than 50 g/l (0.42 lb/gallon) shall be performed by one or more of the following methods: wipe cleaning; application of solvent from hand-held spray bottles from which solvents are dispensed without a propellant-induced force; non-atomized solvent flow method in which the cleaning solvent is collected in a container or a collection system which is closed except for solvent collection openings and, if necessary, openings to avoid excessive pressure build-up inside the container; or solvent flushing method in which the cleaning solvent is discharged into a container that is closed except for solvent collection openings and, if necessary, openings to avoid excessive pressure build-up inside the container. The discharged solvent from the equipment must be collected into containers without atomizing into the open air. The solvent may be flushed through the system by air or hydraulic pressure, or by pumping. [District Rules 4602 and 4603]
8. The permittee shall not use materials with a VOC content greater than 50 g/l (0.42 lb/gallon) for spray equipment clean-up unless an enclosed system or equipment proven to be equally effective is used for cleaning. [District Rule 4602]
9. All fresh or spent coatings, adhesives, catalysts, thinners and solvents shall be stored in closed containers. Solvent laden cloth or paper shall be stored and disposed in closed non-absorbent containers. [District Rules 4602 and 4603]
10. VOC content of coatings as applied, excluding water and exempt compounds, used for Group I vehicles or Group II vehicles (when a color match is required) shall not exceed any of the following limits: pretreatment wash primer 780 g/l (6.5 lb/gal), precoat: 600 g/l (5.0 lb/gal) primer/primer surfacer: 250 g/l (2.1 lb/gal), primer sealer: 420 g/l (3.5 lb/gal), topcoat: 420 g/l (3.5 lb/gal), metallic/iridescent topcoat: 520 g/l (4.3 lb/gal), and multi-stage topcoat system: 540 g/l (4.5 lb/gal). [District Rule 4602]

PERMIT UNIT REQUIREMENTS CONTINUE ON NEXT PAGE

These terms and conditions are part of the Facility-wide Permit to Operate.

11. VOC content of coatings as applied, excluding water and exempt compounds, used for Group II vehicles (when a color match is not required) shall not exceed any of the following limits: pretreatment wash primer 780 g/l (6.5 lb/gal), precoat: 600 g/l (5.0 lb/gal), primer/primer surfacer: 250 g/l (2.1 lb/gal), primer sealer: 340 g/l (2.8 lb/gal), topcoat: 420 g/l (3.5 lb/gal), metallic/iridescent topcoat: 420 g/l (3.5 lb/gal), and camouflage: 420 g/l (3.5 lb/gal). [District Rule 4602]
12. VOC content of any coatings as applied, excluding water and exempt compounds, used for any metal parts or product shall not exceed any of the following limits, except as allowed elsewhere in this permit: baked coating 275 g/l (2.3 lb/gal), air-dried coating: 340 g/l (2.8 lb/gal), air-dried dip coating of steel joists with coating viscosity, as applied, of more than 45.6 centistokes at 78 °F or an average dry-film thickness of greater than 2.0 millimeters: 340 g/l (2.8 lb/gal), air-dried dip coating of steel joists with coating viscosity, as applied, of less than or equal to 45.6 centistokes at 78 °F or an average dry-film thickness of less than or equal to 2.0 millimeters: 400 g/l (3.32 lb/gal). [District Rule 4603]
13. VOC content of baked specialty coatings as applied, excluding water and exempt compounds, used for metal parts or product shall not exceed any of the following limits: camouflage 360 g/l (3.0 lb/gal), extreme performance: 420 g/l (3.5 lb/gal), heat resistant: 360 g/l (3.0 lb/gal), high gloss: 360 g/l (3.0 lb/gal), high performance architectural: 420 g/l (3.5 lb/gal), high temperature: 420 g/l (3.5 lb/gal), metallic topcoat: 360 g/l (3.0 lb/gal), pretreatment wash primer: 420 g/l (3.5 lb/gal), silicone release: 420 g/l (3.5 lb/gal), solar absorbant: 360 g/l (3.0 lb/gal), and solid film lubricant: 880 g/l (7.3 lb/gal). [District Rule 4603]
14. VOC content of air-dried specialty coatings as applied, excluding water and exempt compounds, used for metal parts or product shall not exceed any of the following limits: camouflage 420 g/l (3.5 lb/gal), extreme performance: 420 g/l (3.5 lb/gal), heat resistant: 420 g/l (3.5 lb/gal), high gloss: 420 g/l (3.5 lb/gal), high performance architectural: 420 g/l (3.5 lb/gal), high temperature: 420 g/l (3.5 lb/gal), metallic topcoat: 420 g/l (3.5 lb/gal), pretreatment wash primer: 420 g/l (3.5 lb/gal), silicone release: 420 g/l (3.5 lb/gal), solar absorbant: 420 g/l (3.5 lb/gal), and solid film lubricant: 880 g/l (7.3 lb/gal). [District Rule 4603]
15. VOC content of specialty coatings (as defined in Rule 4602) as applied, excluding water and exempt compounds, shall not exceed 840 g/l (7.0 lb/gallon). If specialty coating usage, except anti-glare/safety coatings, exceeds 1 gallon per day, such coatings shall not exceed 5% (by volume) of total coatings applied in any month. [District Rule 4602]
16. VOC content of temporary protective coatings shall not exceed 60 g/l (0.5 lb/gal) of material. [District Rule 4602]
17. Effective 11/15/03, VOC content of solvents used shall not exceed any of the following limits: product cleaning during manufacturing process or surface preparation for coating application: 50 g/l (0.42 lb/gal), repair and maintenance cleaning (except, until June 30, 2005, cleaning of ultraviolet lamps used for the curing of ultraviolet coatings): 50 g/l (0.42 lb/gal), and cleaning of coating application equipment: 550 g/l (4.6 lb/gal). [District Rule 4603]
18. Permittee shall not use materials with a VOC content greater than 50 g/l (0.42 lb/gallon) for spray equipment clean-up unless an enclosed system or equipment proven to be equally effective is used for cleaning. [District Rule 4603]
19. Until 11/14/03, VOC content of solvents used shall not exceed any of the following limits: product cleaning during manufacturing process or surface preparation for coating application: 70 g/l (0.58 lb/gal), repair and maintenance cleaning (except, until June 30, 2005, cleaning of ultraviolet lamps used for the curing of ultraviolet coatings): 50 g/l (0.42 lb/gal), and cleaning of coating application equipment: 950 g/l (7.9 lb/gal) and solvent vapor pressure of 35 mm Hg at standard conditions. [District Rule 4603]
20. Through 11/14/03, VOC content of solvents used shall not exceed any of the following limits: product cleaning during manufacturing process or surface preparation for coating application (except spot surface preparation solvent applied from hand held bottle for removal of road tar): 70 g/l (0.58 lb/gal); repair and maintenance cleaning: 50 g/l (0.42 lb/gal); and cleaning of coating application equipment: 950 g/l (7.9 lb/gal) and solvent vapor pressure of 35 mm Hg at standard conditions. VOC content of solvents used for surface preparation of plastic substrates shall not exceed 100 g/l (0.83 lb/gallon). [District Rule 4602]

PERMIT UNIT REQUIREMENTS CONTINUE ON NEXT PAGE

These terms and conditions are part of the Facility-wide Permit to Operate.

21. Effective 11/15/03, VOC content of solvents used shall not exceed any of the following limits: product cleaning during manufacturing process or surface preparation for coating application (except spot surface preparation solvent applied from hand held bottle for removal of road tar): 50 g/l (0.42 lb/gal); repair and maintenance cleaning: 50 g/l (0.42 lb/gal); and cleaning of coating application equipment: 550 g/l (4.6 lb/gal). VOC content of solvents used for surface preparation of plastic substrates shall not exceed 100 g/l (0.83 lb/gallon). [District Rule 4602]
22. VOC emissions from the entire facility shall not exceed 54.7 pounds in any one day. [District Rule 2201]
23. Particulate matter emissions shall not exceed 0.1 grains/dscf in concentration. [District Rule 4201]
24. No air contaminant shall be discharged into the atmosphere for a period or periods aggregating more than three minutes in any one hour which is as dark as, or darker than, Ringelmann 1 or 20% opacity. [District Rule 4101]
25. Permittee shall maintain daily records of the following: quantity and type (Group I, Group II vehicle with color match, or Group II vehicle without color match) of each vehicle coated; specific coatings used on each vehicle; mix ratios (by volume) of components added to each coating; volume of coatings applied; VOC content of each coating as applied; and purchase and usage of each specific solvent or reducer, showing the date, type and volume purchased or used. [District Rules 4602 and 4603]
26. Permittee shall keep the following records for solvent cleaning activities: manufacturers product data sheet or MSDS of solvents used, VOC content of solvents in g/l or lb/gal, and the type of cleaning activity for which each solvent is used. [District Rules 4602 and 4603]
27. Records shall be retained on-site for a minimum of five years and made available for District inspection upon request. [District Rules 4602 and 4603]

These terms and conditions are part of the Facility-wide Permit to Operate.

San Joaquin Valley Air Pollution Control District

PERMIT UNIT: S-2471-2-0

EXPIRATION DATE: 10/31/2008

SECTION: 28 **TOWNSHIP:** 18S **RANGE:** 25E

EQUIPMENT DESCRIPTION:

MOTOR VEHICLE, MOBILE EQUIPMENT AND METAL PARTS AND PRODUCTS COATING OPERATION WITH HVLP SPRAY GUN(S), PAINT SPRAY BOOTH WITH EXHAUST FILTERS AND SPRAY GUN CLEANER

PERMIT UNIT REQUIREMENTS

1. No air contaminant shall be released into the atmosphere which causes a public nuisance. [District Rule 4102]
2. All equipment shall be maintained in good operating condition and shall be operated in a manner to minimize emissions of air contaminants into the atmosphere. [District NSR Rule]
3. All painting, including application of primer, shall be conducted inside the booth with filters in place, fan(s) operating, and doors closed. [District Rule 2201]
4. Amount of precoat used shall not exceed the amount of primer surfacer used. Precoat use shall be limited to one application per vehicle. Precoat shall not be used to fill in surface imperfections. [District Rule 4602]
5. Only HVLP, electrostatic, brush, dip, or roll coating application equipment shall be used, and the application equipment shall be operated in accordance with the manufacturer's recommendations. [District Rules 4602 and 4603]
6. Permittee shall demonstrate that HVLP guns manufactured prior to 1/1/96 operate between 0.1 and 10 psig air atomizing pressure, by manufacturer's published technical material or by use of a certified air pressure tip gauge. [District Rules 4602 and 4603]
7. Cleaning activities that use solvents with a VOC content greater than 50 g/l (0.42 lb/gallon) shall be performed by one or more of the following methods: wipe cleaning; application of solvent from hand-held spray bottles from which solvents are dispensed without a propellant-induced force; non-atomized solvent flow method in which the cleaning solvent is collected in a container or a collection system which is closed except for solvent collection openings and, if necessary, openings to avoid excessive pressure build-up inside the container; or solvent flushing method in which the cleaning solvent is discharged into a container that is closed except for solvent collection openings and, if necessary, openings to avoid excessive pressure build-up inside the container. The discharged solvent from the equipment must be collected into containers without atomizing into the open air. The solvent may be flushed through the system by air or hydraulic pressure, or by pumping. [District Rules 4602 and 4603]
8. The permittee shall not use materials with a VOC content greater than 50 g/l (0.42 lb/gallon) for spray equipment clean-up unless an enclosed system or equipment proven to be equally effective is used for cleaning. [District Rule 4602]
9. All fresh or spent coatings, adhesives, catalysts, thinners and solvents shall be stored in closed containers. Solvent laden cloth or paper shall be stored and disposed in closed non-absorbent containers. [District Rules 4602 and 4603]
10. VOC content of coatings as applied, excluding water and exempt compounds, used for Group I vehicles or Group II vehicles (when a color match is required) shall not exceed any of the following limits: pretreatment wash primer 780 g/l (6.5 lb/gal), precoat: 600 g/l (5.0 lb/gal) primer/primer surfacer: 250 g/l (2.1 lb/gal), primer sealer: 420 g/l (3.5 lb/gal), topcoat: 420 g/l (3.5 lb/gal), metallic/iridescent topcoat: 520 g/l (4.3 lb/gal), and multi-stage topcoat system: 540 g/l (4.5 lb/gal). [District Rule 4602]

PERMIT UNIT REQUIREMENTS CONTINUE ON NEXT PAGE

These terms and conditions are part of the Facility-wide Permit to Operate.

11. VOC content of coatings as applied, excluding water and exempt compounds, used for Group II vehicles (when a color match is not required) shall not exceed any of the following limits: pretreatment wash primer 780 g/l (6.5 lb/gal), precoat: 600 g/l (5.0 lb/gal), primer/primer surfacer: 250 g/l (2.1 lb/gal), primer sealer: 340 g/l (2.8 lb/gal), topcoat: 420 g/l (3.5 lb/gal), metallic/iridescent topcoat: 420 g/l (3.5 lb/gal), and camouflage: 420 g/l (3.5 lb/gal). [District Rule 4602]
12. VOC content of any coatings as applied, excluding water and exempt compounds, used for any metal parts or product shall not exceed any of the following limits, except as allowed elsewhere in this permit: baked coating 275 g/l (2.3 lb/gal), air-dried coating: 340 g/l (2.8 lb/gal), air-dried dip coating of steel joists with coating viscosity, as applied, of more than 45.6 centistokes at 78 °F or an average dry-film thickness of greater than 2.0 millimeters: 340 g/l (2.8 lb/gal), air-dried dip coating of steel joists with coating viscosity, as applied, of less than or equal to 45.6 centistokes at 78 °F or an average dry-film thickness of less than or equal to 2.0 millimeters: 400 g/l (3.32 lb/gal). [District Rule 4603]
13. VOC content of baked specialty coatings as applied, excluding water and exempt compounds, used for metal parts or product shall not exceed any of the following limits: camouflage 360 g/l (3.0 lb/gal), extreme performance: 420 g/l (3.5 lb/gal), heat resistant: 360 g/l (3.0 lb/gal), high gloss: 360 g/l (3.0 lb/gal), high performance architectural: 420 g/l (3.5 lb/gal), high temperature: 420 g/l (3.5 lb/gal), metallic topcoat: 360 g/l (3.0 lb/gal), pretreatment wash primer: 420 g/l (3.5 lb/gal), silicone release: 420 g/l (3.5 lb/gal), solar absorbant: 360 g/l (3.0 lb/gal), and solid film lubricant: 880 g/l (7.3 lb/gal). [District Rule 4603]
14. VOC content of air-dried specialty coatings as applied, excluding water and exempt compounds, used for metal parts or product shall not exceed any of the following limits: camouflage 420 g/l (3.5 lb/gal), extreme performance: 420 g/l (3.5 lb/gal), heat resistant: 420 g/l (3.5 lb/gal), high gloss: 420 g/l (3.5 lb/gal), high performance architectural: 420 g/l (3.5 lb/gal), high temperature: 420 g/l (3.5 lb/gal), metallic topcoat: 420 g/l (3.5 lb/gal), pretreatment wash primer: 420 g/l (3.5 lb/gal), silicone release: 420 g/l (3.5 lb/gal), solar absorbant: 420 g/l (3.5 lb/gal), and solid film lubricant: 880 g/l (7.3 lb/gal). [District Rule 4603]
15. VOC content of specialty coatings (as defined in Rule 4602) as applied, excluding water and exempt compounds, shall not exceed 840 g/l (7.0 lb/gallon). If specialty coating usage, except anti-glare/safety coatings, exceeds 1 gallon per day, such coatings shall not exceed 5% (by volume) of total coatings applied in any month. [District Rule 4602]
16. VOC content of temporary protective coatings shall not exceed 60 g/l (0.5 lb/gal) of material. [District Rule 4602]
17. Effective 11/15/03, VOC content of solvents used shall not exceed any of the following limits: product cleaning during manufacturing process or surface preparation for coating application: 50 g/l (0.42 lb/gal), repair and maintenance cleaning (except, until June 30, 2005, cleaning of ultraviolet lamps used for the curing of ultraviolet coatings): 50 g/l (0.42 lb/gal), and cleaning of coating application equipment: 550 g/l (4.6 lb/gal). [District Rule 4603]
18. Permittee shall not use materials with a VOC content greater than 50 g/l (0.42 lb/gallon) for spray equipment clean-up unless an enclosed system or equipment proven to be equally effective is used for cleaning. [District Rule 4603]
19. Until 11/14/03, VOC content of solvents used shall not exceed any of the following limits: product cleaning during manufacturing process or surface preparation for coating application: 70 g/l (0.58 lb/gal), repair and maintenance cleaning (except, until June 30, 2005, cleaning of ultraviolet lamps used for the curing of ultraviolet coatings): 50 g/l (0.42 lb/gal), and cleaning of coating application equipment: 950 g/l (7.9 lb/gal) and solvent vapor pressure of 35 mm Hg at standard conditions. [District Rule 4603]
20. Through 11/14/03, VOC content of solvents used shall not exceed any of the following limits: product cleaning during manufacturing process or surface preparation for coating application (except spot surface preparation solvent applied from hand held bottle for removal of road tar): 70 g/l (0.58 lb/gal); repair and maintenance cleaning: 50 g/l (0.42 lb/gal); and cleaning of coating application equipment: 950 g/l (7.9 lb/gal) and solvent vapor pressure of 35 mm Hg at standard conditions. VOC content of solvents used for surface preparation of plastic substrates shall not exceed 100 g/l (0.83 lb/gallon). [District Rule 4602]

PERMIT UNIT REQUIREMENTS CONTINUE ON NEXT PAGE

These terms and conditions are part of the Facility-wide Permit to Operate.

21. Effective 11/15/03, VOC content of solvents used shall not exceed any of the following limits: product cleaning during manufacturing process or surface preparation for coating application (except spot surface preparation solvent applied from hand held bottle for removal of road tar): 50 g/l (0.42 lb/gal); repair and maintenance cleaning: 50 g/l (0.42 lb/gal); and cleaning of coating application equipment: 550 g/l (4.6 lb/gal). VOC content of solvents used for surface preparation of plastic substrates shall not exceed 100 g/l (0.83 lb/gallon). [District Rule 4602]
22. VOC emissions from the entire facility shall not exceed 54.7 pounds in any one day. [District Rule 2201]
23. Particulate matter emissions shall not exceed 0.1 grains/dscf in concentration. [District Rule 4201]
24. No air contaminant shall be discharged into the atmosphere for a period or periods aggregating more than three minutes in any one hour which is as dark as, or darker than, Ringelmann 1 or 20% opacity. [District Rule 4101]
25. Permittee shall maintain daily records of the following: quantity and type (Group I, Group II vehicle with color match, or Group II vehicle without color match) of each vehicle coated; specific coatings used on each vehicle; mix ratios (by volume) of components added to each coating; volume of coatings applied; VOC content of each coating as applied; and purchase and usage of each specific solvent or reducer, showing the date, type and volume purchased or used. [District Rules 4602 and 4603]
26. Permittee shall keep the following records for solvent cleaning activities: manufacturers product data sheet or MSDS of solvents used, VOC content of solvents in g/l or lb/gal, and the type of cleaning activity for which each solvent is used. [District Rules 4602 and 4603]
27. Records shall be retained on-site for a minimum of five years and made available for District inspection upon request. [District Rules 4602 and 4603]

These terms and conditions are part of the Facility-wide Permit to Operate.

Permit Renewal Checklist

Facility#: S-2471 Project #: 1032572 Completed by: Esteban Gutierrez

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | 1. Check Facility Description and SIC Code. |
| <input checked="" type="checkbox"/> | 2. Check Expiration Date on Permit |
| <input checked="" type="checkbox"/> | 3. Check Abbreviations with FYI 15 and remove proper names from facility details and replace with titles |
| <input checked="" type="checkbox"/> | 4. Compare Old Permit to New Permit |
| <input type="checkbox"/> | 5. Check that DEL's are Brought Forward |
| <input checked="" type="checkbox"/> | 6. Check Facility-Wide PTO Conditions |
| <input checked="" type="checkbox"/> | 7. Check all Equipment Descriptions |
| <input type="checkbox"/> | Equipment Description was not changed |
| <input checked="" type="checkbox"/> | Equipment Description was changed to match GEAR. (list units 1-0 & 2-0) |
| <input type="checkbox"/> | Equipment Description was changed to match project/PTO #: . (list units) |
| <input type="checkbox"/> | Remove specific ratings of exempt equipment from equipment description. (list units) |
| <input checked="" type="checkbox"/> | 8. Check Conditions. Revise Pursuant to FYI 23. Describe changes to conditions in comment field. |
| <input checked="" type="checkbox"/> | 9. Check that Rules and Policies have not been revised since the EE was performed. If they have, update conditions. |
| <input checked="" type="checkbox"/> | 10. Check for All Rule References |
| <input checked="" type="checkbox"/> | 11. Check for VOC Contents against all 4600 Series Coating Rules |
| <input type="checkbox"/> | 12. Check to see that Permits have not been Split during Renewal |
| <input type="checkbox"/> | 13. Check that Old Permit is Lined Out, Initialed and Dated |
| <input checked="" type="checkbox"/> | 14. Check <i>Administrative Change to Permit</i> Letter, if Applicable |
| <input checked="" type="checkbox"/> | 15. Check Billing Schedule |

Comments

changed facility description from "Automotive Repair shop" to "Auto Body Spray coating"
 Deleted conditions from facility wide permit 0-0 and added them to both permit 1-0 and 2-0
 Updated equipment description to match GEAR for both units 1-0 and 2-0
 Updated all conditions from both 1-0 and 2-0 with general conditions in Rules 4603 and 4602
 Southern region project could not line out current PTO

Reviewed by: CE

Date: 10/30/03



San Joaquin Valley
Air Pollution Control District

**Notice - Administrative Changes to Your
Permit to Operate**

Enclosed is the updated permit for your facility. Please note that your permit conditions have been updated to conform with the latest amendments to District Rule 4603 (Surface Coating of Metal Parts and Products) and District Rule 4602 (Motor Vehicle and Mobile Equipment Coating Operation).

Thank you for your cooperation in this matter. If you have any questions, please contact the District's Small Business Assistance Office at (661) 326-6969.

David L. Crow
Executive Director/Air Pollution Control Officer

Northern Region Office
4230 Kiernan Avenue, Suite 130
Modesto, CA 95356-9322
(209) 557-6400 • FAX (209) 557-6475

Central Region Office
1990 East Gettysburg Avenue
Fresno, CA 93726-0244
(559) 230-6000 • FAX (559) 230-6061
www.valleyair.org

Southern Region Office
2700 M Street, Suite 275
Bakersfield, CA 93301-2373
(661) 326-6900 • FAX (661) 326-6985



San Joaquin Valley
Unified Air Pollution Control District

Permit to Operate

FACILITY ID: S-2471

EXPIRATION DATE: 10/31/2003

LEGAL OWNER OR OPERATOR: AUTO COLLISION SPECIALTIES

MAILING ADDRESS: 1700 E GOSHEN AVE
VISALIA, CA 93292

FACILITY LOCATION: 1700 E GOSHEN AVE, VISALIA

FACILITY DESCRIPTION: AUTOMOTIVE REPAIR SHOP

The facility's Permit to Operate may include facilitywide requirements as well as requirements that apply to specific permit units.

This Permit to Operate remains valid through the permit expiration date listed above, subject to payment of annual permit fees and compliance with permit conditions and all applicable local, state, and federal regulations. This permit is valid only at the location specified above, and becomes void upon any transfer of ownership or location. Any modification of the equipment or operation, as defined in District Rule 2201, will require prior District approval. This permit shall be posted as prescribed in District Rule 2010.

David L. Crow
Executive Director/APCO

Seyed Sadredin
Director of Permit Services

Southern Region * 2700 M Street, Suite 275 *Bakersfield, CA 93301
(805) 862-5200 * FAX (805) 862-5201

*San Joaquin Valley Unified
Air Pollution Control District*

Facilitywide Requirements

PERMIT NO: S-2471-0-0

EXPIRATION DATE: 10/31/2003

- 1.
2. No air contaminant shall be released into the atmosphere which causes a public nuisance. [District Rule 4102]

These terms and conditions are part of the Facilitywide Permit to Operate. Any amendments to these Facility Wide Requirements that affect specific Permit Units may constitute a modification of those Permit Units.

San Joaquin Valley Unified Air Pollution Control District

PERMIT UNIT: S-2471-1-0

EXPIRATION DATE: 10/31/2003

SECTION: 28 TOWNSHIP: 18S RANGE: 25E

EQUIPMENT DESCRIPTION:

AUTOMOTIVE AND METAL PARTS COATING OPERATION WITH CUSTOM BUILT 14' X 11' X 50' BOOTH WITH TWELVE INTAKE AND ONE EXHAUST FILTERS, HVLP SPRAY GUNS, AND ENCLOSED GUN CLEANER

Permit Unit Requirements

1. Particulate matter emissions shall not exceed 0.1 grains/dscf in concentration. [District Rule 4201]
2. Only HVLP, electrostatic, brush, dip, or roll coating application equipment shall be used, and shall be operated in accordance with the manufacturer's recommendations. [District Rules 4602 and 4603]
3. Closed, non-absorbent containers shall be used for storage and disposal of all solvent-laden cloth or paper. [District Rules 4602 and 4603]
4. All coatings and solvents shall be stored in closed containers. [District Rules 4602 and 4603]
5. Maximum VOC content of coatings as applied shall not exceed limits defined in Rule 4602 for automotive refinishing operations, and Rule 4603 for surface coating of metal parts and products. [District Rules 4602 and 4603]
6. Combined VOC emissions from this paint spray operation and S-2471-2-0 shall not exceed 54.8 lb/day. [District Rule 2201]
7. Maximum volatile organic compound (VOC) content of solvents used for surface preparation and cleanup, except spray equipment cleaning, shall not exceed 0.6 lbs/gal. [District Rule 4602]
8. Permittee shall not use VOC-containing materials for spray equipment cleanup unless an enclosed system or equipment proven to be equally effective is used for cleaning. [District Rules 4602 and 4603]
9. Records shall be kept in accordance with Rule 4602 when painting motor vehicles and mobile equipment. [District Rule 4602]
10. Records shall be kept in accordance with Rule 4603 when painting metal parts and products. [District Rule 4603]
11. All records shall be retained for a minimum of 2 years, and shall be made available for District inspection upon request. [District Rule 1070]

These terms and conditions are part of the facilitywide Permit to Operate.

San Joaquin Valley Unified Air Pollution Control District

PERMIT UNIT: S-2471-2-0

EXPIRATION DATE: 10/31/2003

SECTION: 28 TOWNSHIP: 18S RANGE: 25E

EQUIPMENT DESCRIPTION:

AUTOMOTIVE AND METAL PARTS COATING OPERATION WITH 14' X 9' X 22' SPRAY BOOTH, INCLUDING EXHAUST FILTERS, HVLP SPRAY GUNS, AND ENCLOSED GUN CLEANER

Permit Unit Requirements

1. No air contaminant shall be released into the atmosphere which causes a public nuisance. [District Rule 4102]
2. Particulate matter emissions shall not exceed 0.1 grains/dscf in concentration. [District Rule 4201]
3. Only HVLP, electrostatic, brush, dip, or roll coating application equipment shall be used, and shall be operated in accordance with the manufacturer's recommendations. [District Rules 4602 and 4603]
4. Closed, non-absorbent containers shall be used for storage and disposal of all solvent-laden cloth or paper. [District Rules 4602 and 4603]
5. All coatings and solvents shall be stored in closed containers. [District Rules 4602 and 4603]
6. All painting associated with this permit unit must be conducted inside the spray booth. [District Rule 2201]
7. All filters shall be properly maintained and must be in place during the painting operation. [District Rule 2201]
8. Exhaust fans shall be switched on prior to the start of paint spraying operations. [District Rule 2201]
9. Maximum VOC content of coatings as applied shall not exceed limits defined in Rule 4602 for automotive refinishing operations, and Rule 4603 for surface coating of metal parts and products. [District Rules 4602 and 4603]
10. VOC emissions from this paint spray operation and S-2471-1-0 shall not exceed 54.8 lb/day. [District Rule 2201]
11. Particulate matter (PM10) emissions shall not exceed 5.5 lb/day. [District Rule 2201]
12. Maximum volatile organic compound (VOC) content of solvents used for surface preparation and cleanup, except spray equipment cleaning, shall not exceed 0.6 lbs/gal. [District Rule 4602]
13. Permittee shall not use VOC-containing materials for spray equipment cleanup unless an enclosed system or equipment proven to be equally effective is used for cleaning. [District Rule 4602]

Permit unit requirements continue on next page

These terms and conditions are part of the facilitywide Permit to Operate.

Permit unit requirements continued:

S-2471-2-0

Page 2

14. Records shall be kept in accordance with Rule 4602 when painting motor vehicles and mobile equipment. [District Rule 4602]

15. Records shall be kept in accordance with Rule 4603 when painting metal parts and products. [District Rule 4603]

16. All records shall be retained for a minimum of 2 years, and shall be made available for District inspection upon request. [District Rule 1070]

These terms and conditions are part of the facilitywide Permit to Operate.



San Joaquin Valley
Unified Air Pollution Control District

PERMIT TO OPERATE

Renewed
2/16/99

PERMIT NO: S-2471-1-0

EXPIRATION DATE: 10/31/1998

LEGAL OWNER OR OPERATOR: AUTO COLLISION SPECIALTIES
MAILING ADDRESS: 1700 E GOSHEN AVE
VISALIA, CA 93292

LOCATION: 1700 E GOSHEN AVE, VISALIA SECTION 28 TOWNSHIP 18S RANGE 25E

EQUIPMENT DESCRIPTION:

AUTOMOTIVE AND METAL PARTS COATING OPERATION WITH CUSTOM BUILT 14' X 11' X 50' BOOTH WITH TWELVE INTAKE AND ONE EXHAUST FILTERS, HVLP SPRAY GUNS, AND ENCLOSED GUN CLEANER

CONDITIONS

1. No air contaminant shall be released into the atmosphere which causes a public nuisance.
2. Particulate matter emissions shall not exceed 0.1 grains/dscf in concentration.
3. Only HVLP, electrostatic, brush, dip, or roll coating application equipment shall be used, and shall be operated in accordance with the manufacturer's recommendations.
4. Closed, non-absorbent containers shall be used for storage and disposal of all solvent-laden cloth or paper.
5. All coatings and solvents shall be stored in closed containers.
6. Maximum VOC content of coatings as applied shall not exceed limits defined in Rule 4602 for automotive refinishing operations, and Rule 4603 for surface coating of metal parts and products.
7. VOC emissions from this paint/spray operation and S-2471-2-0 shall not exceed 54.8 lb/day.
8. Maximum volatile organic compound (VOC) content of solvents used for surface preparation and cleanup, except spray equipment cleaning, shall not exceed 0.6 lbs/gal.

CONDITIONS CONTINUE ON NEXT PAGE

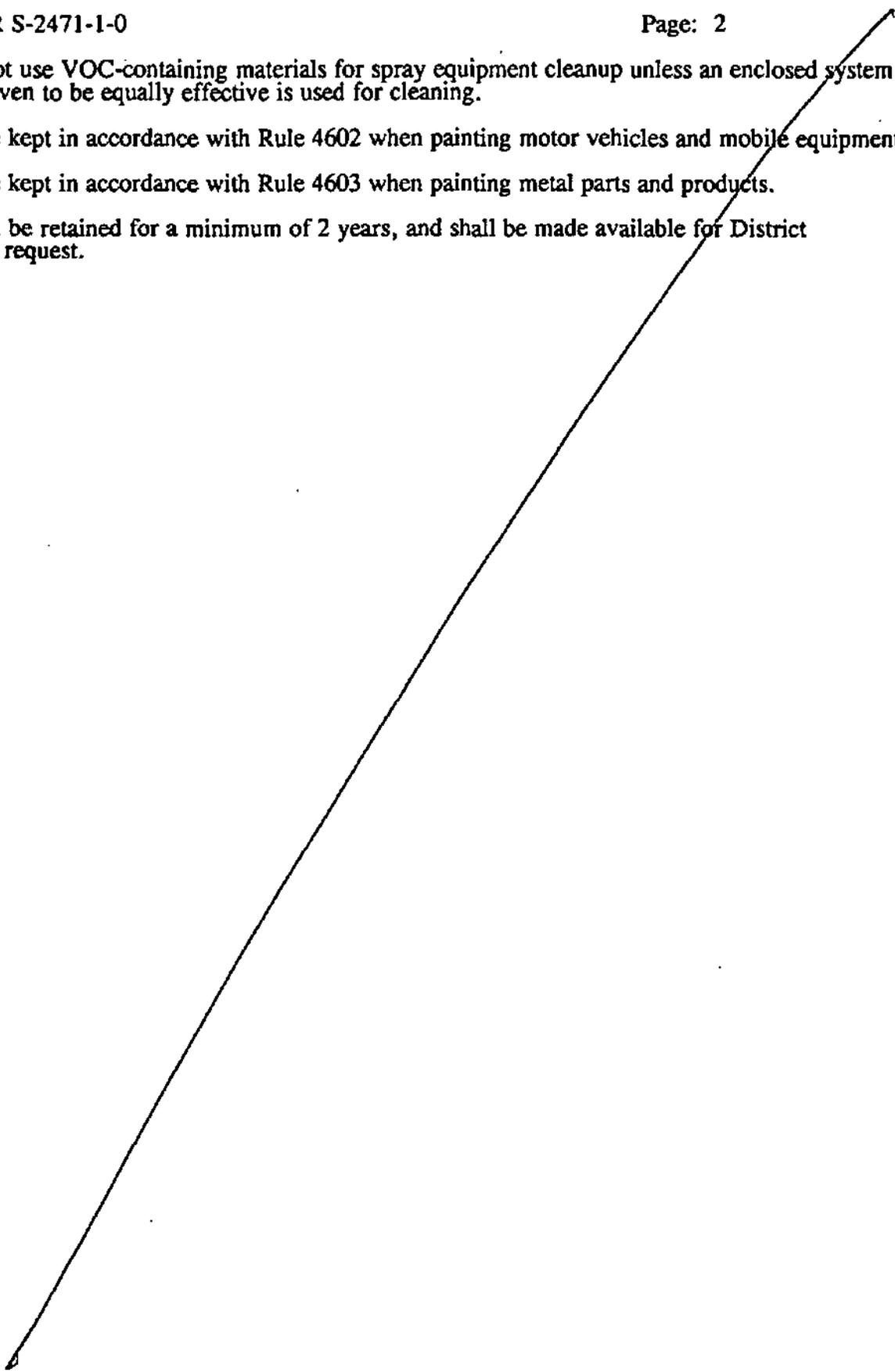
This Permit to Operate remains valid through the permit expiration date listed above, subject to payment of annual permit fees and compliance with permit conditions and all applicable local, state, and federal regulations. This permit is valid only at the location specified above, and becomes void upon any transfer of ownership or location. Any modification of the equipment or operation, as defined in District Rule 2201, will require a new permit. This permit shall be posted as prescribed in District Rule 2010.

DAVID L. CROW

Executive Director/APCO

Southern Regional Office *2700 M Street, Suite 275 *Bakersfield, California 93301 *(805) 862-5200* FAX (805) 862-5201

1997-3-17 - BWA

9. Permittee shall not use VOC-containing materials for spray equipment cleanup unless an enclosed system or equipment proven to be equally effective is used for cleaning.
 10. Records shall be kept in accordance with Rule 4602 when painting motor vehicles and mobile equipment.
 11. Records shall be kept in accordance with Rule 4603 when painting metal parts and products.
 12. All records shall be retained for a minimum of 2 years, and shall be made available for District inspection upon request.
- 



San Joaquin Valley
Unified Air Pollution Control District

Renewed
JHA

PERMIT TO OPERATE

2/16/99

PERMIT NO: S-2471-2-0

EXPIRATION DATE: 10/31/1998

LEGAL OWNER OR OPERATOR: AUTO COLLISION SPECIALTIES
MAILING ADDRESS: 1700 E GOSHEN AVE
VISALIA, CA 93292

LOCATION: 1700 E GOSHEN AVE, VISALIA SECTION 28 TOWNSHIP 18S RANGE 25E

EQUIPMENT DESCRIPTION:
AUTOMOTIVE AND METAL PARTS COATING OPERATION WITH 14' X 9' X 22' SPRAY BOOTH, INCLUDING EXHAUST FILTERS, HVLP SPRAY GUNS, AND ENCLOSED GUN CLEANER

CONDITIONS

1. No air contaminant shall be released into the atmosphere which causes a public nuisance.
2. Particulate matter emissions shall not exceed 0.1 grains/dscf in concentration.
3. Only HVLP, electrostatic, brush, dip, or roll coating application equipment shall be used, and shall be operated in accordance with the manufacturer's recommendations.
4. Closed, non-absorbent containers shall be used for storage and disposal of all solvent-laden cloth or paper.
5. All coatings and solvents shall be stored in closed containers.
6. All painting associated with this permit unit must be conducted inside the spray booth.
7. All filters shall be properly maintained and must be in place during the painting operation.
8. Exhaust fans shall be switched on prior to the start of paint spraying operations.

CONDITIONS CONTINUE ON NEXT PAGE

This Permit to Operate remains valid through the permit expiration date listed above, subject to payment of annual permit fees and compliance with permit conditions and all applicable local, state, and federal regulations. This permit is valid only at the location specified above, and becomes void upon any transfer of ownership or location. Any modification of the equipment or operation, as defined in District Rule 2201, will require a new permit. This permit shall be posted as prescribed in District Rule 2010.

DAVID L. CROW

Executive Director/APCO

Southern Regional Office *2700 M Street, Suite 275 *Bakersfield, California 93301 *(805) 862-5200* FAX (805) 862-5201

1974-3 - MWA

9. Maximum VOC content of coatings as applied shall not exceed limits defined in Rule 4602 for automotive refinishing operations, and Rule 4603 for surface coating of metal parts and products.
10. VOC emissions from this paint spray operation and S-2471-1-0 shall not exceed 54.8 lb/day.
11. Particulate matter (PM10) emissions shall not exceed 5.5 lb/day.
12. Maximum volatile organic compound (VOC) content of solvents used for surface preparation and cleanup, except spray equipment cleaning, shall not exceed 0.6 lbs/gal.
13. Permittee shall not use VOC-containing materials for spray equipment cleanup unless an enclosed system or equipment proven to be equally effective is used for cleaning.
14. Records shall be kept in accordance with Rule 4602 when painting motor vehicles and mobile equipment.
15. Records shall be kept in accordance with Rule 4603 when painting metal parts and products.
16. All records shall be retained for a minimum of 2 years, and shall be made available for District inspection upon request.



San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

Permit to Operate

FACILITY: S-2471

EXPIRATION DATE: 10/31/2013

LEGAL OWNER OR OPERATOR:

AUTO COLLISION SPECIALTIES

MAILING ADDRESS:

1700 E GOSHEN AVE
VISALIA, CA 93292

FACILITY LOCATION:

1700 E GOSHEN AVE
VISALIA, CA 93292

FACILITY DESCRIPTION:

AUTOBODY SPRAY COATING

The Facility's Permit to Operate may include Facility-wide Requirements as well as requirements that apply to specific permit units.

This Permit to Operate remains valid through the permit expiration date listed above, subject to payment of annual permit fees and compliance with permit conditions and all applicable local, state, and federal regulations. This permit is valid only at the location specified above, and becomes void upon any transfer of ownership or location. Any modification of the equipment or operation, as defined in District Rule 2201, will require prior District approval. This permit shall be posted as prescribed in District Rule 2010.

Seyed Sadredin
Executive Director / APCO

David Warner
Director of Permit Services

San Joaquin Valley Air Pollution Control District

PERMIT UNIT: S-2471-1-0

EXPIRATION DATE: 10/31/2013

SECTION: 28 **TOWNSHIP:** 18S **RANGE:** 25E

EQUIPMENT DESCRIPTION:

MOTOR VEHICLE, MOBILE EQUIPMENT AND METAL PARTS AND PRODUCTS COATING OPERATION WITH HVLP SPRAY GUN(S), PAINT SPRAY BOOTH WITH EXHAUST FILTERS AND SPRAY GUN CLEANER

PERMIT UNIT REQUIREMENTS

1. No air contaminant shall be released into the atmosphere which causes a public nuisance. [District Rule 4102]
2. Particulate matter emissions shall not exceed 0.1 grains/dscf in concentration. [District Rule 4201]
3. No air contaminant shall be discharged into the atmosphere for a period or periods aggregating more than three minutes in any one hour which is as dark as, or darker than, Ringelmann 1 or 20% opacity. [District Rule 4101]
4. All equipment shall be maintained in good operating condition and shall be operated in a manner to minimize emissions of air contaminants into the atmosphere. [District NSR Rule]
5. All painting, including application of primer, shall be conducted inside the booth with filters in place, fan(s) operating, and doors closed. [District Rule 2201]
6. For motor vehicles and mobile equipment coating, the amount of precoat used shall not exceed the amount of primer surfacer used. Precoat use shall be limited to one application per vehicle. Precoat shall not be used to fill in surface imperfections. [District Rule 4602]
7. Only HVLP, electrostatic, brush, dip, or roll coating application equipment shall be used, and the application equipment shall be operated in accordance with the manufacturer's recommendations. [District Rules 4602 and 4603]
8. Permittee shall demonstrate that HVLP guns manufactured prior to 1/1/96 operate between 0.1 and 10 psig air atomizing pressure, by manufacturer's published technical material or by use of a certified air pressure tip gauge. [District Rules 4602 and 4603]
9. Cleaning activities that use solvents with a VOC content greater than 50 g/l (0.42 lb/gallon) shall be performed by one or more of the following methods: wipe cleaning; application of solvent from hand-held spray bottles from which solvents are dispensed without a propellant-induced force; non-atomized solvent flow method in which the cleaning solvent is collected in a container or a collection system which is closed except for solvent collection openings and, if necessary, openings to avoid excessive pressure build-up inside the container; or solvent flushing method in which the cleaning solvent is discharged into a container that is closed except for solvent collection openings and, if necessary, openings to avoid excessive pressure build-up inside the container. The discharged solvent from the equipment must be collected into containers without atomizing into the open air. The solvent may be flushed through the system by air or hydraulic pressure, or by pumping. [District Rules 4602 and 4603]
10. The permittee shall not use materials with a VOC content greater than 50 g/l (0.42 lb/gallon) for spray equipment clean-up unless an enclosed system, or equipment proven to be equally effective at controlling emissions, is used for cleaning. [District Rules 4602 and 4603]
11. All fresh or spent coatings, adhesives, catalysts, thinners and solvents shall be stored in closed containers. Solvent laden cloth or paper shall be stored and disposed in closed non-absorbent containers. [District Rules 4602 and 4603]

PERMIT UNIT REQUIREMENTS CONTINUE ON NEXT PAGE

These terms and conditions are part of the Facility-wide Permit to Operate.

12. For motor vehicle and mobile equipment coating, the VOC content of coatings as applied, excluding water and exempt compounds, used for Group I vehicles or Group II vehicles (when a color match is required) shall not exceed any of the following limits: pretreatment wash primer 780 g/l (6.5 lb/gal), precoat: 600 g/l (5.0 lb/gal) primer/primer surfacer: 250 g/l (2.1 lb/gal), primer sealer: 420 g/l (3.5 lb/gal), topcoat: 420 g/l (3.5 lb/gal), metallic/iridescent topcoat: 520 g/l (4.3 lb/gal), and multi-stage topcoat system: 540 g/l (4.5 lb/gal). [District Rule 4602]
13. For motor vehicle and mobile equipment coating, the VOC content of coatings as applied, excluding water and exempt compounds, used for Group II vehicles (when a color match is not required) shall not exceed any of the following limits: pretreatment wash primer 780 g/l (6.5 lb/gal), precoat: 600 g/l (5.0 lb/gal), primer/primer surfacer: 250 g/l (2.1 lb/gal), primer sealer: 340 g/l (2.8 lb/gal), topcoat: 420 g/l (3.5 lb/gal), metallic/iridescent topcoat: 420 g/l (3.5 lb/gal), and camouflage: 420 g/l (3.5 lb/gal). [District Rule 4602]
14. VOC content of any coatings as applied, excluding water and exempt compounds, used for any metal parts or product shall not exceed any of the following limits, except as allowed elsewhere in this permit: baked coating 275 g/l (2.3 lb/gal), air-dried coating: 340 g/l (2.8 lb/gal), air-dried dip coating of steel joists with coating viscosity, as applied, of more than 45.6 centistokes at 78 °F or an average dry-film thickness of greater than 2.0 millimeters: 340 g/l (2.8 lb/gal), air-dried dip coating of steel joists with coating viscosity, as applied, of less than or equal to 45.6 centistokes at 78 °F or an average dry-film thickness of less than or equal to 2.0 millimeters: 400 g/l (3.32 lb/gal). [District Rule 4603]
15. VOC content of baked specialty coatings as applied, excluding water and exempt compounds, used for metal parts or product shall not exceed any of the following limits: camouflage 360 g/l (3.0 lb/gal), extreme performance: 420 g/l (3.5 lb/gal), heat resistant: 360 g/l (3.0 lb/gal), high gloss: 360 g/l (3.0 lb/gal), high performance architectural: 420 g/l (3.5 lb/gal), high temperature: 420 g/l (3.5 lb/gal), metallic topcoat: 360 g/l (3.0 lb/gal), pretreatment wash primer: 420 g/l (3.5 lb/gal), silicone release: 420 g/l (3.5 lb/gal), solar absorbent: 360 g/l (3.0 lb/gal), and solid film lubricant: 880 g/l (7.3 lb/gal). [District Rule 4603]
16. VOC content of air-dried specialty coatings as applied, excluding water and exempt compounds, used for metal parts or product shall not exceed any of the following limits: camouflage 420 g/l (3.5 lb/gal), extreme performance: 420 g/l (3.5 lb/gal), heat resistant: 420 g/l (3.5 lb/gal), high gloss: 420 g/l (3.5 lb/gal), high performance architectural: 420 g/l (3.5 lb/gal), high temperature: 420 g/l (3.5 lb/gal), metallic topcoat: 420 g/l (3.5 lb/gal), pretreatment wash primer: 420 g/l (3.5 lb/gal), silicone release: 420 g/l (3.5 lb/gal), solar absorbent: 420 g/l (3.5 lb/gal), and solid film lubricant: 880 g/l (7.3 lb/gal). [District Rule 4603]
17. VOC content of specialty coatings (as defined in Rule 4602) as applied, excluding water and exempt compounds, shall not exceed 840 g/l (7.0 lb/gallon). If specialty coating usage, except anti-glare/safety coatings, exceeds 1 gallon per day, such coatings shall not exceed 5% (by volume) of total coatings applied in any month. [District Rule 4602]
18. VOC content of temporary protective coatings shall not exceed 60 g/l (0.5 lb/gal) of material. [District Rule 4602]
19. For metal parts and products coating, the VOC content of solvents used shall not exceed any of the following limits: product cleaning during manufacturing process or surface preparation for coating application: 50 g/l (0.42 lb/gal), repair and maintenance cleaning: 50 g/l (0.42 lb/gal), and cleaning of coating application equipment: 550 g/l (4.6 lb/gal). [District Rule 4603]
20. VOC content of solvents used shall not exceed any of the following limits: product cleaning during manufacturing process or surface preparation for coating application (except spot surface preparation solvent applied from hand held bottle for removal of road tar): 50 g/l (0.42 lb/gal); repair and maintenance cleaning: 50 g/l (0.42 lb/gal); and cleaning of coating application equipment: 550 g/l (4.6 lb/gal). VOC content of solvents used for surface preparation of plastic substrates shall not exceed 100 g/l (0.83 lb/gallon). [District Rule 4602]
21. VOC emissions from the entire facility shall not exceed 54.7 pounds in any one day. [District Rule 2201]
22. Permittee shall maintain daily records of the following: quantity and type (Group I, Group II vehicle with color match, or Group II vehicle without color match) of each vehicle coated; specific coatings used on each vehicle; mix ratios (by volume) of components added to each coating; volume of coatings applied; VOC content of each coating as applied; and purchase and usage of each specific solvent or reducer, showing the date, type and volume purchased or used. [District Rules 4602 and 4603]

PERMIT UNIT REQUIREMENTS CONTINUE ON NEXT PAGE

These terms and conditions are part of the Facility-wide Permit to Operate.

23. Permittee shall keep the following records for solvent cleaning activities: manufacturers product data sheet or MSDS of solvents used, VOC content of solvents in g/l or lb/gal, and the type of cleaning activity for which each solvent is used. [District Rules 4602 and 4603]
24. Records shall be retained on-site for a minimum of five years and made available for District inspection upon request. [District Rules 4602 and 4603]

These terms and conditions are part of the Facility-wide Permit to Operate.

San Joaquin Valley Air Pollution Control District

PERMIT UNIT: S-2471-2-0

EXPIRATION DATE: 10/31/2013

SECTION: 28 **TOWNSHIP:** 18S **RANGE:** 25E

EQUIPMENT DESCRIPTION:

MOTOR VEHICLE, MOBILE EQUIPMENT AND METAL PARTS AND PRODUCTS COATING OPERATION WITH HVLP SPRAY GUN(S), PAINT SPRAY BOOTH WITH EXHAUST FILTERS AND SPRAY GUN CLEANER

PERMIT UNIT REQUIREMENTS

1. No air contaminant shall be released into the atmosphere which causes a public nuisance. [District Rule 4102]
2. Particulate matter emissions shall not exceed 0.1 grains/dscf in concentration. [District Rule 4201]
3. No air contaminant shall be discharged into the atmosphere for a period or periods aggregating more than three minutes in any one hour which is as dark as, or darker than, Ringelmann 1 or 20% opacity. [District Rule 4101]
4. All equipment shall be maintained in good operating condition and shall be operated in a manner to minimize emissions of air contaminants into the atmosphere. [District NSR Rule]
5. All painting, including application of primer, shall be conducted inside the booth with filters in place, fan(s) operating, and doors closed. [District Rule 2201]
6. For motor vehicles and mobile equipment coating, the amount of precoat used shall not exceed the amount of primer surfacer used. Precoat use shall be limited to one application per vehicle. Precoat shall not be used to fill in surface imperfections. [District Rule 4602]
7. Only HVLP, electrostatic, brush, dip, or roll coating application equipment shall be used, and the application equipment shall be operated in accordance with the manufacturer's recommendations. [District Rules 4602 and 4603]
8. Permittee shall demonstrate that HVLP guns manufactured prior to 1/1/96 operate between 0.1 and 10 psig air atomizing pressure, by manufacturer's published technical material or by use of a certified air pressure tip gauge. [District Rules 4602 and 4603]
9. Cleaning activities that use solvents with a VOC content greater than 50 g/l (0.42 lb/gallon) shall be performed by one or more of the following methods: wipe cleaning; application of solvent from hand-held spray bottles from which solvents are dispensed without a propellant-induced force; non-atomized solvent flow method in which the cleaning solvent is collected in a container or a collection system which is closed except for solvent collection openings and, if necessary, openings to avoid excessive pressure build-up inside the container; or solvent flushing method in which the cleaning solvent is discharged into a container that is closed except for solvent collection openings and, if necessary, openings to avoid excessive pressure build-up inside the container. The discharged solvent from the equipment must be collected into containers without atomizing into the open air. The solvent may be flushed through the system by air or hydraulic pressure, or by pumping. [District Rules 4602 and 4603]
10. The permittee shall not use materials with a VOC content greater than 50 g/l (0.42 lb/gallon) for spray equipment clean-up unless an enclosed system, or equipment proven to be equally effective at controlling emissions, is used for cleaning. [District Rules 4602 and 4603]
11. All fresh or spent coatings, adhesives, catalysts, thinners and solvents shall be stored in closed containers. Solvent laden cloth or paper shall be stored and disposed in closed non-absorbent containers. [District Rules 4602 and 4603]

PERMIT UNIT REQUIREMENTS CONTINUE ON NEXT PAGE

These terms and conditions are part of the Facility-wide Permit to Operate.

12. VOC content of coatings as applied, excluding water and exempt compounds, used for Group I vehicles or Group II vehicles (when a color match is required) shall not exceed any of the following limits: pretreatment wash primer 780 g/l (6.5 lb/gal), precoat: 600 g/l (5.0 lb/gal) primer/primer surfacer: 250 g/l (2.1 lb/gal), primer sealer: 420 g/l (3.5 lb/gal), topcoat: 420 g/l (3.5 lb/gal), metallic/iridescent topcoat: 520 g/l (4.3 lb/gal), and multi-stage topcoat system: 540 g/l (4.5 lb/gal). [District Rule 4602]
13. VOC content of coatings as applied, excluding water and exempt compounds, used for Group II vehicles (when a color match is not required) shall not exceed any of the following limits: pretreatment wash primer 780 g/l (6.5 lb/gal), precoat: 600 g/l (5.0 lb/gal), primer/primer surfacer: 250 g/l (2.1 lb/gal), primer sealer: 340 g/l (2.8 lb/gal), topcoat: 420 g/l (3.5 lb/gal), metallic/iridescent topcoat: 420 g/l (3.5 lb/gal), and camouflage: 420 g/l (3.5 lb/gal). [District Rule 4602]
14. VOC content of any coatings as applied, excluding water and exempt compounds, used for any metal parts or product shall not exceed any of the following limits, except as allowed elsewhere in this permit: baked coating 275 g/l (2.3 lb/gal), air-dried coating: 340 g/l (2.8 lb/gal), air-dried dip coating of steel joists with coating viscosity, as applied, of more than 45.6 centistokes at 78 °F or an average dry-film thickness of greater than 2.0 millimeters: 340 g/l (2.8 lb/gal), air-dried dip coating of steel joists with coating viscosity, as applied, of less than or equal to 45.6 centistokes at 78 °F or an average dry-film thickness of less than or equal to 2.0 millimeters: 400 g/l (3.32 lb/gal). [District Rule 4603]
15. VOC content of baked specialty coatings as applied, excluding water and exempt compounds, used for metal parts or product shall not exceed any of the following limits: camouflage 360 g/l (3.0 lb/gal), extreme performance: 420 g/l (3.5 lb/gal), heat resistant: 360 g/l (3.0 lb/gal), high gloss: 360 g/l (3.0 lb/gal), high performance architectural: 420 g/l (3.5 lb/gal), high temperature: 420 g/l (3.5 lb/gal), metallic topcoat: 360 g/l (3.0 lb/gal), pretreatment wash primer: 420 g/l (3.5 lb/gal), silicone release: 420 g/l (3.5 lb/gal), solar absorbent: 360 g/l (3.0 lb/gal), and solid film lubricant: 880 g/l (7.3 lb/gal). [District Rule 4603]
16. VOC content of air-dried specialty coatings as applied, excluding water and exempt compounds, used for metal parts or product shall not exceed any of the following limits: camouflage 420 g/l (3.5 lb/gal), extreme performance: 420 g/l (3.5 lb/gal), heat resistant: 420 g/l (3.5 lb/gal), high gloss: 420 g/l (3.5 lb/gal), high performance architectural: 420 g/l (3.5 lb/gal), high temperature: 420 g/l (3.5 lb/gal), metallic topcoat: 420 g/l (3.5 lb/gal), pretreatment wash primer: 420 g/l (3.5 lb/gal), silicone release: 420 g/l (3.5 lb/gal), solar absorbent: 420 g/l (3.5 lb/gal), and solid film lubricant: 880 g/l (7.3 lb/gal). [District Rule 4603]
17. VOC content of specialty coatings (as defined in Rule 4602) as applied, excluding water and exempt compounds, shall not exceed 840 g/l (7.0 lb/gallon). If specialty coating usage, except anti-glare/safety coatings, exceeds 1 gallon per day, such coatings shall not exceed 5% (by volume) of total coatings applied in any month. [District Rule 4602]
18. VOC content of temporary protective coatings shall not exceed 60 g/l (0.5 lb/gal) of material. [District Rule 4602]
19. VOC content of solvents used shall not exceed any of the following limits: product cleaning during manufacturing process or surface preparation for coating application: 50 g/l (0.42 lb/gal), repair and maintenance cleaning: 50 g/l (0.42 lb/gal), and cleaning of coating application equipment: 550 g/l (4.6 lb/gal). [District Rule 4603]
20. VOC content of solvents used shall not exceed any of the following limits: product cleaning during manufacturing process or surface preparation for coating application (except spot surface preparation solvent applied from hand held bottle for removal of road tar): 50 g/l (0.42 lb/gal); repair and maintenance cleaning: 50 g/l (0.42 lb/gal); and cleaning of coating application equipment: 550 g/l (4.6 lb/gal). VOC content of solvents used for surface preparation of plastic substrates shall not exceed 100 g/l (0.83 lb/gallon). [District Rule 4602]
21. VOC emissions from the entire facility shall not exceed 54.7 pounds in any one day. [District Rule 2201]
22. Permittee shall maintain daily records of the following: quantity and type (Group I, Group II vehicle with color match, or Group II vehicle without color match) of each vehicle coated; specific coatings used on each vehicle; mix ratios (by volume) of components added to each coating; volume of coatings applied; VOC content of each coating as applied; and purchase and usage of each specific solvent or reducer, showing the date, type and volume purchased or used. [District Rules 4602 and 4603]

PERMIT UNIT REQUIREMENTS CONTINUE ON NEXT PAGE

These terms and conditions are part of the Facility-wide Permit to Operate.

23. Permittee shall keep the following records for solvent cleaning activities: manufacturers product data sheet or MSDS of solvents used, VOC content of solvents in g/l or lb/gal, and the type of cleaning activity for which each solvent is used. [District Rules 4602 and 4603]
24. Records shall be retained on-site for a minimum of five years and made available for District inspection upon request. [District Rules 4602 and 4603]

These terms and conditions are part of the Facility-wide Permit to Operate.

APPENDIX

I



Darrels Mini Storage No. 19

1700 East Goshen Avenue
Visalia, CA 93292

Inquiry Number: 7513961.2s

December 06, 2023

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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Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

1700 EAST GOSHEN AVENUE
VISALIA, CA 93292

COORDINATES

Latitude (North): 36.3366280 - 36° 20' 11.86"
Longitude (West): 119.2754380 - 119° 16' 31.57"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 295774.3
UTM Y (Meters): 4023488.8
Elevation: 335 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 50005875 VISALIA, CA
Version Date: 2021

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20200705
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
1700 EAST GOSHEN AVENUE
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	UNITED AUTO REPAIR	1700 E GOSHEN AVE	RCRA NonGen / NLR		TP
A2	AUTO COLLISION SPECI	1700 E GOSHEN AVE	CUPA Listings, HWTS		TP
A3	UNITED AUTO REPAIR	1700 E GOSHEN AVE	FINDS, ECHO		TP
A4	SAM DAVIS GARAGE	1700 EAST GOSHEN AVE	HWTS		TP
A5	STURM, GREGORY ALAN	1700 E GOSHEN AVE	CIWQS		TP
A6	GREGORY ALAN STARM	1700 E GOSHEN AVE.	WDS		TP
A7	UNITED AUTO REPAIR	1700 E GOSHEN AVE	CERS HAZ WASTE, CUPA Listings, HWTS		TP
A8	SAM DAVIS GARAGE	1700 EAST GOSHEN AVE	HWTS		TP
B9	MID VALLEY DISPOSAL	1707 EAST GOSHEN ROA	SWF/LF	Higher	206, 0.039, SSE
B10	MID VALLEY DISPOSAL	1707 E GOSHEN AVE	RCRA NonGen / NLR	Higher	206, 0.039, SSE
B11	MID VALLEY DISPOSAL	1707 E GOSHEN AVE	CERS HAZ WASTE, CERS TANKS, CUPA Listings, CERS	Higher	206, 0.039, SSE
B12	SUNSET WASTE PAPER-	1707 E GOSHEN AVE	AST	Higher	206, 0.039, SSE
B13	MV PUBLIC TRANSPORTA	525 N CAIN ST	RCRA NonGen / NLR	Higher	279, 0.053, SSE
B14		525 N CAIN	AST	Higher	279, 0.053, SSE
B15	VISALIA CITY COACH	525 N CAIN ST	EDR Hist Auto	Higher	279, 0.053, SSE
B16	FIRST TRANSIT INC #5	525 N CAIN ST	RCRA NonGen / NLR	Higher	279, 0.053, SSE
B17	FIRST TRANSIT, INC #	525 N CAIN ST	CERS HAZ WASTE, CERS TANKS, CUPA Listings, CERS	Higher	279, 0.053, SSE
C18	BETTY FISHER	1019 NORTH CAIN STRE	RCRA NonGen / NLR	Higher	323, 0.061, North
D19	RAMIREZ QUALITY SERV	1526 E GOSHEN AVE	RCRA NonGen / NLR	Higher	325, 0.062, SSW
D20	ROBERT KROTTNER DBA	1540 E GOSHEN AVE	FINDS, ECHO, PFAS ECHO	Higher	339, 0.064, SSW
D21	ROBERT KROTTNER DBA	1540 E GOSHEN AVE	RCRA NonGen / NLR	Higher	339, 0.064, SSW
D22	KD ENGINE	1540 E GOSHEN AVE	CUPA Listings	Higher	339, 0.064, SSW
E23	CALIFORNIA WATER SER	1398 E DOUGLAS AVE	CUPA Listings, CERS	Higher	377, 0.071, NW
C24	A & E WELDING & MACH	1110 N CAIN ST	CUPA Listings, CERS	Higher	425, 0.080, NNE
C25	PETROSIUS CONSTRUCTI	1110 N CAIN ST	CERS HAZ WASTE, CERS	Higher	425, 0.080, NNE
C26	KAWEAH DELTA WATER C	1110 N CAIN ST	HIST UST	Higher	425, 0.080, NNE
C27	PC PROPERTIES	1110 N CAIN ST	AST	Higher	425, 0.080, NNE
C28	PETROSIUS CONSTRUCTI	1110 N CAIN ST	CUPA Listings	Higher	425, 0.080, NNE
C29	KAWEAH DELTA WATER C	1110 N CAIN ST	SWEEPS UST, CA FID UST	Higher	425, 0.080, NNE
C30	PETROSIUS CONSTRUCTI	1110 N CAIN	RCRA NonGen / NLR	Higher	425, 0.080, NNE
E31	WELL 24-01 - RAW		PFAS	Higher	429, 0.081, NW
C32	CITY OF VISALIA CODE	1108 N. STOVAR ST.	RCRA NonGen / NLR	Higher	570, 0.108, North
F33	TRILLIUM USA COMPANY	419 N CAIN ST	RCRA NonGen / NLR	Higher	617, 0.117, SSE
F34	TRILLIUM USA COMPANY	419 N CAIN ST	CERS HAZ WASTE, CUPA Listings, HWTS, HAZNET, CERS	Higher	617, 0.117, SSE
G35	CALIFORNIA POWDER CO		FINDS, PFAS ECHO	Higher	643, 0.122, WNW
G36	QUALITY AUTO SERVICE	822 N BEN MADDOX WAY	RCRA NonGen / NLR	Higher	644, 0.122, West
G37	QUALITY AUTO SERVICE	822 N BEN MADDOX WY	CERS HAZ WASTE, CUPA Listings, HWTS, HAZNET, CERS	Higher	644, 0.122, West
G38	MENDEZ TIRE SERVICE	936 N BEN MADDOX WAY	RCRA NonGen / NLR	Higher	648, 0.123, WNW
G39	DANIEL HELZER DBA KN	936 N BEN MADDOX WAY	RCRA NonGen / NLR	Higher	648, 0.123, WNW

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1700 EAST GOSHEN AVENUE
VISALIA, CA 93292

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MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
F40	T-MOBILE WEST CORPOR	409 N CAIN ST	CUPA Listings, CERS	Higher	648, 0.123, SSE
G41	CITY OF VISALIA	920 N. BEN MADDOX WA	RCRA NonGen / NLR	Higher	658, 0.125, WNW
H42	AAA ALARM & LIGHTING	632 N BEN MADDOX WAY	HIST UST	Higher	669, 0.127, WSW
H43	GARDEN CITY AUTO	1037 BEN MADDOX	RCRA-SQG, FINDS, ECHO	Higher	710, 0.134, WSW
H44	INERAM PUMP CO	604 N BEN MADDOX WAY	HIST UST	Higher	711, 0.135, SW
H45	INGRAM PUMP CO.	604 N BEN MADDOX WAY	LUST, SWEEPS UST, CA FID UST, Cortese, HIST...	Higher	711, 0.135, SW
G46		925 N BEN MADDOX	AST	Higher	727, 0.138, WNW
H47	BP QUALITY PAINT & B	739 N BEN MADDOX WY	RCRA NonGen / NLR, FINDS, ECHO, EMI	Higher	730, 0.138, WSW
H48	AAA ALARM & LIGHTING	632 N BEN MADDOX	SWEEPS UST, HIST UST, CA FID UST	Higher	735, 0.139, WSW
49	SOUTHERN CALIFORNIA	432 BEN MADDOX WAY	Delisted NPL, SEMS, RCRA-LQG, US ENG CONTROLS, US...	Higher	762, 0.144, SSW
I50	B P QUALITY PAINT AN	739 N BEN MADDOX WY	RCRA-SQG	Higher	775, 0.147, West
I51	QUALITY PAINT & BODY	739 N BEN MADDOX WY	CERS HAZ WASTE, CUPA Listings, CERS	Higher	775, 0.147, West
I52	BP QUALITY PAINT & B	739 N BEN MADDOX WAY	RCRA NonGen / NLR	Higher	775, 0.147, West
J53	BEN MADDOX GIT N GO	1120 N. BEN MADDOX W	UST	Higher	796, 0.151, NW
J54	BEN MADDOX PIK N GO	1122 N BEN MADDOX WY	UST	Higher	816, 0.155, NW
J55	BEN MADDOX PIK N GO	1122 N BEN MADDOX WY	CERS TANKS, CUPA Listings, CERS	Higher	816, 0.155, NW
K56	STEVE SEITZ	1147 NORTH CAIN STRE	RCRA NonGen / NLR	Higher	816, 0.155, North
L57	BENTONS AUTOMOTIVE S	1720 E JANELLI CT	CERS HAZ WASTE, CUPA Listings, CERS	Higher	844, 0.160, SSE
L58	#C9 UNITED REFRIGERA	1736 E JANELLI CT	CUPA Listings	Higher	848, 0.161, SSE
J59	JOHN GORSKY CONSTRUC	1023 N BEN MADDOX WA	HIST UST	Higher	850, 0.161, NW
J60	JOHN GORSKY CONST CO	1023 N BEN MADDOX WA	SWEEPS UST, CA FID UST	Higher	850, 0.161, NW
L61	ALL PURE POOL SERVIC	1744 E JANELLI CT	CUPA Listings	Lower	862, 0.163, SSE
J62	KOLBEN AUTOHAUS LLC	1140 N BEN MADDOX WA	RCRA NonGen / NLR	Higher	876, 0.166, NW
J63	UNIVERSAL AUTO REPAI	1140 N BEN MADDOX WA	RCRA NonGen / NLR	Higher	876, 0.166, NW
J64	JAMES MOBILE AUTO RE	1140 N BEN MADDOX WA	RCRA NonGen / NLR	Higher	876, 0.166, NW
K65	MAURO ORTIZ	1205 NORTH CAIN STRE	RCRA NonGen / NLR	Higher	878, 0.166, North
M66	SWACK'S MACHINE SHOP	1224 E DOUGLAS	SWEEPS UST, CA FID UST	Higher	894, 0.169, WNW
M67	SWACKS MACHINE SHOP	1224 E DOUGLAS	HIST UST	Higher	894, 0.169, WNW
L68	TURNUPSEED RESTORATI	1733 E JANELLI CT	RCRA NonGen / NLR	Lower	894, 0.169, SSE
J69	PROMOTIVE	1037 N BEN MADDOX WY	CERS HAZ WASTE, CUPA Listings, CERS	Higher	895, 0.170, NW
J70	PROMOTIVE AUTO INC	1037 N BEN MADDOX WA	RCRA NonGen / NLR	Higher	895, 0.170, NW
L71	SIERRA AUTOHAUSE	1740 E JANELLI CT	CUPA Listings, HWTS, HAZNET	Higher	901, 0.171, SSE
J72	SPEEDY ENTERPRISES L	1200 N BEN MADDOX WA	RCRA NonGen / NLR	Higher	934, 0.177, NW
L73	UTILIQUEST LLC	1725 E JANELLI CT	RCRA NonGen / NLR	Lower	936, 0.177, SSE
L74	SLOW FILL CNG FACILI	335 N CAIN STREET	CUPA Listings, NPDES	Lower	960, 0.182, South
L75	VISALIA HHW SITE	335 N CAIN ST	CUPA Listings	Lower	960, 0.182, South
N76	CITY OF VISALIA-SOLI	309 N CAIN ST	CUPA Listings, EMI, CERS	Lower	979, 0.185, South
O77	UNITED RENTALS INC #	925 N BEN MADDOX WAY	RCRA NonGen / NLR	Higher	987, 0.187, WNW
O78	UNITED RENTALS INC 6	925 N BEN MADDOX WY	CUPA Listings	Higher	987, 0.187, WNW

MAPPED SITES SUMMARY

Target Property Address:
1700 EAST GOSHEN AVENUE
VISALIA, CA 93292

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
O79	UNITED RENTALS, INC.	925 N BEN MADDOX WAY	CERS HAZ WASTE, CERS TANKS, CERS	Higher	987, 0.187, WNW
O80	UNITED RENTALS, INC.	925 N BEN MADDOX WAY	AST	Higher	987, 0.187, WNW
L81	SILVER STAR	340 N CAIN ST	RCRA NonGen / NLR	Lower	1025, 0.194, SSE
P82	RAINBO BAKERY	1220 N BEN MADDOX	SWEEPS UST, CA FID UST	Higher	1029, 0.195, NW
P83	RAINBO BAKERY	1220 N BEN MADDOX	HIST UST	Higher	1029, 0.195, NW
Q84	SOUTHERN CALIFORNIA	432 N. BEN MADDOX WA	RESPONSE, ENVIROSTOR, CPS-SLIC, HIST Cal-Sites,...	Higher	1143, 0.216, SW
Q85	SCE - BEN MADDOX	432 N BEN MADDOX WY	CUPA Listings	Higher	1143, 0.216, SW
M86		1134 E DOUGLAS	AST	Higher	1144, 0.217, WNW
M87	JOHN GORSKY CONSTRUC	1134 E DOUGLAS AVE	CUPA Listings	Higher	1144, 0.217, WNW
Q88	EDISON/VISALIA POLE	432 BEN MADDOX WAY	HIST Cal-Sites	Higher	1161, 0.220, SW
Q89	SO. CAL. EDISON POLE	432 BEN MADDOX WAY N	LUST, CA BOND EXP. PLAN, Cortese, HIST CORTESE,...	Higher	1179, 0.223, SW
N90	CAMPAS CUSTOM PAINT	1736 FINNI COURT	RCRA NonGen / NLR	Higher	1187, 0.225, SSE
R91	CHUY'S AUTO BODY & C	1738 E FINNI CT	RCRA NonGen / NLR	Higher	1197, 0.227, SSE
92	CITY OF VISALIA CORP	336 BEN MADDOX	HIST UST, HWTS, HAZNET	Higher	1215, 0.230, SSW
Q93	RJ AUTOMOTIVE	413 N BEN MADDOX WY	CERS HAZ WASTE, CUPA Listings, CERS	Higher	1226, 0.232, SW
Q94	RJ AUTOMOTIVE	413 N BEN MADDOX WAY	RCRA NonGen / NLR	Higher	1226, 0.232, SW
S95	SISCO'S	1741 FINNI CT	CUPA Listings	Higher	1227, 0.232, SSE
T96	JAMES MOBILE AUTO RE	1119 E DOUGLAS AVE	RCRA NonGen / NLR	Higher	1231, 0.233, WNW
R97	AUTO MD MOTORSPORTS	1751 E FINNI CT	RCRA NonGen / NLR	Higher	1232, 0.233, SSE
U98	CARLOS LAZO	1311 NORTH CAIN STRE	RCRA NonGen / NLR	Higher	1248, 0.236, North
U99	SALAZAR ZEFERINO	1311 NORTH STOVER ST	RCRA NonGen / NLR	Higher	1252, 0.237, North
V100	CARVER PUMP SERVICE	139 N CAIN ST	CUPA Listings, CERS	Lower	1257, 0.238, South
V101	BOB MACK CO., INC.	139 N CAIN ST	SWEEPS UST, CA FID UST	Lower	1257, 0.238, South
V102	FMG	139 N CAIN ST	CUPA Listings	Lower	1257, 0.238, South
W103	O'REILLY AUTO PARTS	1310 N BEN MADDOX WA	CERS HAZ WASTE, CERS	Higher	1299, 0.246, NNW
W104	O'REILLY AUTO PARTS	1310 N BEN MADDOX WA	RCRA NonGen / NLR	Higher	1299, 0.246, NNW
W105	O'REILLY AUTO PARTS	1310 N BEN MADDOX WY	CUPA Listings	Higher	1299, 0.246, NNW
T106	VISALIA REFRIGERATIO	1110 E DOUGLAS	SWEEPS UST, HIST UST, CA FID UST	Higher	1304, 0.247, WNW
T107	VISALIA REFRIGERATIO	1110 E DOUGLAS AVE	HIST UST	Higher	1304, 0.247, WNW
S108	WELL 30-01 - RAW		PFAS	Higher	1317, 0.249, SSE
109	BEN MADDOX WAY LDFL	336 BEN MADDOX WY	SEMS-ARCHIVE	Higher	1501, 0.284, SSW
110	EVERS, JOE (2) - WAR	E HOUSTON NEAR BEN M	ENVIROSTOR	Higher	1629, 0.309, NNW
111	B.S. & E. COMPANY	1924 MAIN	LUST, Cortese, HIST CORTESE, CERS	Higher	1871, 0.354, SSE
X112	CITY PARK - MAIN & B	116 N BEN MADDOX WAY	US BROWNFIELDS, FINDS	Higher	1904, 0.361, SSW
X113	UNION PACIFIC RAILRO	NORTHWEST OF MAIN ST	US BROWNFIELDS, FINDS	Higher	1913, 0.362, SSW
114	M & C MOBIL TIRE SER	1138 HOUSTON E	LUST, Cortese, HIST CORTESE, CERS	Higher	1952, 0.370, NW
Y115	FORMER VIKING READY	1100 E CENTER AVENUE	US BROWNFIELDS, FINDS	Higher	2011, 0.381, SW
Z116	BC RECYCLING	1043 E HOUSTON AVE	HWTS, NPDES, PROC, CIWQS, CERS	Higher	2037, 0.386, NW
Z117	BC RECYCLING INC	1043 E HOUSTON AVE	SWRCY	Higher	2037, 0.386, NW

MAPPED SITES SUMMARY

Target Property Address:
1700 EAST GOSHEN AVENUE
VISALIA, CA 93292

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
AA118	VACANT CITY LAND - 5	500 BLOCK ON EAST SI	US BROWNFIELDS, FINDS	Higher	2110, 0.400, WSW
AA119	LANGENDORF BAKERY	525 BURKE	LUST, Cortese, HIST CORTESE, CERS	Higher	2220, 0.420, WSW
120	VACANT CITY LAND - 4	400 BLOCK EAST SIDE	US BROWNFIELDS, FINDS	Higher	2246, 0.425, WSW
AA121	VACANT COMMERCIAL LO	433 N BURKE STREET	US BROWNFIELDS, FINDS	Higher	2261, 0.428, WSW
Y122	FORMER SEQUOIA LUMBE	1100 E MAIN STREET	US BROWNFIELDS, FINDS	Higher	2281, 0.432, SW
AB123	CAL TRANS - VISALIA	700 EAST MURRAY	Notify 65	Higher	2358, 0.447, WSW
AB124	FORMER CALTRANS SITE	700 E MURRAY AVE	US BROWNFIELDS, FINDS, ECHO	Higher	2358, 0.447, WSW
125	THE JOB SHOP	2129 MAIN ST E	LUST, Cortese, CERS	Higher	2388, 0.452, SE
126	VISALIA CIVIC CENTER	NW BURKE STREET AND	ENVIROSTOR, VCP	Higher	2584, 0.489, WSW
127	PATHFINDER PETROLEUM	1740 E MINERAL KING	ENVIROSTOR	Higher	2639, 0.500, South
AC128	PACIFIC BELL	300 NORTH TIPTON STR	CPS-SLIC, RCRA NonGen / NLR, FINDS, ECHO, Notify...	Higher	3213, 0.609, WSW
AC129	SO CAL GAS/ VISALIA	300 NORTH TIPTON STR	EDR MGP	Higher	3213, 0.609, WSW
AC130	SO CAL GAS/VISALIA M	300 NORTH TIPTON STR	RESPONSE, ENVIROSTOR, HIST Cal-Sites, DEED,...	Higher	3213, 0.609, WSW
131	NORTHEAST ELEMENTARY	BURKE STREET/HAROLD	ENVIROSTOR, SCH	Higher	3307, 0.626, NW
132	PARISIAN DRY CLEANER	1014 EAST MINERAL KI	ENVIROSTOR	Higher	3374, 0.639, SSW
133	LAMOURE'S CLEANERS	1415 E NOBLE AVE.	ENVIROSTOR, CPS-SLIC	Higher	3454, 0.654, South
134	JONES TIRE & LUBE	2500 E. MAIN	Notify 65	Higher	3469, 0.657, SE
135	CALIFORNIA WATER SER	216 NORTH VALLEY OAK	ENVIROSTOR, VCP	Higher	3684, 0.698, ESE
136	MISSION UNIFORM	520 E. MINERAL KING	RESPONSE, ENVIROSTOR	Lower	4310, 0.816, SW
137	VISALIA CONVENTION C	303 E. ACEQUIA	ENVIROSTOR, VCP, HWTS	Lower	4497, 0.852, WSW
138	LINCOLN OVAL PARK	808 NORTH COURT	Notify 65	Lower	4678, 0.886, West
AD139	VISALIA DRY CLEANER	CENTRAL CITY AREA	RESPONSE, ENVIROSTOR, Cortese	Lower	4765, 0.902, WSW
AD140	PRESSURE VESSEL SERV	7625 W. SUNNYVALE AV	ENVIROSTOR	Lower	5014, 0.950, WSW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 9 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
UNITED AUTO REPAIR 1700 E GOSHEN AVE VISALIA, CA 93292	RCRA NonGen / NLR EPA ID:: CAL000309454	CAL000309454
AUTO COLLISION SPECI 1700 E GOSHEN AVE VISALIA, CA 93292	CUPA Listings Database: CUPA TULARE, Date of Government Version: 10/07/2022 HWTS	N/A
UNITED AUTO REPAIR 1700 E GOSHEN AVE VISALIA, CA 93292	FINDS Registry ID:: 110065614712 ECHO Registry ID: 110065614712	N/A
SAM DAVIS GARAGE 1700 EAST GOSHEN AVE VISALIA, CA 93291	HWTS	N/A
STURM, GREGORY ALAN 1700 E GOSHEN AVE VISALIA, CA 93292	CIWQS	N/A
GREGORY ALAN STARM 1700 E GOSHEN AVE. VISALIA, CA 93292	WDS Facility Status: A Facility Id: 5F54I010057	N/A
UNITED AUTO REPAIR 1700 E GOSHEN AVE VISALIA, CA 93292	CERS HAZ WASTE CUPA Listings Database: CUPA TULARE, Date of Government Version: 10/07/2022 HWTS	N/A
SAM DAVIS GARAGE 1700 EAST GOSHEN AVE VISALIA, CA 93291	HWTS	N/A

EXECUTIVE SUMMARY

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 sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY..... Federal Facility Site Information listing

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-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System

Federal ERNS list

ERNS..... Emergency Response Notification System

Lists of state and tribal leaking storage tanks

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FEMA UST..... Underground Storage Tank Listing
INDIAN UST..... Underground Storage Tanks on Indian Land

Lists of state and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

Lists of state and tribal brownfield sites

BROWNFIELDS..... Considered Brownfields Sites Listing

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT.....	Waste Management Unit Database
HAULERS.....	Registered Waste Tire Haulers Listing
INDIAN ODI.....	Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9.....	Torres Martinez Reservation Illegal Dump Site Locations
ODI.....	Open Dump Inventory
IHS OPEN DUMPS.....	Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL.....	Delisted National Clandestine Laboratory Register
SCH.....	School Property Evaluation Program
CDL.....	Clandestine Drug Labs
Toxic Pits.....	Toxic Pits Cleanup Act Sites
US CDL.....	National Clandestine Laboratory Register

Local Land Records

LIENS.....	Environmental Liens Listing
LIENS 2.....	CERCLA Lien Information

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
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

EXECUTIVE SUMMARY

PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
ABANDONED MINES.....	Abandoned Mines
MINES MRDS.....	Mineral Resources Data System
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
UXO.....	Unexploded Ordnance Sites
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
PFAS NPL.....	Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES.....	Federal Sites PFAS Information
PFAS TRIS.....	List of PFAS Added to the TRI
PFAS TSCA.....	PFAS Manufacture and Imports Information
PFAS RCRA MANIFEST.....	PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR.....	PFAS Contamination Site Location Listing
PFAS WQP.....	Ambient Environmental Sampling for PFAS
PFAS NPDES.....	Clean Water Act Discharge Monitoring Information
PFAS ECHO FIRE TRAINING.....	Facilities in Industries that May Be Handling PFAS Listing
PFAS PART 139 AIRPORT.....	All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC.....	Aqueous Foam Related Incidents Listing
BIOSOLIDS.....	ICIS-NPDES Biosolids Facility Data
AQUEOUS FOAM.....	Former Fire Training Facility Assessments Listing
CHROME PLATING.....	Chrome Plating Facilities Listing
DRYCLEANERS.....	Cleaner Facilities
EMI.....	Emissions Inventory Data
ENF.....	Enforcement Action Listing
Financial Assurance.....	Financial Assurance Information Listing
ICE.....	Inspection, Compliance and Enforcement
HWP.....	EnviroStor Permitted Facilities Listing
HWT.....	Registered Hazardous Waste Transporter Database
HAZNET.....	Facility and Manifest Data
MINES.....	Mines Site Location Listing
MWMP.....	Medical Waste Management Program Listing
NPDES.....	NPDES Permits Listing
PEST LIC.....	Pesticide Regulation Licenses Listing
HAZMAT.....	Hazardous Material Facilities
UIC.....	UIC Listing
UIC GEO.....	UIC GEO (GEOTRACKER)
WASTEWATER PITS.....	Oil Wastewater Pits Listing
WIP.....	Well Investigation Program Case List
MILITARY PRIV SITES.....	MILITARY PRIV SITES (GEOTRACKER)
PROJECT.....	PROJECT (GEOTRACKER)
WDR.....	Waste Discharge Requirements Listing
CERS.....	CERS
NON-CASE INFO.....	NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS.....	OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS.....	PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT.....	SAMPLING POINT (GEOTRACKER)

EXECUTIVE SUMMARY

WELL STIM PROJ..... Well Stimulation Project (GEOTRACKER)

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Cleaner..... EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF..... Recovered Government Archive Solid Waste Facilities List

RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal Delisted NPL sites

Delisted NPL: 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.

A review of the Delisted NPL list, as provided by EDR, and dated 09/19/2023 has revealed that there is 1 Delisted NPL site 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>
<i>SOUTHERN CALIFORNIA</i> EPA ID:: CAD980816466 Site ID:: 902061	<i>432 BEN MADDOX WAY</i>	<i>SSW 1/8 - 1/4 (0.144 mi.)</i>	<i>49</i>	<i>132</i>

EXECUTIVE SUMMARY

Lists of Federal sites subject to CERCLA removals and CERCLA orders

SEMS: SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the SEMS list, as provided by EDR, and dated 09/19/2023 has revealed that there is 1 SEMS 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>
SOUTHERN CALIFORNIA Site ID: 0902061 EPA Id: CAD980816466	432 BEN MADDOX WAY	SSW 1/8 - 1/4 (0.144 mi.)	49	132

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 09/19/2023 has revealed that there is 1 SEMS-ARCHIVE 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>
BEN MADDOX WAY LDFL Site ID: 0902517 EPA Id: CAD981982556	336 BEN MADDOX WY	SSW 1/4 - 1/2 (0.284 mi.)	109	325

Lists of Federal RCRA generators

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 07/24/2023 has revealed that there is 1

EXECUTIVE SUMMARY

RCRA-LQG 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>
SOUTHERN CALIFORNIA EPA ID:: CAD980816466	432 BEN MADDOX WAY	SSW 1/8 - 1/4 (0.144 mi.)	49	132

RCRA-SQG: 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.

A review of the RCRA-SQG list, as provided by EDR, and dated 07/24/2023 has revealed that there are 2 RCRA-SQG 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>
GARDEN CITY AUTO EPA ID:: CAD983629692	1037 BEN MADDOX	WSW 1/8 - 1/4 (0.134 mi.)	H43	116
B P QUALITY PAINT AN EPA ID:: CAD981688161	739 N BEN MADDOX WY	W 1/8 - 1/4 (0.147 mi.)	I50	154

Federal institutional controls / engineering controls registries

US ENG CONTROLS: A listing of sites with engineering controls in place.

A review of the US ENG CONTROLS list, as provided by EDR, and dated 08/21/2023 has revealed that there is 1 US ENG CONTROLS 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>
SOUTHERN CALIFORNIA EPA ID:: CAD980816466 EPA ID:: CAD980816466	432 BEN MADDOX WAY	SSW 1/8 - 1/4 (0.144 mi.)	49	132

US INST CONTROLS: 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.

A review of the US INST CONTROLS list, as provided by EDR, and dated 08/21/2023 has revealed that there is 1 US INST CONTROLS 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>
SOUTHERN CALIFORNIA EPA ID:: CAD980816466	432 BEN MADDOX WAY	SSW 1/8 - 1/4 (0.144 mi.)	49	132

EXECUTIVE SUMMARY

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE: 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.

A review of the RESPONSE list, as provided by EDR, has revealed that there are 4 RESPONSE 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>
SOUTHERN CALIFORNIA Database: RESPONSE, Date of Government Version: 07/24/2023 Status: Certified Facility Id: 54490020	432 N. BEN MADDOX WA	SW 1/8 - 1/4 (0.216 mi.)	Q84	250
SO CAL GAS/VISALIA M Database: RESPONSE, Date of Government Version: 07/24/2023 Status: Certified / Operation & Maintenance Facility Id: 54490015	300 NORTH TIPTON STR	WSW 1/2 - 1 (0.609 mi.)	AC130	390

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MISSION UNIFORM Database: RESPONSE, Date of Government Version: 07/24/2023 Status: Active Facility Id: 60000969	520 E. MINERAL KING	SW 1/2 - 1 (0.816 mi.)	136	417
VISALIA DRY CLEANER Database: RESPONSE, Date of Government Version: 07/24/2023 Status: Active Facility Id: 60000403	CENTRAL CITY AREA	WSW 1/2 - 1 (0.902 mi.)	AD139	426

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 07/24/2023 has revealed that there are 13 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>
SOUTHERN CALIFORNIA Facility Id: 54490002 Facility Id: 54490020 Status: Certified O&M - Land Use Restrictions Only	432 N. BEN MADDOX WA	SW 1/8 - 1/4 (0.216 mi.)	Q84	250

EXECUTIVE SUMMARY

Status: Certified				
EVERS, JOE (2) - WAR Facility Id: 54070074 Status: No Further Action	E HOUSTON NEAR BEN M	NNW 1/4 - 1/2 (0.309 mi.)	110	326
VISALIA CIVIC CENTER Facility Id: 60000965 Status: Certified	NW BURKE STREET AND	WSW 1/4 - 1/2 (0.489 mi.)	126	379
PATHFINDER PETROLEUM Facility Id: 54290042 Status: No Further Action	1740 E MINERAL KING	S 1/4 - 1/2 (0.500 mi.)	127	383
SO CAL GAS/VISALIA M Facility Id: 54490015 Status: Certified / Operation & Maintenance	300 NORTH TIPTON STR	WSW 1/2 - 1 (0.609 mi.)	AC130	390
NORTHEAST ELEMENTARY Facility Id: 54010006 Status: No Further Action	BURKE STREET/HAROLD	NW 1/2 - 1 (0.626 mi.)	131	406
PARISIAN DRY CLEANER Facility Id: 60000243 Status: No Action Required	1014 EAST MINERAL KI	SSW 1/2 - 1 (0.639 mi.)	132	409
LAMOURE'S CLEANERS Facility Id: 60001055 Status: Inactive - Needs Evaluation	1415 E NOBLE AVE.	S 1/2 - 1 (0.654 mi.)	133	410
CALIFORNIA WATER SER Facility Id: 60001664 Status: Active	216 NORTH VALLEY OAK	ESE 1/2 - 1 (0.698 mi.)	135	413
Lower Elevation	Address	Direction / Distance	Map ID	Page
MISSION UNIFORM Facility Id: 60000969 Status: Active	520 E. MINERAL KING	SW 1/2 - 1 (0.816 mi.)	136	417
VISALIA CONVENTION C Facility Id: 60001835 Status: Active	303 E. ACEQUIA	WSW 1/2 - 1 (0.852 mi.)	137	423
VISALIA DRY CLEANER Facility Id: 60000403 Status: Active	CENTRAL CITY AREA	WSW 1/2 - 1 (0.902 mi.)	AD139	426
PRESSURE VESSEL SERV Facility Id: 71003308 Status: Inactive - Needs Evaluation	7625 W. SUNNYVALE AV	WSW 1/2 - 1 (0.950 mi.)	AD140	442

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

A review of the SWF/LF list, as provided by EDR, has revealed that there is 1 SWF/LF site within

EXECUTIVE SUMMARY

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>
MID VALLEY DISPOSAL Database: SWF/LF (SWIS), Date of Government Version: 08/07/2023 Facility ID: 54-AA-0038 Operational Status: Active Regulation Status: Permitted	1707 EAST GOSHEN ROA	SSE 0 - 1/8 (0.039 mi.)	B9	20

Lists of state and tribal leaking storage tanks

LUST: 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.

A review of the LUST list, as provided by EDR, has revealed that there are 6 LUST sites 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>
INGRAM PUMP CO. Database: LUST REG 5, Date of Government Version: 07/01/2008 Database: LUST, Date of Government Version: 09/05/2023 Status: Completed - Case Closed Status: Case Closed Global Id: T0610700054	604 N BEN MADDOX WAY	SW 1/8 - 1/4 (0.135 mi.)	H45	119
SO. CAL. EDISON POLE Database: LUST REG 5, Date of Government Version: 07/01/2008 Database: LUST, Date of Government Version: 09/05/2023 Status: Completed - Case Closed Status: Case Closed Global Id: T0610700046	432 BEN MADDOX WAY N	SW 1/8 - 1/4 (0.223 mi.)	Q89	275
B.S. & E. COMPANY Database: LUST REG 5, Date of Government Version: 07/01/2008 Database: LUST, Date of Government Version: 09/05/2023 Status: Completed - Case Closed Status: Case Closed Global Id: T0610700270	1924 MAIN	SSE 1/4 - 1/2 (0.354 mi.)	111	327
M & C MOBIL TIRE SER Database: LUST REG 5, Date of Government Version: 07/01/2008 Database: LUST, Date of Government Version: 09/05/2023 Status: Completed - Case Closed Status: Case Closed Global Id: T0610700112	1138 HOUSTON E	NW 1/4 - 1/2 (0.370 mi.)	114	333
LANGENDORF BAKERY Database: LUST REG 5, Date of Government Version: 07/01/2008 Database: LUST, Date of Government Version: 09/05/2023 Status: Completed - Case Closed Status: Preliminary site assessment underway Global Id: T0610700184	525 BURKE	WSW 1/4 - 1/2 (0.420 mi.)	AA119	362
THE JOB SHOP Database: LUST REG 5, Date of Government Version: 07/01/2008 Database: LUST, Date of Government Version: 09/05/2023	2129 MAIN ST E	SE 1/4 - 1/2 (0.452 mi.)	125	376

EXECUTIVE SUMMARY

Status: Completed - Case Closed
 Status: Preliminary site assessment workplan submitted
 Global Id: T0610791441

CPS-SLIC: 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.

A review of the CPS-SLIC list, as provided by EDR, has revealed that there is 1 CPS-SLIC 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>
SOUTHERN CALIFORNIA Database: CPS-SLIC, Date of Government Version: 09/05/2023 Global Id: SLT5FS074427 Facility Status: Completed - Case Closed	432 N. BEN MADDOX WA	SW 1/8 - 1/4 (0.216 mi.)	Q84	250

Lists of state and tribal registered storage tanks

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there are 2 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>
BEN MADDOX GIT N GO Database: UST, Date of Government Version: 09/05/2023 Facility Id: FA1000586	1120 N. BEN MADDOX W	NW 1/8 - 1/4 (0.151 mi.)	J53	165
BEN MADDOX PIK N GO Database: UST, Date of Government Version: 09/05/2023 Facility Id: FA1000586	1122 N BEN MADDOX WY	NW 1/8 - 1/4 (0.155 mi.)	J54	166

AST: A listing of aboveground storage tank petroleum storage tank locations.

A review of the AST list, as provided by EDR, has revealed that there are 6 AST 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>
SUNSET WASTE PAPER- Database: AST, Date of Government Version: 07/06/2016	1707 E GOSHEN AVE	SSE 0 - 1/8 (0.039 mi.)	B12	36
Not reported Database: AST, Date of Government Version: 07/06/2016	525 N CAIN	SSE 0 - 1/8 (0.053 mi.)	B14	39
PC PROPERTIES Database: AST, Date of Government Version: 07/06/2016	1110 N CAIN ST	NNE 0 - 1/8 (0.080 mi.)	C27	68
Not reported Database: AST, Date of Government Version: 07/06/2016	925 N BEN MADDOX	WNW 1/8 - 1/4 (0.138 mi.)	G46	123

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<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
UNITED RENTALS, INC. Database: AST, Date of Government Version: 07/06/2016	925 N BEN MADDOX WAY	WNW 1/8 - 1/4 (0.187 mi.)	O80	244
Not reported Database: AST, Date of Government Version: 07/06/2016	1134 E DOUGLAS	WNW 1/8 - 1/4 (0.217 mi.)	M86	264

Lists of state and tribal voluntary cleanup sites

VCP: 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.

A review of the VCP list, as provided by EDR, and dated 07/24/2023 has revealed that there is 1 VCP 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>
VISALIA CIVIC CENTER Status: Certified Facility Id: 60000965	NW BURKE STREET AND	WSW 1/4 - 1/2 (0.489 mi.)	126	379

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: The EPA's listing of Brownfields properties from the Cleanups in My Community program, which provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

A review of the US BROWNFIELDS list, as provided by EDR, and dated 08/15/2023 has revealed that there are 8 US BROWNFIELDS sites 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>
CITY PARK - MAIN & B Cleanup Completion Date: -	116 N BEN MADDOX WAY	SSW 1/4 - 1/2 (0.361 mi.)	X112	330
UNION PACIFIC RAILRO Cleanup Completion Date: -	NORTHWEST OF MAIN ST	SSW 1/4 - 1/2 (0.362 mi.)	X113	332
FORMER VIKING READY Cleanup Completion Date: -	1100 E CENTER AVENUE	SW 1/4 - 1/2 (0.381 mi.)	Y115	336
VACANT CITY LAND - 5 Cleanup Completion Date: -	500 BLOCK ON EAST SI	WSW 1/4 - 1/2 (0.400 mi.)	AA118	360
VACANT CITY LAND - 4 Cleanup Completion Date: -	400 BLOCK EAST SIDE	WSW 1/4 - 1/2 (0.425 mi.)	120	366
VACANT COMMERCIAL LO Cleanup Completion Date: -	433 N BURKE STREET	WSW 1/4 - 1/2 (0.428 mi.)	AA121	368
FORMER SEQUOIA LUMBE	1100 E MAIN STREET	SW 1/4 - 1/2 (0.432 mi.)	Y122	369

EXECUTIVE SUMMARY

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 are 8 SWEEPS 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>
KAWEAH DELTA WATER C Status: A Tank Status: A Comp Number: 8637	1110 N CAIN ST	NNE 0 - 1/8 (0.080 mi.)	C29	70
INGRAM PUMP CO. Status: A Tank Status: A Comp Number: 24664	604 N BEN MADDOX WAY	SW 1/8 - 1/4 (0.135 mi.)	H45	119
AAA ALARM & LIGHTING Status: A Tank Status: A Comp Number: 35684	632 N BEN MADDOX	WSW 1/8 - 1/4 (0.139 mi.)	H48	131
JOHN GORSKY CONST CO Status: A Tank Status: A Comp Number: 8670	1023 N BEN MADDOX WA	NW 1/8 - 1/4 (0.161 mi.)	J60	197
SWACK'S MACHINE SHOP Status: A Tank Status: A Comp Number: 4311	1224 E DOUGLAS	WNW 1/8 - 1/4 (0.169 mi.)	M66	208
RAINBO BAKERY Status: A Tank Status: A Comp Number: 109	1220 N BEN MADDOX	NW 1/8 - 1/4 (0.195 mi.)	P82	247
VISALIA REFRIGERATIO Status: A Tank Status: A Comp Number: 11631	1110 E DOUGLAS	WNW 1/8 - 1/4 (0.247 mi.)	T106	315
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BOB MACK CO., INC. Status: A Tank Status: A Comp Number: 167	139 N CAIN ST	S 1/8 - 1/4 (0.238 mi.)	V101	307

EXECUTIVE SUMMARY

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 12 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>
KAWEAH DELTA WATER C Facility Id: 00000008637	1110 N CAIN ST	NNE 0 - 1/8 (0.080 mi.)	C26	67
AAA ALARM & LIGHTING Facility Id: 00000035684	632 N BEN MADDOX WAY	WSW 1/8 - 1/4 (0.127 mi.)	H42	115
INERAM PUMP CO Facility Id: 00000024664	604 N BEN MADDOX WAY	SW 1/8 - 1/4 (0.135 mi.)	H44	118
AAA ALARM & LIGHTING	632 N BEN MADDOX	WSW 1/8 - 1/4 (0.139 mi.)	H48	131
SOUTHERN CALIFORNIA	432 BEN MADDOX WAY	SSW 1/8 - 1/4 (0.144 mi.)	49	132
JOHN GORSKY CONSTRUC Facility Id: 00000008670	1023 N BEN MADDOX WA	NW 1/8 - 1/4 (0.161 mi.)	J59	196
SWACKS MACHINE SHOP Facility Id: 00000004311	1224 E DOUGLAS	WNW 1/8 - 1/4 (0.169 mi.)	M67	208
RAINBO BAKERY Facility Id: 00000065737	1220 N BEN MADDOX	NW 1/8 - 1/4 (0.195 mi.)	P83	249
SOUTHERN CALIFORNIA Facility Id: 00000066305	432 N. BEN MADDOX WA	SW 1/8 - 1/4 (0.216 mi.)	Q84	250
CITY OF VISALIA CORP	336 BEN MADDOX	SSW 1/8 - 1/4 (0.230 mi.)	92	283
VISALIA REFRIGERATIO	1110 E DOUGLAS	WNW 1/8 - 1/4 (0.247 mi.)	T106	315
VISALIA REFRIGERATIO Facility Id: 00000011631	1110 E DOUGLAS AVE	WNW 1/8 - 1/4 (0.247 mi.)	T107	316

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.

A review of the CERS TANKS list, as provided by EDR, and dated 07/17/2023 has revealed that there are 4 CERS TANKS 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>
MID VALLEY DISPOSAL	1707 E GOSHEN AVE	SSE 0 - 1/8 (0.039 mi.)	B11	32
FIRST TRANSIT, INC #	525 N CAIN ST	SSE 0 - 1/8 (0.053 mi.)	B17	42
BEN MADDOX PIK N GO	1122 N BEN MADDOX WY	NW 1/8 - 1/4 (0.155 mi.)	J55	169
UNITED RENTALS, INC.	925 N BEN MADDOX WAY	WNW 1/8 - 1/4 (0.187 mi.)	O79	238

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 are 8 CA FID 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>
KAWEAH DELTA WATER C Facility Id: 54002341 Status: A	1110 N CAIN ST	NNE 0 - 1/8 (0.080 mi.)	C29	70
INGRAM PUMP CO.	604 N BEN MADDOX WAY	SW 1/8 - 1/4 (0.135 mi.)	H45	119

EXECUTIVE SUMMARY

Facility Id: 54000050
Status: A

AAA ALARM & LIGHTING Facility Id: 54002468 Status: A	632 N BEN MADDOX	WSW 1/8 - 1/4 (0.139 mi.)	H48	131
JOHN GORSKY CONST CO Facility Id: 54000557 Status: A	1023 N BEN MADDOX WA	NW 1/8 - 1/4 (0.161 mi.)	J60	197
SWACK'S MACHINE SHOP Facility Id: 54000560 Status: A	1224 E DOUGLAS	WNW 1/8 - 1/4 (0.169 mi.)	M66	208
RAINBO BAKERY Facility Id: 54002010 Status: A	1220 N BEN MADDOX	NW 1/8 - 1/4 (0.195 mi.)	P82	247
VISALIA REFRIGERATIO Facility Id: 54000639 Status: A	1110 E DOUGLAS	WNW 1/8 - 1/4 (0.247 mi.)	T106	315

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BOB MACK CO., INC. Facility Id: 54001488 Status: A	139 N CAIN ST	S 1/8 - 1/4 (0.238 mi.)	V101	307

Local Land Records

DEED: The use of recorded land use restrictions is one of the methods the DTSC uses to protect the public from unsafe exposures to hazardous substances and wastes .

A review of the DEED list, as provided by EDR, and dated 08/28/2023 has revealed that there is 1 DEED 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>
SOUTHERN CALIFORNIA Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY Envirostor ID: 54490002	432 N. BEN MADDOX WA	SW 1/8 - 1/4 (0.216 mi.)	Q84	250

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 07/24/2023 has revealed that there are 34 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MID VALLEY DISPOSAL EPA ID:: CAL000402178	1707 E GOSHEN AVE	SSE 0 - 1/8 (0.039 mi.)	B10	22
MV PUBLIC TRANSPORTA EPA ID:: CAL000320179	525 N CAIN ST	SSE 0 - 1/8 (0.053 mi.)	B13	37
FIRST TRANSIT INC #5 EPA ID:: CAL000438906	525 N CAIN ST	SSE 0 - 1/8 (0.053 mi.)	B16	40
BETTY FISHER EPA ID:: CAC003183924 EPA ID:: CAC003166115	1019 NORTH CAIN STRE	N 0 - 1/8 (0.061 mi.)	C18	48
RAMIREZ QUALITY SERV EPA ID:: CAL000466759	1526 E GOSHEN AVE	SSW 0 - 1/8 (0.062 mi.)	D19	51
ROBERT KROTTNER DBA EPA ID:: CAL000256397	1540 E GOSHEN AVE	SSW 0 - 1/8 (0.064 mi.)	D21	55
PETROSIUS CONSTRUCTI EPA ID:: CAL000276806	1110 N CAIN	NNE 0 - 1/8 (0.080 mi.)	C30	72
CITY OF VISALIA CODE EPA ID:: CAC003130185	1108 N. STOVAR ST.	N 0 - 1/8 (0.108 mi.)	C32	82
TRILLIUM USA COMPANY EPA ID:: CAL000425921	419 N CAIN ST	SSE 0 - 1/8 (0.117 mi.)	F33	84
QUALITY AUTO SERVICE EPA ID:: CAL000446038	822 N BEN MADDOX WAY	W 0 - 1/8 (0.122 mi.)	G36	96
MENDEZ TIRE SERVICE EPA ID:: CAL000456774 EPA ID:: CAC003150227	936 N BEN MADDOX WAY	WNW 0 - 1/8 (0.123 mi.)	G38	106
DANIEL HELZER DBA KN EPA ID:: CAL000430906	936 N BEN MADDOX WAY	WNW 0 - 1/8 (0.123 mi.)	G39	108
CITY OF VISALIA EPA ID:: CAC003160260	920 N. BEN MADDOX WA	WNW 0 - 1/8 (0.125 mi.)	G41	113
BP QUALITY PAINT & B EPA ID:: CAD982017774	739 N BEN MADDOX WY	WSW 1/8 - 1/4 (0.138 mi.)	H47	123
BP QUALITY PAINT & B EPA ID:: CAL000214556	739 N BEN MADDOX WAY	W 1/8 - 1/4 (0.147 mi.)	I52	163
STEVE SEITZ EPA ID:: CAC003195718	1147 NORTH CAIN STRE	N 1/8 - 1/4 (0.155 mi.)	K56	188
KOLBEN AUTOHAUS LLC EPA ID:: CAL000469258	1140 N BEN MADDOX WA	NW 1/8 - 1/4 (0.166 mi.)	J62	198
UNIVERSAL AUTO REPAI EPA ID:: CAL000436769	1140 N BEN MADDOX WA	NW 1/8 - 1/4 (0.166 mi.)	J63	201
JAMES MOBILE AUTO RE EPA ID:: CAL000456661	1140 N BEN MADDOX WA	NW 1/8 - 1/4 (0.166 mi.)	J64	203
MAURO ORTIZ EPA ID:: CAC003163115	1205 NORTH CAIN STRE	N 1/8 - 1/4 (0.166 mi.)	K65	205
PROMOTIVE AUTO INC EPA ID:: CAL000302927	1037 N BEN MADDOX WA	NW 1/8 - 1/4 (0.170 mi.)	J70	218
SPEEDY ENTERPRISES L	1200 N BEN MADDOX WA	NW 1/8 - 1/4 (0.177 mi.)	J72	224

EXECUTIVE SUMMARY

EPA ID:: CAL000298214				
UNITED RENTALS INC # EPA ID:: CAL000209751	925 N BEN MADDOX WAY	WNW 1/8 - 1/4 (0.187 mi.)	O77	235
CAMPAS CUSTOM PAINT EPA ID:: CAL922414105	1736 FINNI COURT	SSE 1/8 - 1/4 (0.225 mi.)	N90	279
CHUY'S AUTO BODY & C EPA ID:: CAL000455120	1738 E FINNI CT	SSE 1/8 - 1/4 (0.227 mi.)	R91	281
RJ AUTOMOTIVE EPA ID:: CAL000299745 EPA ID:: CAL000476774	413 N BEN MADDOX WAY	SW 1/8 - 1/4 (0.232 mi.)	Q94	290
JAMES MOBILE AUTO RE EPA ID:: CAL000459297	1119 E DOUGLAS AVE	WNW 1/8 - 1/4 (0.233 mi.)	T96	293
AUTO MD MOTORSPORTS EPA ID:: CAL000435963	1751 E FINNI CT	SSE 1/8 - 1/4 (0.233 mi.)	R97	295
CARLOS LAZO EPA ID:: CAC003218638	1311 NORTH CAIN STRE	N 1/8 - 1/4 (0.236 mi.)	U98	297
SALAZAR ZEFERINO EPA ID:: CAC003108444	1311 NORTH STOVER ST	N 1/8 - 1/4 (0.237 mi.)	U99	300
O'REILLY AUTO PARTS EPA ID:: CAL000392739	1310 N BEN MADDOX WA	NNW 1/8 - 1/4 (0.246 mi.)	W104	312
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TURNUPSEED RESTORATI EPA ID:: CAL000381981	1733 E JANELLI CT	SSE 1/8 - 1/4 (0.169 mi.)	L68	209
UTILIQUEST LLC EPA ID:: CAL000395566	1725 E JANELLI CT	SSE 1/8 - 1/4 (0.177 mi.)	L73	226
SILVER STAR EPA ID:: CAL000371002	340 N CAIN ST	SSE 1/8 - 1/4 (0.194 mi.)	L81	245

ROD: Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid the cleanup.

A review of the ROD list, as provided by EDR, and dated 09/19/2023 has revealed that there is 1 ROD site 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>
SOUTHERN CALIFORNIA EPA ID:: CAD980816466	432 BEN MADDOX WAY	SSW 1/8 - 1/4 (0.144 mi.)	49	132

PFAS ECHO: Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

A review of the PFAS ECHO list, as provided by EDR, and dated 07/05/2023 has revealed that there are

EXECUTIVE SUMMARY

2 PFAS ECHO 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>
ROBERT KROTTNER DBA CALIFORNIA POWDER CO	1540 E GOSHEN AVE	SSW 0 - 1/8 (0.064 mi.) WNW 0 - 1/8 (0.122 mi.)	D20 G35	53 94

PFAS: A listing of PFAS contaminated sites included in the GeoTracker database.

A review of the PFAS list, as provided by EDR, and dated 09/05/2023 has revealed that there are 2 PFAS 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>
WELL 24-01 - RAW		NW 0 - 1/8 (0.081 mi.)	E31	74
WELL 30-01 - RAW		SSE 1/8 - 1/4 (0.249 mi.)	S108	317

CA BOND EXP. 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.

A review of the CA BOND EXP. PLAN list, as provided by EDR, and dated 01/01/1989 has revealed that there is 1 CA BOND EXP. PLAN site 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>
SO. CAL. EDISON POLE	432 BEN MADDOX WAY N	SW 1/8 - 1/4 (0.223 mi.)	Q89	275

Cortese: The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

A review of the Cortese list, as provided by EDR, and dated 06/14/2023 has revealed that there are 6 Cortese sites 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>
INGRAM PUMP CO. Cleanup Status: COMPLETED - CASE CLOSED	604 N BEN MADDOX WAY	SW 1/8 - 1/4 (0.135 mi.)	H45	119
SO. CAL. EDISON POLE Cleanup Status: COMPLETED - CASE CLOSED	432 BEN MADDOX WAY N	SW 1/8 - 1/4 (0.223 mi.)	Q89	275
B.S. & E. COMPANY Cleanup Status: COMPLETED - CASE CLOSED	1924 MAIN	SSE 1/4 - 1/2 (0.354 mi.)	111	327
M & C MOBIL TIRE SER Cleanup Status: COMPLETED - CASE CLOSED	1138 HOUSTON E	NW 1/4 - 1/2 (0.370 mi.)	114	333
LANGENDORF BAKERY Cleanup Status: COMPLETED - CASE CLOSED	525 BURKE	WSW 1/4 - 1/2 (0.420 mi.)	AA119	362
THE JOB SHOP Cleanup Status: COMPLETED - CASE CLOSED	2129 MAIN ST E	SE 1/4 - 1/2 (0.452 mi.)	125	376

EXECUTIVE SUMMARY

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 27 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>
MID VALLEY DISPOSAL Database: CUPA TULARE, Date of Government Version: 10/07/2022	1707 E GOSHEN AVE	SSE 0 - 1/8 (0.039 mi.)	B11	32
FIRST TRANSIT, INC # Database: CUPA TULARE, Date of Government Version: 10/07/2022	525 N CAIN ST	SSE 0 - 1/8 (0.053 mi.)	B17	42
KD ENGINE Database: CUPA TULARE, Date of Government Version: 10/07/2022	1540 E GOSHEN AVE	SSW 0 - 1/8 (0.064 mi.)	D22	57
CALIFORNIA WATER SER Database: CUPA TULARE, Date of Government Version: 10/07/2022	1398 E DOUGLAS AVE	NW 0 - 1/8 (0.071 mi.)	E23	58
A & E WELDING & MACH Database: CUPA TULARE, Date of Government Version: 10/07/2022	1110 N CAIN ST	NNE 0 - 1/8 (0.080 mi.)	C24	61
PETROSIUS CONSTRUCTI Database: CUPA TULARE, Date of Government Version: 10/07/2022	1110 N CAIN ST	NNE 0 - 1/8 (0.080 mi.)	C28	69
TRILLIUM USA COMPANY Database: CUPA TULARE, Date of Government Version: 10/07/2022	419 N CAIN ST	SSE 0 - 1/8 (0.117 mi.)	F34	87
QUALITY AUTO SERVICE Database: CUPA TULARE, Date of Government Version: 10/07/2022	822 N BEN MADDOX WY	W 0 - 1/8 (0.122 mi.)	G37	98
T-MOBILE WEST CORPOR Database: CUPA TULARE, Date of Government Version: 10/07/2022	409 N CAIN ST	SSE 0 - 1/8 (0.123 mi.)	F40	110
QUALITY PAINT & BODY Database: CUPA TULARE, Date of Government Version: 10/07/2022	739 N BEN MADDOX WY	W 1/8 - 1/4 (0.147 mi.)	I51	157
BEN MADDOX PIK N GO Database: CUPA TULARE, Date of Government Version: 10/07/2022	1122 N BEN MADDOX WY	NW 1/8 - 1/4 (0.155 mi.)	J55	169
BENTONS AUTOMOTIVE S Database: CUPA TULARE, Date of Government Version: 10/07/2022	1720 E JANELLI CT	SSE 1/8 - 1/4 (0.160 mi.)	L57	190
#C9 UNITED REFRIGERA Database: CUPA TULARE, Date of Government Version: 10/07/2022	1736 E JANELLI CT	SSE 1/8 - 1/4 (0.161 mi.)	L58	196
PROMOTIVE Database: CUPA TULARE, Date of Government Version: 10/07/2022	1037 N BEN MADDOX WY	NW 1/8 - 1/4 (0.170 mi.)	J69	211
SIERRA AUTOHAUSE Database: CUPA TULARE, Date of Government Version: 10/07/2022	1740 E JANELLI CT	SSE 1/8 - 1/4 (0.171 mi.)	L71	220
UNITED RENTALS INC 6 Database: CUPA TULARE, Date of Government Version: 10/07/2022	925 N BEN MADDOX WY	WNW 1/8 - 1/4 (0.187 mi.)	O78	237
SCE - BEN MADDOX Database: CUPA TULARE, Date of Government Version: 10/07/2022	432 N BEN MADDOX WY	SW 1/8 - 1/4 (0.216 mi.)	Q85	263
JOHN GORSKY CONSTRUC Database: CUPA TULARE, Date of Government Version: 10/07/2022	1134 E DOUGLAS AVE	WNW 1/8 - 1/4 (0.217 mi.)	M87	265
RJ AUTOMOTIVE Database: CUPA TULARE, Date of Government Version: 10/07/2022	413 N BEN MADDOX WY	SW 1/8 - 1/4 (0.232 mi.)	Q93	285
SISCO'S Database: CUPA TULARE, Date of Government Version: 10/07/2022	1741 FINNI CT	SSE 1/8 - 1/4 (0.232 mi.)	S95	292
O'REILLY AUTO PARTS Database: CUPA TULARE, Date of Government Version: 10/07/2022	1310 N BEN MADDOX WY	NNW 1/8 - 1/4 (0.246 mi.)	W105	314

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ALL PURE POOL SERVIC Database: CUPA TULARE, Date of Government Version: 10/07/2022	1744 E JANELLI CT	SSE 1/8 - 1/4 (0.163 mi.)	L61	197
SLOW FILL CNG FACILI Database: CUPA TULARE, Date of Government Version: 10/07/2022	335 N CAIN STREET	S 1/8 - 1/4 (0.182 mi.)	L74	228
VISALIA HHW SITE Database: CUPA TULARE, Date of Government Version: 10/07/2022	335 N CAIN ST	S 1/8 - 1/4 (0.182 mi.)	L75	229
CITY OF VISALIA-SOLI Database: CUPA TULARE, Date of Government Version: 10/07/2022	309 N CAIN ST	S 1/8 - 1/4 (0.185 mi.)	N76	230
CARVER PUMP SERVICE Database: CUPA TULARE, Date of Government Version: 10/07/2022	139 N CAIN ST	S 1/8 - 1/4 (0.238 mi.)	V100	302
FMG Database: CUPA TULARE, Date of Government Version: 10/07/2022	139 N CAIN ST	S 1/8 - 1/4 (0.238 mi.)	V102	308

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSTATES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 5 HIST CORTESE sites 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>
INGRAM PUMP CO. Reg Id: 5T54000053	604 N BEN MADDOX WAY	SW 1/8 - 1/4 (0.135 mi.)	H45	119
SO. CAL. EDISON POLE Reg Id: 54490002 Reg Id: 5T54000045 Reg Id: 54490020	432 BEN MADDOX WAY N	SW 1/8 - 1/4 (0.223 mi.)	Q89	275
B.S. & E. COMPANY Reg Id: 5T54000276	1924 MAIN	SSE 1/4 - 1/2 (0.354 mi.)	111	327
M & C MOBIL TIRE SER Reg Id: 5T54000111	1138 HOUSTON E	NW 1/4 - 1/2 (0.370 mi.)	114	333
LANGENDORF BAKERY Reg Id: 5T54000184	525 BURKE	WSW 1/4 - 1/2 (0.420 mi.)	AA119	362

PROC: A listing of certified processors.

A review of the PROC list, as provided by EDR, and dated 09/05/2023 has revealed that there is 1 PROC 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>
BC RECYCLING Cert Id: PR23744.001 Reg Id: 23744	1043 E HOUSTON AVE	NW 1/4 - 1/2 (0.386 mi.)	Z116	351

EXECUTIVE SUMMARY

Notify 65: 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.

A review of the Notify 65 list, as provided by EDR, and dated 09/07/2023 has revealed that there are 5 Notify 65 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>
SOUTHERN CALIFORNIA	432 BEN MADDOX WAY	SSW 1/8 - 1/4 (0.144 mi.)	49	132
CAL TRANS - VISALIA	700 EAST MURRAY	WSW 1/4 - 1/2 (0.447 mi.)	AB123	371
PACIFIC BELL	300 NORTH TIPTON STR	WSW 1/2 - 1 (0.609 mi.)	AC128	384
JONES TIRE & LUBE	2500 E. MAIN	SE 1/2 - 1 (0.657 mi.)	134	412
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LINCOLN OVAL PARK	808 NORTH COURT	W 1/2 - 1 (0.886 mi.)	138	425

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: 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.

A review of the EDR MGP list, as provided by EDR, has revealed that there is 1 EDR MGP site 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>
SO CAL GAS/ VISALIA	300 NORTH TIPTON STR	WSW 1/2 - 1 (0.609 mi.)	AC129	389

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

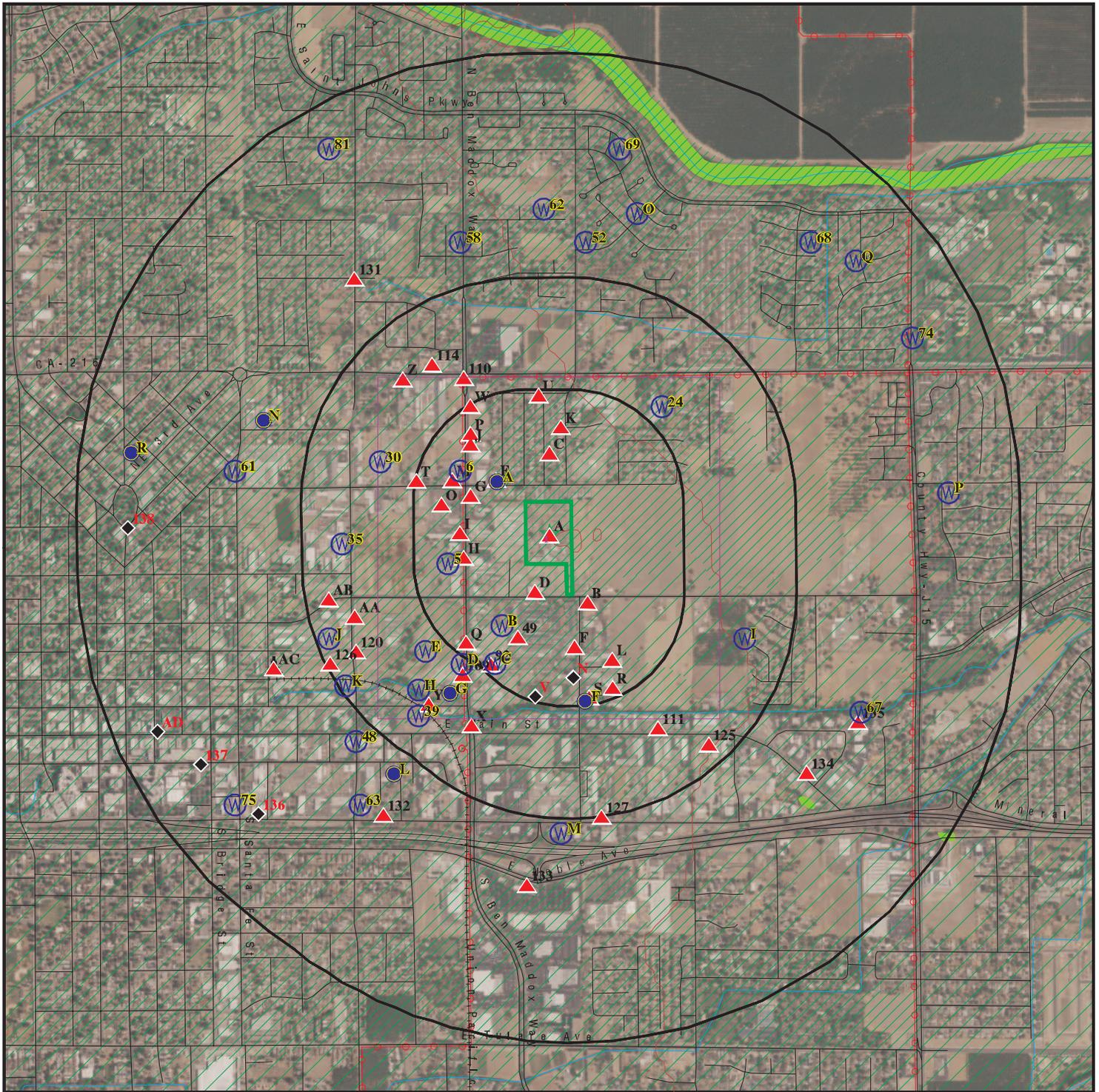
A review of the EDR Hist Auto list, as provided by EDR, has revealed that there is 1 EDR Hist Auto site within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VISALIA CITY COACH	525 N CAIN ST	SSE 0 - 1/8 (0.053 mi.)	B15	40

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 7513961.2S



 Target Property

 Sites at elevations higher than or equal to the target property

 Sites at elevations lower than the target property

 Manufactured Gas Plants

 National Priority List Sites

 Dept. Defense Sites

 Indian Reservations BIA

 Power transmission lines

 Special Flood Hazard Area (1%)

 0.2% Annual Chance Flood Hazard

 National Wetland Inventory

 State Wetlands

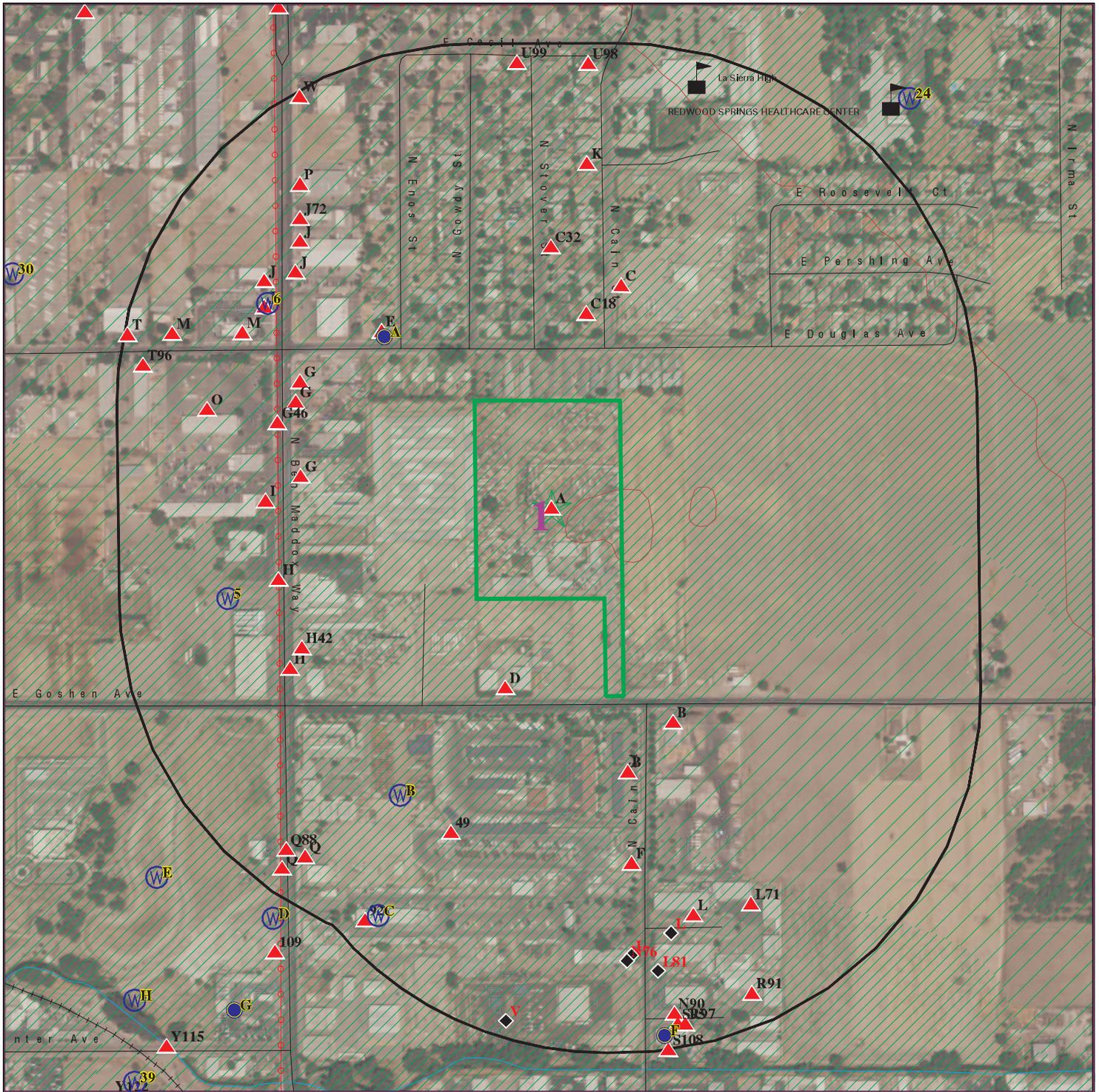
 Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Darrels Mini Storage No. 19
 ADDRESS: 1700 East Goshen Avenue
 Visalia CA 93292
 LAT/LONG: 36.336628 / 119.275438

CLIENT: Salem Engineering Group
 CONTACT: Richard Mccondichie
 INQUIRY #: 7513961.2s
 DATE: December 06, 2023 12:30 pm

DETAIL MAP - 7513961.2S



Target Property

Sites at elevations higher than or equal to the target property

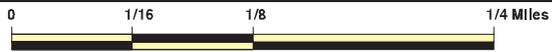
Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites



Indian Reservations BIA

Areas of Concern

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard



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: Darrels Mini Storage No. 19
 ADDRESS: 1700 East Goshen Avenue
 Visalia CA 93292
 LAT/LONG: 36.336628 / 119.275438

CLIENT: Salem Engineering Group
 CONTACT: Richard Mccondichie
 INQUIRY #: 7513961.2s
 DATE: December 06, 2023 12:31 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	1	0	0	NR	1
<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	1	0	NR	NR	1
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	1	NR	NR	1
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	1	NR	NR	NR	1
RCRA-SQG	0.250		0	2	NR	NR	NR	2
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	1	0	NR	NR	1
US INST CONTROLS	0.500		0	1	0	NR	NR	1
<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	1	0	3	NR	4
<i>Lists of state- and tribal hazardous waste facilities</i>								
ENVIROSTOR	1.000		0	1	3	9	NR	13
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
SWF/LF	0.500		1	0	0	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
<i>Lists of state and tribal leaking storage tanks</i>								
LUST	0.500		0	2	4	NR	NR	6
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	1	0	NR	NR	1
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	2	NR	NR	NR	2
AST	0.250		3	3	NR	NR	NR	6
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	1	NR	NR	1
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	8	NR	NR	8
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	1	NR	NR	1
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	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	2	0	1	NR	3
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250	1	5	6	NR	NR	NR	12
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
<i>Local Lists of Registered Storage Tanks</i>								
SWEEPS UST	0.250		1	7	NR	NR	NR	8
HIST UST	0.250		1	11	NR	NR	NR	12
CERS TANKS	0.250		2	2	NR	NR	NR	4
CA FID UST	0.250		1	7	NR	NR	NR	8
<i>Local Land Records</i>								
LIENS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	1	0	NR	NR	1
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	13	21	NR	NR	NR	35
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	1	0	0	NR	1
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
MINES MRDS	0.250		0	0	NR	NR	NR	0
FINDS	0.001	1	0	NR	NR	NR	NR	1
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001	1	0	NR	NR	NR	NR	1
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		2	0	NR	NR	NR	2
PFAS ECHO FIRE TRAINING	0.250		0	0	NR	NR	NR	0
PFAS PART 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	0.001		0	NR	NR	NR	NR	0
PFAS	0.250		1	1	NR	NR	NR	2
AQUEOUS FOAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	1	0	0	NR	1
CHROME PLATING	0.500		0	0	0	NR	NR	0
Cortese	0.500		0	2	4	NR	NR	6
CUPA Listings	0.250	2	9	18	NR	NR	NR	29
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	2	3	NR	NR	5
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
HWTS	0.001	4	0	NR	NR	NR	NR	4
HAZNET	0.001		0	NR	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	1	NR	NR	1
Notify 65	1.000		0	1	1	3	NR	5
HAZMAT	0.250		0	0	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001	1	0	NR	NR	NR	NR	1
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001	1	0	NR	NR	NR	NR	1
CERS	0.001		0	NR	NR	NR	NR	0
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	1	NR	1
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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
EDR Hist Auto	0.125		1	NR	NR	NR	NR	1
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
<u>EDR RECOVERED GOVERNMENT ARCHIVES</u>								
<i>Exclusive Recovered Govt. Archives</i>								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		12	40	100	27	17	0	196

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

**A1
 Target
 Property**

**UNITED AUTO REPAIR
 1700 E GOSHEN AVE
 VISALIA, CA 93292**

RCRA NonGen / NLR

**1024814534
 CAL000309454**

Site 1 of 8 in cluster A

**Actual:
 335 ft.**

RCRA Listings:	20060724
Date Form Received by Agency:	United Auto Repair
Handler Name:	1700 E GOSHEN AVE
Handler Address:	VISALIA, CA 93292
Handler City,State,Zip:	CAL000309454
EPA ID:	VINCENT DELGADO
Contact Name:	1700 E GOSHEN AVE
Contact Address:	VISALIA, CA 93292
Contact City,State,Zip:	559-627-9100
Contact Telephone:	559-627-2011
Contact Fax:	AUTO-VINCE@ATT.NET
Contact Email:	Not reported
Contact Title:	09
EPA Region:	Not reported
Land Type:	Not a generator, verified
Federal Waste Generator Description:	Not reported
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:	1700 E GOSHEN AVE
Mailing City,State,Zip:	VISALIA, CA 93292-0000
Owner Name:	Vincent Delgado
Owner Type:	Other
Operator Name:	Vincent Delgado
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 State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC Renewals Baseline:	Not on the Baseline
202 GPRC Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

UNITED AUTO REPAIR (Continued)

1024814534

Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
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
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: VINCENT DELGADO	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1700 E GOSHEN AVE
Owner/Operator City,State,Zip:	VISALIA, CA 93292-0000
Owner/Operator Telephone:	559-627-9100
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: VINCENT DELGADO	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1700 E GOSHEN AVE
Owner/Operator City,State,Zip:	VISALIA, CA 93292
Owner/Operator Telephone:	559-627-9100
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20060724
Handler Name: UNITED AUTO REPAIR	
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNITED AUTO REPAIR (Continued)

1024814534

List of NAICS Codes and Descriptions:

NAICS Code: 811111
NAICS Description: GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

**A2
Target
Property**

**AUTO COLLISION SPECIALTIES
1700 E GOSHEN AVE
VISALIA, CA 93292**

**CUPA Listings
HWTS**

**S120051003
N/A**

Site 2 of 8 in cluster A

**Actual:
335 ft.**

CUPA TULARE:

Name: AUTO COLLISION SPECIALTIES
Address: 1700 E GOSHEN AVE
City,State,Zip: VISALIA, CA 93292
CERS ID: Not reported
Facility ID: FA1348140
APN: 100-040-041
Latitude: 36.326965068
Longitude: -119.27308579
PE: 2223
TB Fin Fees Description: Haz Mat - < 6 Reportable Quantities of Chem
Current Status: 02
CD Fin billing Status Description: Inactive, non-billable

Name: AUTO COLLISION SPECIALTIES
Address: 1700 E GOSHEN AVE
City,State,Zip: VISALIA, CA 93292
CERS ID: Not reported
Facility ID: FA1348140
APN: 100-040-041
Latitude: 36.326965068
Longitude: -119.27308579
PE: 2254
TB Fin Fees Description: HW - SMALL GENERATOR
Current Status: 02
CD Fin billing Status Description: Inactive, non-billable

HWTS:

Name: AUTO COLLISION SPECIALTIES
Address: 1700 E GOSHEN AVE
Address 2: Not reported
City,State,Zip: VISALIA, CA 93292
EPA ID: CAL000318067
Inactive Date: 06/30/2007
Create Date: 03/29/2007
Last Act Date: Not reported
Mailing Name: Not reported
Mailing Address: 1700 E GOSHEN AVE
Mailing Address 2: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AUTO COLLISION SPECIALTIES (Continued)

S120051003

Mailing City,State,Zip: VISALIA, CA 932923118
Owner Name: EMILY GARCIA
Owner Address: 1700 E GOSHEN AVE
Owner Address 2: Not reported
Owner City,State,Zip: VISALIA, CA 932923118
Owner Phone: Not reported
Owner Fax: Not reported
Contact Name: EMILY GARCIA
Contact Address: 1700 E GOSHEN AVE
Contact Address 2: Not reported
City,State,Zip: VISALIA, CA 932923118
Contact Phone: Not reported
Contact Fax: Not reported
Facility Status: Inactive
Facility Type: PERMANENT
Category: STATE
Latitude: 36.334621
Longitude: -119.276107

NAICS:
EPA ID: CAL000318067
Create Date: 2007-03-29 14:01:55.900
NAICS Code: 811121
NAICS Description: Automotive Body, Paint, and Interior Repair and Maintenance
Issued EPA ID Date: 2007-03-29 14:01:55.90000
Inactive Date: 2007-06-30 00:00:00
Facility Name: AUTO COLLISION SPECIALTIES
Facility Address: 1700 E GOSHEN AVE
Facility Address 2: Not reported
Facility City: VISALIA
Facility County: Not reported
Facility State: CA
Facility Zip: 932923118

**A3
Target
Property**

**UNITED AUTO REPAIR
1700 E GOSHEN AVE
VISALIA, CA 93292**

**FINDS 1023271492
ECHO N/A**

Site 3 of 8 in cluster A

**Actual:
335 ft.**

FINDS:
Registry ID: 110065614712

[Click Here for FRS Facility Detail Report:](#)

Environmental Interest/Information System:

The Resource Conservation and Recovery Act Information System (RCRAInfo) is EPA's comprehensive information system in support of the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. It tracks many types of information about generators, transporters, treaters, storers, and disposers of hazardous waste.

The California Environmental Protection Agency (CalEPA) has recently implemented a new data warehouse system (nSite). This data warehouse combines and merges facility and site information from five different systems managed within CalEPA. The five systems are: California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxic Release

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNITED AUTO REPAIR (Continued)

1023271492

Inventory (TRI).

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1023271492
Registry ID: 110065614712
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110065614712>
Name: UNITED AUTO REPAIR
Address: 1700 E GOSHEN AVE
City,State,Zip: VISALIA, CA 93292

**A4
Target
Property**

**SAM DAVIS GARAGE
1700 EAST GOSHEN AVENUE
VISALIA, CA 93291**

**HWTS S124812326
N/A**

Site 4 of 8 in cluster A

**Actual:
335 ft.**

HWTS:

Name: SAM DAVIS GARAGE
Address: 1700 EAST GOSHEN AVENUE
Address 2: Not reported
City,State,Zip: VISALIA, CA 93291
EPA ID: CAL000158957
Inactive Date: 06/30/2001
Create Date: 03/03/1995
Last Act Date: Not reported
Mailing Name: Not reported
Mailing Address: 1700 E GOSHEN
Mailing Address 2: Not reported
Mailing City,State,Zip: VISALIA, CA 932920000
Owner Name: LARRY WILLIS
Owner Address: 1700 EAST GOSHEN AVENUE
Owner Address 2: Not reported
Owner City,State,Zip: VISALIA, CA
Owner Phone: Not reported
Owner Fax: Not reported
Contact Name: LARRY WILLIS-OWNER
Contact Address: 1700 E GOSHEN
Contact Address 2: Not reported
City,State,Zip: VISALIA, CA 932920000
Contact Phone: Not reported
Contact Fax: Not reported
Facility Status: Inactive
Facility Type: PERMANENT
Category: STATE
Latitude: 36.334962
Longitude: -119.309884

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A5
Target
Property

STURM, GREGORY ALAN
1700 E GOSHEN AVE
VISALIA, CA 93292

CIWQS **S121677441**
N/A

Site 5 of 8 in cluster A

Actual:
335 ft.

CIWQS:
Name: STURM, GREGORY ALAN
Address: 1700 E GOSHEN AVE
City,State,Zip: VISALIA, CA 93292
Agency: Sturm, Gregory Alan
Agency Address: 1700 E Goshen Ave, Visalia, CA 93292
Place/Project Type: Industrial - Motor Vehicle Parts, Used
SIC/NAICS: 5015
Region: 5F
Program: INDSTW
Regulatory Measure Status: Terminated
Regulatory Measure Type: Storm water industrial
Order Number: 2014-0057-DWQ
WDID: 5F54I010057
NPDES Number: CAS000001
Adoption Date: Not reported
Effective Date: 06/11/1993
Termination Date: 05/03/2007
Expiration/Review Date: Not reported
Design Flow: Not reported
Major/Minor: Not reported
Complexity: Not reported
TTWQ: Not reported
Enforcement Actions within 5 years: 0
Violations within 5 years: 0
Latitude: 36.33462
Longitude: -119.27608

A6
Target
Property

GREGORY ALAN STARM
1700 E GOSHEN AVE.
VISALIA, CA 93292

WDS **S106103998**
N/A

Site 6 of 8 in cluster A

Actual:
335 ft.

WDS:
Name: GREGORY ALAN STARM
Address: 1700 E GOSHEN AVE.
City: VISALIA
Facility ID: 5F 54I010057
Facility Type: Not reported
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion: 0
Facility Telephone: Not reported
Facility Contact: Not reported
Agency Name: GREGORY ALAN STARM
Agency Address: Not reported
Agency City,St,Zip: 0
Agency Contact: Not reported
Agency Telephone: Not reported
Agency Type: Not reported
SIC Code: 0

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

GREGORY ALAN STARM (Continued)

S106103998

SIC Code 2: Not reported
 Primary Waste Type: Not reported
 Primary Waste: Not reported
 Waste Type2: Not reported
 Waste2: Not reported
 Primary Waste Type: Not reported
 Secondary Waste: Not reported
 Secondary Waste Type: Not reported
 Design Flow: 0
 Baseline Flow: 0
 Reclamation: Not reported
 POTW: Not reported
 Treat To Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
 Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

**A7
 Target
 Property**

**UNITED AUTO REPAIR
 1700 E GOSHEN AVE
 VISALIA, CA 93292**

**CERS HAZ WASTE
 CUPA Listings
 HWTS**

**S120052580
 N/A**

Site 7 of 8 in cluster A

**Actual:
 335 ft.**

CERS HAZ WASTE:
 Name: UNITED AUTO REPAIR
 Address: 1700 E GOSHEN AVE
 City,State,Zip: VISALIA, CA 93292
 Site ID: 186273
 CERS ID: 10607497
 CERS Description: Hazardous Waste Generator

Evaluation:
 Eval General Type: Compliance Evaluation Inspection
 Eval Date: 10-04-2017
 Violations Found: No
 Eval Type: Routine done by local agency
 Eval Notes: Vince Delgado
 Eval Division: Tulare County Environmental Health
 Eval Program: HW
 Eval Source: CERS,

Coordinates:
 Site ID: 186273
 Facility Name: UNITED AUTO REPAIR
 Env Int Type Code: HWG
 Program ID: 10607497
 Coord Name: Not reported
 Ref Point Type Desc: Entrance point of a facility or station,
 Latitude: 36.336109
 Longitude: -119.274870

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNITED AUTO REPAIR (Continued)

S120052580

Affiliation:

Affiliation Type Desc: Operator
Entity Name: VINCENT DELGADO
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (559) 627-9100,

Affiliation Type Desc: CUPA District
Entity Name: Tulare County Environmental Health
Entity Title: Not reported
Affiliation Address: 5957 South Mooney Boulevard
Affiliation City: Visalia
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93277
Affiliation Phone: (559) 624-7400,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 1700 E GOSHEN AVE
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93292
Affiliation Phone: ,

Affiliation Type Desc: Document Preparer
Entity Name: VINCENT DELGADO
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: VINCENT DELGADO
Entity Title: Not reported
Affiliation Address: 1700 E GOSHEN AVE
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 93292
Affiliation Phone: (559) 627-9100,

Affiliation Type Desc: Parent Corporation
Entity Name: UNITED AUTO REPAIR
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNITED AUTO REPAIR (Continued)

S120052580

Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Environmental Contact
Entity Name: VINCE DELGADO
Entity Title: Not reported
Affiliation Address: 1700 E GOSHEN AVE
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93292
Affiliation Phone: ,

Affiliation Type Desc: Identification Signer
Entity Name: VINCENT DELGADO
Entity Title: OWNER
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

CUPA TULARE:

Name: UNITED AUTO REPAIR
Address: 1700 E GOSHEN AVE
City,State,Zip: VISALIA, CA 93292
CERS ID: 10607497
Facility ID: FA1348009
APN: 098-050-038
Latitude: 36.336108621
Longitude: -119.27487399
PE: 2223
TB Fin Fees Description: Haz Mat - < 6 Reportable Quantities of Chem
Current Status: 04
CD Fin billing Status Description: Active, exempt from billing

Name: UNITED AUTO REPAIR
Address: 1700 E GOSHEN AVE
City,State,Zip: VISALIA, CA 93292
CERS ID: 10607497
Facility ID: FA1348009
APN: 098-050-038
Latitude: 36.336108621
Longitude: -119.27487399
PE: 2277
TB Fin Fees Description: CUPA OVERSIGHT CA SURCHARGE
Current Status: 01
CD Fin billing Status Description: Active, billable

HWTS:

Name: UNITED AUTO REPAIR
Address: 1700 E GOSHEN AVE
Address 2: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNITED AUTO REPAIR (Continued)

S120052580

City,State,Zip: VISALIA, CA 93292
EPA ID: CAL000309454
Inactive Date: Not reported
Create Date: 07/24/2006
Last Act Date: Not reported
Mailing Name: Not reported
Mailing Address: 1700 E GOSHEN AVE
Mailing Address 2: Not reported
Mailing City,State,Zip: VISALIA, CA 932920000
Owner Name: VINCENT DELGADO
Owner Address: 1700 E GOSHEN AVE
Owner Address 2: Not reported
Owner City,State,Zip: VISALIA, CA 932920000
Owner Phone: Not reported
Owner Fax: Not reported
Contact Name: VINCENT DELGADO
Contact Address: 1700 E GOSHEN AVE
Contact Address 2: Not reported
City,State,Zip: VISALIA, CA 93292
Contact Phone: Not reported
Contact Fax: Not reported
Facility Status: Active
Facility Type: PERMANENT
Category: STATE
Latitude: 36.334621
Longitude: -119.276107

NAICS:

EPA ID: CAL000309454
Create Date: 2006-07-24 11:29:09.507
NAICS Code: 811111
NAICS Description: General Automotive Repair
Issued EPA ID Date: 2006-07-24 11:29:09.44300
Inactive Date: Not reported
Facility Name: UNITED AUTO REPAIR
Facility Address: 1700 E GOSHEN AVE
Facility Address 2: Not reported
Facility City: VISALIA
Facility County: Not reported
Facility State: CA
Facility Zip: 93292

Name: UNITED AUTO REPAIR
Address: 1700 E GOSHEN AVE
Address 2: Not reported
City,State,Zip: VISALIA, CA 93292
EPA ID: CAC002896528
Inactive Date: 05/11/2017
Create Date: 02/08/2017
Last Act Date: Not reported
Mailing Name: Not reported
Mailing Address: 1700 E GOSHEN AVE
Mailing Address 2: Not reported
Mailing City,State,Zip: VISALIA, CA 93292
Owner Name: VINCENT DELGADO
Owner Address: 1700 E GOSHEN AVE
Owner Address 2: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNITED AUTO REPAIR (Continued)

S120052580

Owner City,State,Zip: VISALIA, CA 93292
Owner Phone: Not reported
Owner Fax: Not reported
Contact Name: VINCENT DELGADO
Contact Address: 1700 E GOSHEN AVE
Contact Address 2: Not reported
City,State,Zip: VISALIA, CA 93292
Contact Phone: Not reported
Contact Fax: Not reported
Facility Status: Inactive
Facility Type: TEMPORARY
Category: STATE
Latitude: 36.334702
Longitude: -119.274718

NAICS:
EPA ID: CAC002896528
Create Date: 2017-02-08 09:59:17.467
NAICS Code: 811111
NAICS Description: General Automotive Repair
Issued EPA ID Date: 2017-02-08 09:59:17.47000
Inactive Date: 2017-05-11 03:00:28.80000
Facility Name: UNITED AUTO REPAIR
Facility Address: 1700 E GOSHEN AVE
Facility Address 2: Not reported
Facility City: VISALIA
Facility County: Not reported
Facility State: CA
Facility Zip: 93292

**A8
Target
Property**

**SAM DAVIS GARAGE
1700 EAST GOSHEN AVENUE
VISALIA, CA 93291**

**HWTS S124538449
N/A**

Site 8 of 8 in cluster A

**Actual:
335 ft.**

HWTS:
Name: SAM DAVIS GARAGE
Address: 1700 EAST GOSHEN AVENUE
Address 2: Not reported
City,State,Zip: VISALIA, CA 93291
EPA ID: CAC000719128
Inactive Date: 10/25/2000
Create Date: 06/08/1994
Last Act Date: Not reported
Mailing Name: Not reported
Mailing Address: 1700 EAST GOSHEN AVENUE
Mailing Address 2: Not reported
Mailing City,State,Zip: VISALIA, CA 932910000
Owner Name: GREG STRUM/CONTACT
Owner Address: 1700 EAST GOSHEN AVENUE
Owner Address 2: Not reported
Owner City,State,Zip: VISALIA, CA 932910000
Owner Phone: Not reported
Owner Fax: Not reported
Contact Name: AL MASSEY
Contact Address: GOLDEN STATE METALS INC

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

SAM DAVIS GARAGE (Continued)

S124538449

Contact Address 2: Not reported
 City,State,Zip: BAKERSFIELD, CA 933870000
 Contact Phone: Not reported
 Contact Fax: Not reported
 Facility Status: Inactive
 Facility Type: TEMPORARY
 Category: STATE
 Latitude: 36.334962
 Longitude: -119.309884

B9
SSE
 < 1/8
 0.039 mi.
 206 ft.

MID VALLEY DISPOSAL GOSHEN AVENUE MRF
1707 EAST GOSHEN ROAD
VISALIA, CA 93292

SWF/LF **S104493139**
N/A

Site 1 of 9 in cluster B

Relative:
Higher
Actual:
339 ft.

SWF/LF (SWIS):
 Name: MID VALLEY DISPOSAL GOSHEN AVENUE MRF
 Address: 1707 EAST GOSHEN ROAD
 City,State,Zip: VISALIA, CA 93292
 Region: STATE
 Facility ID: 54-AA-0038
 SWIS Number: 54-AA-0038
 Point of Contact: Joy Bowers
 Is Archived: No
 Is Closed Illegal Abandoned: No
 Is Site Inert Debris Engineered Fill: No
 Is Financial Assurances Responsible: No
 Absorbed On: Not reported
 Operational Status: Active
 Absorbed By: Not reported
 Closed Illegal Abandoned Category: Not reported
 EPA Federal Registry ID: Not reported
 ARB District: San Joaquin Valley Unified
 SWRCB Region: Central Valley
 Local Government: Visalia
 Reporting Agency Legal Name: County of Tulare
 Reporting Agency Department: Department of Health Services, Division of Environmental Health
 Enforcing Agency Legal Name: County of Tulare
 Enforcing Agency Department: Department of Health Services, Division of Environmental Health
 Regulation Status: Permitted

Activity:
 SWIS Number: 54-AA-0038
 Site Name: Mid Valley Disposal Goshen Avenue MRF
 Activity: Medium Volume Transfer/Processing Facility
 Activity Is Archived: No
 Category: Transfer/Processing
 Activity Classification: Solid Waste Facility
 WDR Number: Not reported
 WDR Landfill Class: Not reported
 Cease Operation: Not reported
 Cease Operation Type: Not reported
 Inspection Frequency: Monthly
 Throughput: 100
 Throughput Units: Tons per day
 Remaining Capacity: Not reported
 Remaining Capacity Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MID VALLEY DISPOSAL GOSHEN AVENUE MRF (Continued)

S104493139

Capacity: 100
Capacity Units: Tons per day
Total Acreage: 0
Disposal Acreage: Not reported
Permitted Elevation: Not reported
Permitted Elevation Type: Not reported
Permitted Depth: Not reported
Permitted Depth Type: Not reported
Point of Contact: Joy Bowers
Site Operational Status: Active
Site Regulatory Status: Permitted
Site Is Archived: No
Is Closed Illegal Abandoned: No
Is Site Inert Debris Engineered Fill: No
Is Financial Assurances Responsible: No
Absorbed On: Not reported
Absorbed By: Not reported
Closed Illegal Abandoned Category: Not reported
EPA Federal Registry ID: Not reported
County: Tulare
ARB District: San Joaquin Valley Unified
SWRCB Region: Central Valley
Local Government: Visalia
Street Address: 1707 East Goshen Road
City: Visalia
State: CA
ZIP Code: 93292
Reporting Agency Legal Name: County of Tulare
Reporting Agency Department: Department of Health Services, Division of Environmental Health
Enforcing Agency Legal Name: County of Tulare
Enforcing Agency Department: Department of Health Services, Division of Environmental Health

Operator:

SWIS Number: 54-AA-0038
Site Name: Mid Valley Disposal Goshen Avenue MRF
Site Operational Status: Active
Site Type: Non-Disposal Only
Site Regulatory Status: Permitted
Latitude: 36.33399
Longitude: -119.27328
Is Archived: No
Operator: Mid Valley Recycling LLC
Started On: Not reported
Contact Name: Not reported
Contact Title: Not reported
Contact Email: Not reported
Contact Phone: (559) 237-9425
Street Address: P.O. Box 12385
Operator City: Fresno
Operator State: CA
Operator Zip: 93777

Owner:

SWIS Number: 54-AA-0038
Owner: Kalpakoff Properties LLC
Owner Address: P.O. Box 12385

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MID VALLEY DISPOSAL GOSHEN AVENUE MRF (Continued)

S104493139

Owner City: Fresno
Owner State: CA
Owner Zip: 93777
Site Name: Mid Valley Disposal Goshen Avenue MRF
Site Operational Status: Active
Site Type: Non-Disposal Only
Site Regulatory Status: Permitted
Latitude: 36.33399
Longitude: -119.27328
Is Archived: No
Started On: Not reported
Contact Name: Not reported
Contact Title: Not reported
Contact Email: Not reported
Contact Phone: (559) 237-9425

Waste:
SWIS Number: 54-AA-0038
Site Name: Mid Valley Disposal Goshen Avenue MRF
Activity: Medium Volume Transfer/Processing Facility
Waste Type: Mixed Municipal
Site Is Archived: No
Site Operational Status: Active
Site Regulatory Status: Permitted
Site Type: Non-Disposal Only
Point of Contact: Joy Bowers
Activity Is Archived: No
Activity Operational Status: Active
Activity Regulatory Status: Permitted
Activity Category: Transfer/Processing
Activity Classification: Solid Waste Facility

B10
SSE
< 1/8
0.039 mi.
206 ft.

MID VALLEY DISPOSAL INC
1707 E GOSHEN AVE
VISALIA, CA 93292

RCRA NonGen / NLR 1024847384
CAL000402178

Site 2 of 9 in cluster B

Relative:
Higher
Actual:
339 ft.

RCRA Listings:
Date Form Received by Agency: 20141110
Handler Name: Mid Valley Disposal Inc
Handler Address: 1707 E GOSHEN AVE
Handler City,State,Zip: VISALIA, CA 93292-3156
EPA ID: CAL000402178
Contact Name: MEGAN SMITH
Contact Address: P.O. BOX 12385
Contact City,State,Zip: FRESNO, CA 93777-0000
Contact Telephone: 559-567-0529
Contact Fax: 000-000-0000
Contact Email: MEGANS@MIDVALLEYDISPOSAL.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

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

MID VALLEY DISPOSAL INC (Continued)

1024847384

Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	PO BOX 12385
Mailing City, State, Zip:	FRESNO, CA 93777-0000
Owner Name:	Mid Valley Disposal Inc
Owner Type:	Other
Operator Name:	Megan Smith
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 State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
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:	20180906
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:	MID VALLEY DISPOSAL INC
Legal Status:	Other
Date Became Current:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MID VALLEY DISPOSAL INC (Continued)

1024847384

Date Ended Current: Not reported
Owner/Operator Address: 15300 W. JENSEN AVENUE
Owner/Operator City,State,Zip: KERMAN, CA 93630-0000
Owner/Operator Telephone: 559-237-9425
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: MEGAN SMITH
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: P.O. BOX 12385
Owner/Operator City,State,Zip: FRESNO, CA 93777-0000
Owner/Operator Telephone: 559-567-0529
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 20141110
Handler Name: MID VALLEY DISPOSAL INC
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: 56292
NAICS Description: MATERIALS RECOVERY FACILITIES

Has the Facility Received Notices of Violations:

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: State Statute or Regulation
Date Violation was Determined: 20211025
Actual Return to Compliance Date: 20211025
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: Not reported
Enforcement Identifier: 501
Date of Enforcement Action: 20211025
Enforcement Responsible Agency: State
Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MID VALLEY DISPOSAL INC (Continued)

1024847384

Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	Not reported
Enforcement Responsible Person:	Not reported
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Universal Waste - General
Date Violation was Determined:	20160127
Actual Return to Compliance Date:	20160128
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	500
Date of Enforcement Action:	20160128
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	Not reported
Enforcement Responsible Person:	Not reported
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MID VALLEY DISPOSAL INC (Continued)

1024847384

Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Universal Waste - General
Date Violation was Determined:	20160127
Actual Return to Compliance Date:	20160128
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	500
Date of Enforcement Action:	20160128
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	Not reported
Enforcement Responsible Person:	Not reported
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Universal Waste - General
Date Violation was Determined:	20160127
Actual Return to Compliance Date:	20160128
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	300
Date of Enforcement Action:	20160128
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MID VALLEY DISPOSAL INC (Continued)

1024847384

Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	Not reported
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Universal Waste - General
Date Violation was Determined:	20160127
Actual Return to Compliance Date:	20160128
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	300
Date of Enforcement Action:	20160128
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	Not reported
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MID VALLEY DISPOSAL INC (Continued)

1024847384

Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Universal Waste - General
Date Violation was Determined:	20160127
Actual Return to Compliance Date:	20160128
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	500
Date of Enforcement Action:	20160128
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	Not reported
Enforcement Responsible Person:	Not reported
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Universal Waste - General
Date Violation was Determined:	20160127
Actual Return to Compliance Date:	20160128
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	300
Date of Enforcement Action:	20160128
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MID VALLEY DISPOSAL INC (Continued)

1024847384

Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	Not reported
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	State Statute or Regulation
Date Violation was Determined:	20211025
Actual Return to Compliance Date:	20211025
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	301
Date of Enforcement Action:	20211025
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	Not reported
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MID VALLEY DISPOSAL INC (Continued)

1024847384

Final Amount: Not reported

Evaluation Action Summary:

Evaluation Date: 20211025
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier: Not reported
Evaluation Responsible Sub-Organization: Not reported
Actual Return to Compliance Date: 20211025
Scheduled Compliance Date: Not reported
Date of Request: Not reported
Date Response Received: Not reported
Request Agency: Not reported
Former Citation: Not reported

Evaluation Date: 20160127
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier: Not reported
Evaluation Responsible Sub-Organization: Not reported
Actual Return to Compliance Date: 20160128
Scheduled Compliance Date: Not reported
Date of Request: Not reported
Date Response Received: Not reported
Request Agency: Not reported
Former Citation: Not reported

Evaluation Date: 20160127
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier: Not reported
Evaluation Responsible Sub-Organization: Not reported
Actual Return to Compliance Date: 20160128
Scheduled Compliance Date: Not reported
Date of Request: Not reported
Date Response Received: Not reported
Request Agency: Not reported
Former Citation: Not reported

Evaluation Date: 20160127
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier: Not reported
Evaluation Responsible Sub-Organization: Not reported
Actual Return to Compliance Date: 20160128
Scheduled Compliance Date: Not reported
Date of Request: Not reported
Date Response Received: Not reported
Request Agency: Not reported
Former Citation: Not reported

Evaluation Date: 20160127
Evaluation Responsible Agency: State

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MID VALLEY DISPOSAL INC (Continued)

1024847384

Found Violation:	Yes
Evaluation Type Description:	FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier:	Not reported
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	20160128
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20160127
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier:	Not reported
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	20160128
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20160127
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier:	Not reported
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	20160128
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20211025
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	Not reported
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	20211025
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

B11
SSE
< 1/8
0.039 mi.
206 ft.

MID VALLEY DISPOSAL RECYCLING, LLC
1707 E GOSHEN AVE
VISALIA, CA 93292

CERS HAZ WASTE
CERS TANKS
CUPA Listings
CERS

S120051931
N/A

Site 3 of 9 in cluster B

Relative:
Higher
Actual:
339 ft.

CERS HAZ WASTE:

Name: MID VALLEY DISPOSAL RECYCLING, LLC
Address: 1707 E GOSHEN AVE
City,State,Zip: VISALIA, CA 93292
Site ID: 403232
CERS ID: 10403482
CERS Description: Hazardous Waste Generator

CERS TANKS:

Name: MID VALLEY DISPOSAL RECYCLING, LLC
Address: 1707 E GOSHEN AVE
City,State,Zip: VISALIA, CA 93292
Site ID: 403232
CERS ID: 10403482
CERS Description: Aboveground Petroleum Storage

CUPA TULARE:

Name: MID VALLEY DISPOSAL RECYCLING, LLC
Address: 1707 E GOSHEN AVE
City,State,Zip: VISALIA, CA 93292
CERS ID: 10403482
Facility ID: FA1348298
APN: 098-142-059
Latitude: 36.334343737
Longitude: -119.27392912
PE: 2224
TB Fin Fees Description: Haz Mat 6 - 15 Reportable Quantities of Chem
Current Status: 01
CD Fin billing Status Description: Active, billable

Name: MID VALLEY DISPOSAL RECYCLING, LLC
Address: 1707 E GOSHEN AVE
City,State,Zip: VISALIA, CA 93292
CERS ID: 10403482
Facility ID: FA1348298
APN: 098-142-059
Latitude: 36.334343737
Longitude: -119.27392912
PE: 2277
TB Fin Fees Description: CUPA OVERSIGHT CA SURCHARGE
Current Status: 01
CD Fin billing Status Description: Active, billable

Name: MID VALLEY DISPOSAL RECYCLING, LLC
Address: 1707 E GOSHEN AVE
City,State,Zip: VISALIA, CA 93292
CERS ID: 10403482
Facility ID: FA1348298
APN: 098-142-059
Latitude: 36.334343737
Longitude: -119.27392912
PE: 2313

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MID VALLEY DISPOSAL RECYCLING, LLC (Continued)

S120051931

TB Fin Fees Description: TANK FA >1,320 AND <10,000 GAL
Current Status: 01
CD Fin billing Status Description: Active, billable

CERS:

Name: MID VALLEY DISPOSAL RECYCLING, LLC
Address: 1707 E GOSHEN AVE
City, State, Zip: VISALIA, CA 93292
Site ID: 403232
CERS ID: 10403482
CERS Description: Chemical Storage Facilities

Violations:

Site ID: 403232
Site Name: MID VALLEY DISPOSAL RECYCLING, LLC
Violation Date: 03-31-2016
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Description: Failure to adequately discuss the facility transfer operations, pumping, and facility process within the SPCC plan.
Violation Notes: Returned to compliance on 02/07/2019.
Violation Division: Tulare County Environmental Health
Violation Program: APSA
Violation Source: CERS,

Evaluation:

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-31-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: APSA
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-27-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Megan
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-27-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Megan
Eval Division: Tulare County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-27-2019
Violations Found: No
Eval Type: Routine done by local agency

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MID VALLEY DISPOSAL RECYCLING, LLC (Continued)

S120051931

Eval Notes: Megan Ensure SPCC plan has all required signatures by Management
Eval Division: Tulare County Environmental Health
Eval Program: APSA
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-31-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-31-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: HW
Eval Source: CERS,

Enforcement Action:
Site ID: 403232
Site Name: MID VALLEY DISPOSAL RECYCLING, LLC
Site Address: 1707 E GOSHEN AVE
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 03-31-2016
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: APSA
Enf Action Source: CERS,

Coordinates:
Site ID: 403232
Facility Name: MID VALLEY DISPOSAL RECYCLING, LLC
Env Int Type Code: APSA
Program ID: 10403482
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 36.333680
Longitude: -119.273910

Affiliation:
Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 15300 W JENSEN AVE
Affiliation City: KERMAN
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93630

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MID VALLEY DISPOSAL RECYCLING, LLC (Continued)

S120051931

Affiliation Phone: ,

Affiliation Type Desc: Identification Signer
Entity Name: Joseph Kalpakoff
Entity Title: CEO
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Operator
Entity Name: Joseph Kalpakoff
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (559) 237-9425,

Affiliation Type Desc: Parent Corporation
Entity Name: MID VALLEY DISPOSAL
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Property Owner
Entity Name: Kalpakoff Properties
Entity Title: Not reported
Affiliation Address: PO Box 12385
Affiliation City: Fresno
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 93777
Affiliation Phone: (559) 237-9425,

Affiliation Type Desc: CUPA District
Entity Name: Tulare County Environmental Health
Entity Title: Not reported
Affiliation Address: 5957 South Mooney Boulevard
Affiliation City: Visalia
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93277
Affiliation Phone: (559) 624-7400,

Affiliation Type Desc: Document Preparer
Entity Name: Megan Guarducci
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MID VALLEY DISPOSAL RECYCLING, LLC (Continued)

S120051931

Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Environmental Contact
Entity Name: Megan Guarducci
Entity Title: Not reported
Affiliation Address: PO BOX 12385
Affiliation City: FRESNO
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93777
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: MID VALLEY DISPOSAL INC
Entity Title: Not reported
Affiliation Address: PO BOX 12385
Affiliation City: Fresno
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 93777
Affiliation Phone: (559) 237-9425,

B12
SSE
< 1/8
0.039 mi.
206 ft.

SUNSET WASTE PAPER- VISALIA TRANSFER STATION
1707 E GOSHEN AVE
VISALIA, CA 93292

AST A100425006
N/A

Site 4 of 9 in cluster B

Relative:
Higher
Actual:
339 ft.

AST:
Name: SUNSET WASTE PAPER- VISALIA TRANSFER STATION
Address: 1707 E GOSHEN AVE
City/Zip: VISALIA,93292
Certified Unified Program Agencies: Not reported
Owner: Sunset Waste Paper Inc.
Total Gallons: Not reported
CERSID: 10403482
Facility ID: Not reported
Business Name: Sunset Waste Paper, Inc
Phone: (559) 739-1595
Fax: (559) 739-0437
Mailing Address: 1707 E Goshen Ave
Mailing Address City: Visalia
Mailing Address State: CA
Mailing Address Zip Code: 93292
Operator Name: John Mohoff
Operator Phone: (559) 499-1595
Owner Phone: (559) 499-1595
Owner Mail Address: 1707 E Goshen Ave
Owner State: CA
Owner Zip Code: 93292
Owner Country: United States
Property Owner Name: Not reported
Property Owner Phone: Not reported
Property Owner Mailing Address: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

SUNSET WASTE PAPER- VISALIA TRANSFER STATION (Continued)

A100425006

Property Owner City: Not reported
 Property Owner Stat : Not reported
 Property Owner Zip Code: Not reported
 Property Owner Country: Not reported
 EPAID: CAL000238512

B13
SSE
 < 1/8
 0.053 mi.
 279 ft.

MV PUBLIC TRANSPORTATION INC
525 N CAIN ST
VISALIA, CA 93292

RCRA NonGen / NLR

1024817005
CAL000320179

Site 5 of 9 in cluster B

Relative:
Higher
Actual:
340 ft.

RCRA Listings:	
Date Form Received by Agency:	20070601
Handler Name:	Mv Public Transportation Inc
Handler Address:	525 N CAIN ST
Handler City,State,Zip:	VISALIA, CA 93292
EPA ID:	CAL000320179
Contact Name:	ADRIENNE GRAY
Contact Address:	2711 N. HASKELL AVE.
Contact City,State,Zip:	DALLAS, TX 75204
Contact Telephone:	972-391-4646
Contact Fax:	Not reported
Contact Email:	ADRIENNE.GRAY@MVTRANSIT.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:	2711 N. HASKELL AVE.
Mailing City,State,Zip:	DALLAS, TX 75204-0000
Owner Name:	Mv Public Transportation
Owner Type:	Other
Operator Name:	Adrienne Gray
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 State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MV PUBLIC TRANSPORTATION INC (Continued)

1024817005

2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
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
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	ADRIENNE GRAY
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	2711 N. HASKELL AVE.
Owner/Operator City,State,Zip:	DALLAS, TX 75204
Owner/Operator Telephone:	972-391-4646
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	MV PUBLIC TRANSPORTATION
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	2711 N. HASKELL AVE.
Owner/Operator City,State,Zip:	DALLAS, TX 75204-0000
Owner/Operator Telephone:	972-391-4600
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20070601
Handler Name:	MV PUBLIC TRANSPORTATION INC
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MV PUBLIC TRANSPORTATION INC (Continued)

1024817005

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: 811111
NAICS Description: GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

B14
SSE
< 1/8
0.053 mi.
279 ft.

525 N CAIN
VISALIA, CA
Site 6 of 9 in cluster B

AST A100345221
N/A

Relative:
Higher
Actual:
340 ft.

AST:
Name: Not reported
Address: 525 N CAIN
City/Zip: VISALIA,
Certified Unified Program Agencies: Tulare
Owner: MV TRANSPORTATION DIVISION 70
Total Gallons: 6850
CERSID: Not reported
Facility ID: Not reported
Business Name: Not reported
Phone: Not reported
Fax: Not reported
Mailing Address: Not reported
Mailing Address City: Not reported
Mailing Address State: Not reported
Mailing Address Zip Code: Not reported
Operator Name: Not reported
Operator Phone: Not reported
Owner Phone: Not reported
Owner Mail Address: Not reported
Owner State: Not reported
Owner Zip Code: Not reported
Owner Country: Not reported
Property Owner Name: Not reported
Property Owner Phone: Not reported
Property Owner Mailing Address: Not reported
Property Owner City: Not reported
Property Owner Stat : Not reported
Property Owner Zip Code: Not reported
Property Owner Country: Not reported
EPAID: Not reported

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

B15
SSE
< 1/8
0.053 mi.
279 ft.

VISALIA CITY COACH
525 N CAIN ST
VISALIA, CA 93292

Site 7 of 9 in cluster B

EDR Hist Auto **1020312345**
N/A

Relative:
Higher

EDR Hist Auto

Actual:
340 ft.

Year: Name:
2013 VISALIA CITY COACH
2014 VISALIA CITY COACH

Type:
Gasoline Service Stations
Gasoline Service Stations

B16
SSE
< 1/8
0.053 mi.
279 ft.

FIRST TRANSIT INC #55355
525 N CAIN ST
VISALIA, CA 93292

Site 8 of 9 in cluster B

RCRA NonGen / NLR **1024870279**
CAL000438906

Relative:
Higher

RCRA Listings:

Actual:
340 ft.

Date Form Received by Agency:	20180907
Handler Name:	First Transit Inc #55355
Handler Address:	525 N CAIN ST
Handler City,State,Zip:	VISALIA, CA 93292
EPA ID:	CAL000438906
Contact Name:	DOUG MONTEZ
Contact Address:	525 N CAIN ST
Contact City,State,Zip:	VISALIA, CA 93292
Contact Telephone:	972-391-4646
Contact Fax:	Not reported
Contact Email:	ADRIENNE.GRAY@MVTRANSIT.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:	110 PERIMETER PARK STE E
Mailing City,State,Zip:	KNOXVILLE, TN 37922
Owner Name:	Kings County Are Public Transit Age
Owner Type:	Other
Operator Name:	Doug Montez
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 State-Reg Handler:	---

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FIRST TRANSIT INC #55355 (Continued)

1024870279

Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
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:	20180907
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:	Operator
Owner/Operator Name: DOUG MONTEZ	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	525 N CAIN ST
Owner/Operator City,State,Zip:	VISALIA, CA 93292
Owner/Operator Telephone:	972-391-4646
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: KINGS COUNTY ARE PUBLIC TRANSIT AGE	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	610 W 7TH ST
Owner/Operator City,State,Zip:	HANFORD, CA 93230
Owner/Operator Telephone:	559-852-2692
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20180907
Handler Name:	FIRST TRANSIT INC #55355

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

FIRST TRANSIT INC #55355 (Continued)

1024870279

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:	485999
NAICS Description:	ALL OTHER TRANSIT AND GROUND PASSENGER TRANSPORTATION

Facility Has Received Notices of Violations:

Violations:	No Violations Found
-------------	---------------------

Evaluation Action Summary:

Evaluations:	No Evaluations Found
--------------	----------------------

B17
SSE
< 1/8
0.053 mi.
279 ft.

FIRST TRANSIT, INC #55355
525 N CAIN ST
VISALIA, CA 93292
Site 9 of 9 in cluster B

CERS HAZ WASTE **S120051973**
CERS TANKS **N/A**
CUPA Listings
CERS

Relative:
Higher
Actual:
340 ft.

CERS HAZ WASTE:
 Name: FIRST TRANSIT, INC. #55355
 Address: 525 N CAIN ST
 City,State,Zip: VISALIA, CA 93292
 Site ID: 424848
 CERS ID: 10609480
 CERS Description: Hazardous Waste Generator

CERS TANKS:
 Name: FIRST TRANSIT, INC. #55355
 Address: 525 N CAIN ST
 City,State,Zip: VISALIA, CA 93292
 Site ID: 424848
 CERS ID: 10609480
 CERS Description: Aboveground Petroleum Storage

CUPA TULARE:
 Name: FIRST TRANSIT, INC #55355
 Address: 525 N CAIN ST
 City,State,Zip: VISALIA, CA 93292
 CERS ID: 10609480
 Facility ID: FA1348717
 APN: 094-110-011
 Latitude: 36.333977142
 Longitude: -119.27487283
 PE: 2277
 TB Fin Fees Description: CUPA OVERSIGHT CA SURCHARGE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FIRST TRANSIT, INC #55355 (Continued)

S120051973

Current Status: 01
CD Fin billing Status Description: Active, billable

Name: FIRST TRANSIT, INC #55355
Address: 525 N CAIN ST
City,State,Zip: VISALIA, CA 93292
CERS ID: 10609480
Facility ID: FA1348717
APN: 094-110-011
Latitude: 36.333977142
Longitude: -119.27487283
PE: 2314
TB Fin Fees Description: TANK FA >10,001 AND <100,000 GAL
Current Status: 01
CD Fin billing Status Description: Active, billable

CERS:

Name: FIRST TRANSIT, INC. #55355
Address: 525 N CAIN ST
City,State,Zip: VISALIA, CA 93292
Site ID: 424848
CERS ID: 10609480
CERS Description: Chemical Storage Facilities

Violations:

Site ID: 424848
Site Name: First Transit, Inc. #55355
Violation Date: 10-05-2017
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes: Returned to compliance on 11/03/2017. Business Plan has not been reviewed and certify yearly as required. Request username and password, update all changes and submit Business Plan electronically.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 424848
Site Name: First Transit, Inc. #55355
Violation Date: 08-21-2014
Citation: 22 CCR 15 66265.176 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.176
Violation Description: Failure to keep reactive and ignitable waste at least 50 ft from the property line.
Violation Notes: Returned to compliance on 12/23/2014.
Violation Division: Tulare County Environmental Health
Violation Program: HW
Violation Source: CERS,

Site ID: 424848
Site Name: First Transit, Inc. #55355
Violation Date: 08-21-2014
Citation: 19 CCR 6.95 25508(a)(1) - California Code of Regulations, Title 19, Chapter 6.95, Section(s) 25508(a)(1)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FIRST TRANSIT, INC #55355 (Continued)

S120051973

Violation Description: Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.
Violation Notes: Returned to compliance on 12/23/2014.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 424848
Site Name: First Transit, Inc. #55355
Violation Date: 08-21-2014
Citation: HSC 6.95 25508.1(a)-(e) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(e)

Violation Description: Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name.
Violation Notes: Returned to compliance on 12/23/2014.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 424848
Site Name: First Transit, Inc. #55355
Violation Date: 08-21-2014
Citation: 22 CCR 15 66265.177 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.177

Violation Description: Failure to ensure incompatible waste and/or materials are not placed or stored in the same container or nearby or into an unwashed container, which previously contained incompatible waste and/or materials, so that it does not potentially result in the following: 1) Generate extreme heat or pressure, fire or explosion, or violent reaction; 2) Produce uncontrolled toxic mists, fumes, dusts, or gases in sufficient quantities to threaten human health or the environment; 3) Produce uncontrolled flammable fumes or gases in sufficient quantities to pose a risk of fire or explosions; 4) Damage the structural integrity of the device or facility containing the waste; or 5) Through other like means threaten human health or the environment.
Violation Notes: Returned to compliance on 12/23/2014.
Violation Division: Tulare County Environmental Health
Violation Program: HW
Violation Source: CERS,

Site ID: 424848
Site Name: First Transit, Inc. #55355
Violation Date: 10-05-2017
Citation: 22 CCR 16 66266.81(b) - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.81(b)

Violation Description: Failure to properly store damaged lead acid batteries in a nonreactive, structurally secure, closed container, and/or failure to label damaged lead acid battery with the date that the first battery in the container was placed there with ink, paint or other weather-resistant material so as to minimize the release of acid and lead.
Violation Notes: Returned to compliance on 01/28/2019. Did not observe weekly/monthly

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FIRST TRANSIT, INC #55355 (Continued)

S120051973

inspection reports/log for hazardous waste area. Complete and maintain inspection reports/logs at the facility.

Violation Division: Tulare County Environmental Health
Violation Program: HW
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-21-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-05-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Terry Wade
Eval Division: Tulare County Environmental Health
Eval Program: APSA
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-05-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Terry Wade
Eval Division: Tulare County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-27-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: APSA
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-05-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Terry Wade
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-21-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FIRST TRANSIT, INC #55355 (Continued)

S120051973

Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Enforcement Action:
Site ID: 424848
Site Name: First Transit, Inc. #55355
Site Address: 525 N CAIN ST
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 08-21-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HMRRP
Enf Action Source: CERS,

Site ID: 424848
Site Name: First Transit, Inc. #55355
Site Address: 525 N CAIN ST
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 08-21-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HW
Enf Action Source: CERS,

Site ID: 424848
Site Name: First Transit, Inc. #55355
Site Address: 525 N CAIN ST
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 10-05-2017
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HMRRP
Enf Action Source: CERS,

Site ID: 424848
Site Name: First Transit, Inc. #55355
Site Address: 525 N CAIN ST
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 10-05-2017
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HW
Enf Action Source: CERS,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FIRST TRANSIT, INC #55355 (Continued)

S120051973

Coordinates:

Site ID: 424848
Facility Name: First Transit, Inc. #55355
Env Int Type Code: APSA
Program ID: 10609480
Coord Name: Not reported
Ref Point Type Desc: Entrance point of a facility or station,
Latitude: 36.333977
Longitude: -119.274870

Affiliation:

Affiliation Type Desc: Document Preparer
Entity Name: Nan D. Cutshall
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 110 Perimeter Park, Suite E
Affiliation City: Knoxville
Affiliation State: TN
Affiliation Country: Not reported
Affiliation Zip: 37922
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: First Transit, Inc.
Entity Title: Not reported
Affiliation Address: 110 Perimeter Park, Suite E
Affiliation City: Knoxville
Affiliation State: TN
Affiliation Country: United States
Affiliation Zip: 37922
Affiliation Phone: (513) 241-2200,

Affiliation Type Desc: Identification Signer
Entity Name: Nan D. Cutshall
Entity Title: Authorized Representative
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Operator
Entity Name: First Transit, Inc. #55355
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FIRST TRANSIT, INC #55355 (Continued)

S120051973

Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (559) 713-4757,

Affiliation Type Desc: Parent Corporation
Entity Name: First Student, Inc.
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: CUPA District
Entity Name: Tulare County Environmental Health
Entity Title: Not reported
Affiliation Address: 5957 South Mooney Boulevard
Affiliation City: Visalia
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93277
Affiliation Phone: (559) 624-7400,

Affiliation Type Desc: Property Owner
Entity Name: City of Visalia
Entity Title: Not reported
Affiliation Address: 425 East Oak Avenue, Suite 301
Affiliation City: Visalia
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 93291
Affiliation Phone: (559) 713-4100,

Affiliation Type Desc: Environmental Contact
Entity Name: Susan Kirkpatrick
Entity Title: Not reported
Affiliation Address: 110 Perimeter Park, Suite E
Affiliation City: Knoxville
Affiliation State: TN
Affiliation Country: Not reported
Affiliation Zip: 37922
Affiliation Phone: ,

C18
North
< 1/8
0.061 mi.
323 ft.

BETTY FISHER
1019 NORTH CAIN STREET
VISALIA, CA 93292
Site 1 of 9 in cluster C

RCRA NonGen / NLR **1027202241**
CAC003166115

Relative:
Higher
Actual:
339 ft.

RCRA Listings:
Date Form Received by Agency: 20220706
Handler Name: Betty Fisher
Handler Address: 1019 NORTH CAIN STREET
Handler City,State,Zip: VISALIA, CA 93292
EPA ID: CAC003183924

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BETTY FISHER (Continued)

1027202241

Contact Name:	BETTY FISHER
Contact Address:	1019 NORTH CAIN STREET
Contact City,State,Zip:	VISALIA, CA 93292
Contact Telephone:	559-977-9606
Contact Fax:	Not reported
Contact Email:	DFISHERJR7@ATT.NET
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:	1019 NORTH CAIN STREET
Mailing City,State,Zip:	VISALIA, CA 93292
Owner Name:	Betty Fisher
Owner Type:	Other
Operator Name:	Betty Fisher
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:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
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:	20220707
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BETTY FISHER (Continued)

1027202241

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: BETTY FISHER
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 1019 NORTH CAIN STREET
Owner/Operator City,State,Zip: VISALIA, CA 93292
Owner/Operator Telephone: 559-977-9606
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: BETTY FISHER
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 1019 NORTH CAIN STREET
Owner/Operator City,State,Zip: VISALIA, CA 93292
Owner/Operator Telephone: 559-977-9606
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 20220706
Handler Name: BETTY FISHER
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

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

D19
SSW
 < 1/8
 0.062 mi.
 325 ft.

RAMIREZ QUALITY SERVICES
1526 E GOSHEN AVE
VISALIA, CA 93292

RCRA NonGen / NLR

1027093203
CAL000466759

Site 1 of 4 in cluster D

Relative:
Higher
Actual:
337 ft.

RCRA Listings:	20211112
Date Form Received by Agency:	
Handler Name:	Ramirez Quality Services
Handler Address:	1526 E GOSHEN AVE
Handler City,State,Zip:	VISALIA, CA 93292
EPA ID:	CAL000466759
Contact Name:	JOHN RAMIREZ
Contact Address:	1526 E GOSHEN AVE
Contact City,State,Zip:	VISALIA, CA 93292
Contact Telephone:	559-737-8189
Contact Fax:	Not reported
Contact Email:	RAMIREZQUALITYSERVICES@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:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	1526 E GOSHEN AVE
Mailing City,State,Zip:	VISALIA, CA 93292
Owner Name:	Juan A Ramirez Jr
Owner Type:	Other
Operator Name:	John Ramirez
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:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC Renewals Baseline:	Not on the Baseline
202 GPRC Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RAMIREZ QUALITY SERVICES (Continued)

1027093203

Human Exposure Controls Indicator: N/A
Groundwater Controls Indicator: N/A
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: 20211115
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: Operator
Owner/Operator Name: JOHN RAMIREZ
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 1526 E GOSHEN AVE
Owner/Operator City,State,Zip: VISALIA, CA 93292
Owner/Operator Telephone: 559-737-8189
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: JUAN A RAMIREZ JR
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 1526 E GOSHEN AVE
Owner/Operator City,State,Zip: VISALIA, CA 93292
Owner/Operator Telephone: 559-737-8189
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 20211112
Handler Name: RAMIREZ QUALITY SERVICES
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RAMIREZ QUALITY SERVICES (Continued)

1027093203

List of NAICS Codes and Descriptions:

NAICS Code: 811111
NAICS Description: GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

D20
SSW
< 1/8
0.064 mi.
339 ft.

ROBERT KROTTNER DBA CAD-CAM TOOL & DIE
1540 E GOSHEN AVE
VISALIA, CA 93292

FINDS 1024663784
ECHO N/A
PFAS ECHO

Site 2 of 4 in cluster D

Relative:
Higher

FINDS:
Registry ID: 110070452178

Actual:
337 ft.

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:

The Resource Conservation and Recovery Act Information System (RCRAInfo) is EPA's comprehensive information system in support of the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. It tracks many types of information about generators, transporters, treaters, storers, and disposers of hazardous waste.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1024663784
Registry ID: 110070452178
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110070452178>
Name: ROBERT KROTTNER DBA CAD-CAM TOOL & DIE
Address: 1540 E GOSHEN AVE
City,State,Zip: VISALIA, CA 93292

PFAS ECHO:

Name: ROBERT KROTTNER DBA CAD-CAM TOOL & DIE
Address: Not reported
City,State,Zip: VISALIA, CA
Latitude: 36.334645
Longitude: -119.275812
Count: 1
County: TULARE
Status: Active
Region: 09
Industry: Plastics and Resins
ECHO Facility Report: <https://echo.epa.gov/detailed-facility-report?fid=110070452178>
Facility Percent Minority: 61.215
Facility Derived Tribes: -
Facility Population: 2822.16
EPA Programs: RCRA

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

ROBERT KROTTNER DBA CAD-CAM TOOL & DIE (Continued)

1024663784

Federal Facility:	No
Federal Agency:	-
Facility FIPS Code:	06107
Facility Indian Country Flag:	N
Facility Collection Method:	GDT-ADDRESS MATCHING (GEOCODING)
Facility Derived HUC:	18030012
Facility Derived WBD:	180300071301
Facility Derived CD113:	22
Facility Derived CB2010:	061070013022006
Facility Major Flag:	-
Facility Active Flag:	Y
Facility Inspection Count:	0
Facility Date Last Inspection:	-
Facility Days Last Inspection:	-
Facility Informal Count:	0
Facility Date Last Informal Action:	-
Facility Formal Action Count:	0
Facility Date Last Formal Action:	-
Facility Total Penalties:	0
Facility Penalty Count:	-
Facility Date Last Penalty:	-
Facility Last Penalty AMT:	-
Facility QTRS With NC:	0
Facility Programs With SNC:	0
Facility Compliance Status:	No Violation Identified
Facility SNC Flag:	N
AIR Flag:	N
NPDES Flag:	N
SDWIS Flag:	N
RCRA Flag:	Y
TRI Flag:	N
GHG Flag:	N
AIR IDS:	-
CAA Permit Types:	-
CAA NAICS:	-
CAA SICS:	-
NPDES IDS:	-
CWA Permit Types:	-
CWA NAICS:	-
CWA SICS:	-
RCRA IDS:	CAL000256397
RCRA Permit Types:	Other
RCRA NAICS:	325211
SDWA IDS:	-
SDWA System Types:	-
SDWA Compliance Status:	-
SDWA SNC Flag:	N
TRI IDS:	-
TRI Releases Transfers:	-
TRI On Site Releases:	-
TRI Off Site Transfers:	-
TRI Reporter:	-
Facility IMP Water Flag:	-
EJSCREEN Flag US:	Y
EJSCREEN Report:	https://ejscreen.epa.gov/mapper/mobile/EJSCREEN_mobile.aspx?geometry=%7B%22x%22:-119.275812,%22y%22:36.334645,%22spatialReference%22:%7B%22wkid%22:4326%7D%7D&unit=9035&areatype=&areaid=&basemap=streets&distance

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

ROBERT KROTTNER DBA CAD-CAM TOOL & DIE (Continued)

1024663784

=1

D21
SSW
 < 1/8
 0.064 mi.
 339 ft.

ROBERT KROTTNER DBA CAD-CAM TOOL & DIE
1540 E GOSHEN AVE
VISALIA, CA 93292
Site 3 of 4 in cluster D

RCRA NonGen / NLR

1024804094
CAL000256397

Relative:
Higher
Actual:
337 ft.

RCRA Listings:	
Date Form Received by Agency:	20020724
Handler Name:	Robert Krottner Dba Cad-Cam Tool & Die
Handler Address:	1540 E GOSHEN AVE
Handler City,State,Zip:	VISALIA, CA 93292
EPA ID:	CAL000256397
Contact Name:	FRANK KROTTNER, MANAGER
Contact Address:	1612 N COTTA
Contact City,State,Zip:	VISALIA, CA 93292
Contact Telephone:	559-827-3533
Contact Fax:	000-000-0000
Contact Email:	FDKROTTNER@HOTMAIL.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:	9790 SCRIBNER LN
Mailing City,State,Zip:	WELLINGTON, FL 33414
Owner Name:	Robert Krottner
Owner Type:	Other
Operator Name:	Frank Krottner, Manager
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 State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ROBERT KROTTNER DBA CAD-CAM TOOL & DIE (Continued)

1024804094

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
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
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	FRANK KROTTNER, MANAGER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1612 N COTTA
Owner/Operator City,State,Zip:	VISALIA, CA 93292
Owner/Operator Telephone:	559-827-3533
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	ROBERT KROTTNER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	9790 SCRIBNER LN
Owner/Operator City,State,Zip:	WELLINGTON, FL 33414
Owner/Operator Telephone:	561-512-1169
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20020724
Handler Name:	ROBERT KROTTNER DBA CAD-CAM TOOL & DIE
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ROBERT KROTTNER DBA CAD-CAM TOOL & DIE (Continued)

1024804094

Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Code: 325211
NAICS Description: PLASTICS MATERIAL AND RESIN MANUFACTURING

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

D22
SSW
< 1/8
0.064 mi.
339 ft.

KD ENGINE
1540 E GOSHEN AVE
VISALIA, CA 93292
Site 4 of 4 in cluster D

CUPA Listings S120051791
N/A

Relative:
Higher
Actual:
337 ft.

CUPA TULARE:

Name: KD ENGINE
Address: 1540 E GOSHEN AVE
City,State,Zip: VISALIA, CA 93292-6646
CERS ID: 10610542
Facility ID: FA0004557
APN: 098-050-016
Latitude: 36.334991079
Longitude: -119.27603361
PE: 2223
TB Fin Fees Description: Haz Mat - < 6 Reportable Quantities of Chem
Current Status: 02
CD Fin billing Status Description: Inactive, non-billable

Name: KD ENGINE
Address: 1540 E GOSHEN AVE
City,State,Zip: VISALIA, CA 93292-6646
CERS ID: 10610542
Facility ID: FA0004557
APN: 098-050-016
Latitude: 36.334991079
Longitude: -119.27603361
PE: 2277
TB Fin Fees Description: CUPA OVERSIGHT CA SURCHARGE
Current Status: 02
CD Fin billing Status Description: Inactive, non-billable

Name: KD ENGINE
Address: 1540 E GOSHEN AVE
City,State,Zip: VISALIA, CA 93292-6646
CERS ID: 10610542
Facility ID: FA0004557
APN: 098-050-016
Latitude: 36.334991079
Longitude: -119.27603361
PE: 2254

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

KD ENGINE (Continued)

S120051791

TB Fin Fees Description: HW - SMALL GENERATOR
 Current Status: 02
 CD Fin billing Status Description: Inactive, non-billable

**E23
 NW
 < 1/8
 0.071 mi.
 377 ft.**

**CALIFORNIA WATER SERVICE VIS 24-01
 1398 E DOUGLAS AVE
 VISALIA, CA 93292
 Site 1 of 2 in cluster E**

**CUPA Listings
 CERS**

**S120051141
 N/A**

**Relative:
 Higher**

CUPA TULARE:

Name: CALIFORNIA WATER SERVICE VIS 24-01
 Address: 1398 E DOUGLAS AVE
 City,State,Zip: VISALIA, CA 93292
 CERS ID: 10608715
 Facility ID: FA1346759
 APN: 098-161-002
 Latitude: 36.338420158
 Longitude: -119.27761751
 PE: 2223
 TB Fin Fees Description: Haz Mat - < 6 Reportable Quantities of Chem
 Current Status: 01
 CD Fin billing Status Description: Active, billable

**Actual:
 338 ft.**

Name: CALIFORNIA WATER SERVICE VIS 24-01
 Address: 1398 E DOUGLAS AVE
 City,State,Zip: VISALIA, CA 93292
 CERS ID: 10608715
 Facility ID: FA1346759
 APN: 098-161-002
 Latitude: 36.338420158
 Longitude: -119.27761751
 PE: 2277
 TB Fin Fees Description: CUPA OVERSIGHT CA SURCHARGE
 Current Status: 01
 CD Fin billing Status Description: Active, billable

CERS:

Name: CALIFORNIA WATER SERVICE VIS 24-01
 Address: 1398 E DOUGLAS AVE
 City,State,Zip: VISALIA, CA 93292
 Site ID: 424681
 CERS ID: 10608715
 CERS Description: Chemical Storage Facilities

Evaluation:

Eval General Type: Compliance Evaluation Inspection
 Eval Date: 12-10-2018
 Violations Found: No
 Eval Type: Routine done by local agency
 Eval Notes: Eric
 Eval Division: Tulare County Environmental Health
 Eval Program: HMRRP
 Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
 Eval Date: 03-16-2020
 Violations Found: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALIFORNIA WATER SERVICE VIS 24-01 (Continued)

S120051141

Eval Type: Routine done by local agency
Eval Notes: Eric
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-28-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Coordinates:
Site ID: 424681
Facility Name: CALIFORNIA WATER SERVICE VIS 24-01
Env Int Type Code: HMBP
Program ID: 10608715
Coord Name: Not reported
Ref Point Type Desc: Entrance point of a facility or station,
Latitude: 36.338420
Longitude: -119.277610

Affiliation:
Affiliation Type Desc: Document Preparer
Entity Name: Mark Bloom
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Environmental Contact
Entity Name: MARK BLOOM
Entity Title: Not reported
Affiliation Address: 1720 NORTH FIRST STREET
Affiliation City: SAN JOSE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95112
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: CALIFORNIA WATER SERVICE CO
Entity Title: Not reported
Affiliation Address: 1720 N. First St.
Affiliation City: San Jose
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 95112
Affiliation Phone: (408) 367-8200,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALIFORNIA WATER SERVICE VIS 24-01 (Continued)

S120051141

Affiliation Type Desc: CUPA District
Entity Name: Tulare County Environmental Health
Entity Title: Not reported
Affiliation Address: 5957 South Mooney Boulevard
Affiliation City: Visalia
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93277
Affiliation Phone: (559) 624-7400,

Affiliation Type Desc: Parent Corporation
Entity Name: California Water Service Company
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Identification Signer
Entity Name: MARK BLOOM
Entity Title: ENVIRONMENTAL AFFAIRS PROGRAM MANAGER
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 1720 NORTH FIRST STREET
Affiliation City: SAN JOSE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95112
Affiliation Phone: ,

Affiliation Type Desc: Operator
Entity Name: California Water Service Company
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (559) 624-1600,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

C24
NNE
< 1/8
0.080 mi.
425 ft.

A & E WELDING & MACHINE
1110 N CAIN ST
VISALIA, CA 93292

CUPA Listings S120050845
CERS N/A

Site 2 of 9 in cluster C

Relative:
Higher
Actual:
339 ft.

CUPA TULARE:

Name: A & E WELDING & MACHINE
Address: 1110 N CAIN ST
City,State,Zip: VISALIA, CA 93292
CERS ID: 10603852
Facility ID: FA1348064
APN: 098-170-004
Latitude: 36.339347345
Longitude: -119.27425723
PE: 2223
TB Fin Fees Description: Haz Mat - < 6 Reportable Quantities of Chem
Current Status: 01
CD Fin billing Status Description: Active, billable

Name: A & E WELDING & MACHINE
Address: 1110 N CAIN ST
City,State,Zip: VISALIA, CA 93292
CERS ID: 10603852
Facility ID: FA1348064
APN: 098-170-004
Latitude: 36.339347345
Longitude: -119.27425723
PE: 2277
TB Fin Fees Description: CUPA OVERSIGHT CA SURCHARGE
Current Status: 01
CD Fin billing Status Description: Active, billable

CERS:

Name: A & E WELDING & MACHINE
Address: 1110 N CAIN ST
City,State,Zip: VISALIA, CA 93292
Site ID: 179384
CERS ID: 10603852
CERS Description: Chemical Storage Facilities

Violations:

Site ID: 179384
Site Name: A & E WELDING & MACHINE
Violation Date: 04-04-2016
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description: Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 04/20/2016.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Evaluation:

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-04-2016
Violations Found: Yes

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A & E WELDING & MACHINE (Continued)

S120050845

Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 04-19-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-06-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Robert
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Enforcement Action:

Site ID: 179384
Site Name: A & E WELDING & MACHINE
Site Address: 1110 N CAIN ST
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 04-04-2016
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HMRRP
Enf Action Source: CERS,

Affiliation:

Affiliation Type Desc: Document Preparer
Entity Name: Cidalia Correia
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Parent Corporation
Entity Name: A & E WELDING & MACHINE
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A & E WELDING & MACHINE (Continued)

S120050845

Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Environmental Contact
Entity Name: ROBERT JOUBERT
Entity Title: Not reported
Affiliation Address: 1110 N CAIN
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93292
Affiliation Phone: ,

Affiliation Type Desc: Identification Signer
Entity Name: ROBERT JOUBERT
Entity Title: OWNER
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: ROBERT JOUBERT
Entity Title: Not reported
Affiliation Address: 1110 N CAIN
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 93292
Affiliation Phone: (559) 738-9924,

Affiliation Type Desc: CUPA District
Entity Name: Tulare County Environmental Health
Entity Title: Not reported
Affiliation Address: 5957 South Mooney Boulevard
Affiliation City: Visalia
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93277
Affiliation Phone: (559) 624-7400,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 1110 N CAIN ST
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93292
Affiliation Phone: ,

Affiliation Type Desc: Operator
Entity Name: ROBERT JOUBERT
Entity Title: Not reported
Affiliation Address: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

A & E WELDING & MACHINE (Continued)

S120050845

Affiliation City: Not reported
 Affiliation State: Not reported
 Affiliation Country: Not reported
 Affiliation Zip: Not reported
 Affiliation Phone: (559) 738-9924,

**C25
 NNE
 < 1/8
 0.080 mi.
 425 ft.**

**PETROSIUS CONSTRUCTION
 1110 N CAIN ST
 VISALIA, CA 93292**

**CERS HAZ WASTE
 CERS**

**S121758430
 N/A**

Site 3 of 9 in cluster C

**Relative:
 Higher
 Actual:
 339 ft.**

CERS HAZ WASTE:
 Name: PETROSIUS CONSTRUCTION
 Address: 1110 N CAIN ST
 City,State,Zip: VISALIA, CA 93292-3934
 Site ID: 273365
 CERS ID: 10628173
 CERS Description: Hazardous Waste Generator

CERS:
 Name: PETROSIUS CONSTRUCTION
 Address: 1110 N CAIN ST
 City,State,Zip: VISALIA, CA 93292-3934
 Site ID: 273365
 CERS ID: 10628173
 CERS Description: Chemical Storage Facilities

Violations:
 Site ID: 273365
 Site Name: PETROSIUS CONSTRUCTION
 Violation Date: 04-19-2016
 Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
 Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
 Violation Notes: Returned to compliance on 04/20/2016.
 Violation Division: Tulare County Environmental Health
 Violation Program: HMRRP
 Violation Source: CERS,

Site ID: 273365
 Site Name: PETROSIUS CONSTRUCTION
 Violation Date: 08-01-2019
 Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
 Violation Description: Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
 Violation Notes: Returned to compliance on 08/01/2019. Did not observe labels on used oil filters container. Operator corrected on site.
 Violation Division: Tulare County Environmental Health
 Violation Program: HW

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PETROSIUS CONSTRUCTION (Continued)

S121758430

Violation Source: CERS,

Evaluation:

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-19-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-19-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-01-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: joe
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-01-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: joe
Eval Division: Tulare County Environmental Health
Eval Program: HW
Eval Source: CERS,

Enforcement Action:

Site ID: 273365
Site Name: PETROSIUS CONSTRUCTION
Site Address: 1110 N CAIN ST
Site City: VISALIA
Site Zip: 93292-3934
Enf Action Date: 04-19-2016
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HMRRP
Enf Action Source: CERS,

Site ID: 273365
Site Name: PETROSIUS CONSTRUCTION
Site Address: 1110 N CAIN ST

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PETROSIUS CONSTRUCTION (Continued)

S121758430

Site City: VISALIA
Site Zip: 93292-3934
Enf Action Date: 08-01-2019
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HW
Enf Action Source: CERS,

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Tulare County Environmental Health
Entity Title: Not reported
Affiliation Address: 5957 South Mooney Boulevard
Affiliation City: Visalia
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93277
Affiliation Phone: (559) 624-7400,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 1110 N CAIN ST
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93292
Affiliation Phone: ,

Affiliation Type Desc: Document Preparer
Entity Name: KAREN MENDENCA
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Environmental Contact
Entity Name: JOSEPH PETROSIUS
Entity Title: Not reported
Affiliation Address: 1110 N CAIN
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93292
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: JOE PETROSIUS
Entity Title: Not reported
Affiliation Address: 1110 N CAIN
Affiliation City: VISALIA
Affiliation State: CA

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

PETROSIUS CONSTRUCTION (Continued)

S121758430

Affiliation Country: United States
 Affiliation Zip: 93292
 Affiliation Phone: (559) 733-4388,

Affiliation Type Desc: Operator
 Entity Name: JOE PETROSIUS
 Entity Title: Not reported
 Affiliation Address: Not reported
 Affiliation City: Not reported
 Affiliation State: Not reported
 Affiliation Country: Not reported
 Affiliation Zip: Not reported
 Affiliation Phone: (559) 647-1480,

Affiliation Type Desc: Parent Corporation
 Entity Name: PC PROPERTIES
 Entity Title: Not reported
 Affiliation Address: Not reported
 Affiliation City: Not reported
 Affiliation State: Not reported
 Affiliation Country: Not reported
 Affiliation Zip: Not reported
 Affiliation Phone: ,

Affiliation Type Desc: Identification Signer
 Entity Name: JOSEPH PETROSIUS
 Entity Title: OWNER
 Affiliation Address: Not reported
 Affiliation City: Not reported
 Affiliation State: Not reported
 Affiliation Country: Not reported
 Affiliation Zip: Not reported
 Affiliation Phone: ,

C26
NNE
< 1/8
0.080 mi.
425 ft.

KAWEAH DELTA WATER CONSER DIS
1110 N CAIN ST
VISALIA, CA 93279
Site 4 of 9 in cluster C

HIST UST **U001583536**
N/A

Relative:
Higher
Actual:
339 ft.

HIST UST:
 Name: KAWEAH DELTA WATER CONSER DIS
 Address: 1110 N CAIN ST
 City,State,Zip: VISALIA, CA 93279
 File Number: 0002b8a0
 URL: <https://documents.geotracker.waterboards.ca.gov/ustpdfs/pdf/0002b8a0.pdf>
 Region: STATE
 Facility ID: 00000008637
 Facility Type: Other
 Other Type: PUBLIC AGENCY
 Contact Name: MELVIN ENNIS
 Telephone: 2097320111
 Owner Name: KAWEAH DELTA WATER CONSER. DIS
 Owner Address: 1110 N. CAIN ST. (P.O. BOX 124
 Owner City,St,Zip: VISALIA, CA 93279
 Total Tanks: 0004

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KAWEAH DELTA WATER CONSER DIS (Continued)

U001583536

Tank Num: 001
Container Num: #1
Year Installed: 1971
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: 1/4
Leak Detection: None

Tank Num: 002
Container Num: #2
Year Installed: 1971
Tank Capacity: 00007500
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: 1/4
Leak Detection: None

Tank Num: 003
Container Num: #3
Year Installed: 1979
Tank Capacity: 00001950
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 004
Container Num: #4
Year Installed: Not reported
Tank Capacity: 00000550
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: None

[Click here for Geo Tracker PDF:](#)

C27
NNE
< 1/8
0.080 mi.
425 ft.

PC PROPERTIES
1110 N CAIN ST
VISALIA, CA 93292

Site 5 of 9 in cluster C

AST A100423203
N/A

Relative:
Higher
Actual:
339 ft.

AST:
Name: PC PROPERTIES
Address: 1110 N CAIN ST
City/Zip: VISALIA,93292
Certified Unified Program Agencies: Not reported
Owner: Not reported
Total Gallons: Not reported
CERSID: 10628173
Facility ID: FA0005293
Business Name: PC PROPERTIES
Phone: Not reported
Fax: Not reported
Mailing Address: Not reported
Mailing Address City: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PC PROPERTIES (Continued)

A100423203

Mailing Address State: Not reported
Mailing Address Zip Code: Not reported
Operator Name: Not reported
Operator Phone: Not reported
Owner Phone: Not reported
Owner Mail Address: Not reported
Owner State: Not reported
Owner Zip Code: Not reported
Owner Country: Not reported
Property Owner Name: Not reported
Property Owner Phone: Not reported
Property Owner Mailing Address: Not reported
Property Owner City: Not reported
Property Owner Stat : Not reported
Property Owner Zip Code: Not reported
Property Owner Country: Not reported
EPAID: CAL000276806

C28
NNE
< 1/8
0.080 mi.
425 ft.

PETROSIUS CONSTRUCTION
1110 N CAIN ST
VISALIA, CA 93292

CUPA Listings S120052047
N/A

Site 6 of 9 in cluster C

Relative:
Higher

CUPA TULARE:

Actual:
339 ft.

Name: PETROSIUS CONSTRUCTION
Address: 1110 N CAIN ST
City,State,Zip: VISALIA, CA 93292-3934
CERS ID: 10628173
Facility ID: FA0005293
APN: 098-170-004
Latitude: 36.339347345
Longitude: -119.27425723
PE: 2223
TB Fin Fees Description: Haz Mat - < 6 Reportable Quantities of Chem
Current Status: 01
CD Fin billing Status Description: Active, billable

Name: PETROSIUS CONSTRUCTION
Address: 1110 N CAIN ST
City,State,Zip: VISALIA, CA 93292-3934
CERS ID: 10628173
Facility ID: FA0005293
APN: 098-170-004
Latitude: 36.339347345
Longitude: -119.27425723
PE: 2277
TB Fin Fees Description: CUPA OVERSIGHT CA SURCHARGE
Current Status: 01
CD Fin billing Status Description: Active, billable

Name: PETROSIUS CONSTRUCTION
Address: 1110 N CAIN ST
City,State,Zip: VISALIA, CA 93292-3934
CERS ID: 10628173
Facility ID: FA0005293
APN: 098-170-004
Latitude: 36.339347345

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PETROSIUS CONSTRUCTION (Continued)

S120052047

Longitude: -119.27425723
PE: 2312
TB Fin Fees Description: EXEMPT TANK FA - STORAGE<20,000
Current Status: 02
CD Fin billing Status Description: Inactive, non-billable

Name: PETROSIUS CONSTRUCTION
Address: 1110 N CAIN ST
City,State,Zip: VISALIA, CA 93292-3934
CERS ID: 10628173
Facility ID: FA0005293
APN: 098-170-004
Latitude: 36.339347345
Longitude: -119.27425723
PE: 2313
TB Fin Fees Description: TANK FA >1,320 AND <10,000 GAL
Current Status: 02
CD Fin billing Status Description: Inactive, non-billable

C29
NNE
< 1/8
0.080 mi.
425 ft.

KAWEAH DELTA WATER CONSER DIST
1110 N CAIN ST
VISALIA, CA 93279

SWEEPS UST S101620303
CA FID UST N/A

Site 7 of 9 in cluster C

Relative:
Higher
Actual:
339 ft.

SWEEPS UST:
Name: KAWEAH DELTA WATER CONSER DIST
Address: 1110 N CAIN ST
City: VISALIA
Status: Active
Comp Number: 8637
Number: 9
Board Of Equalization: 44-029956
Referral Date: 04-20-88
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 1
SWRCB Tank Id: 54-000-008637-000001
Tank Status: A
Capacity: 10000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: UNKNOWN
Number Of Tanks: 4

Name: KAWEAH DELTA WATER CONSER DIST
Address: 1110 N CAIN ST
City: VISALIA
Status: Active
Comp Number: 8637
Number: 9
Board Of Equalization: 44-029956
Referral Date: 04-20-88
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 2
SWRCB Tank Id: 54-000-008637-000002

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KAWEAH DELTA WATER CONSER DIST (Continued)

S101620303

Tank Status: A
Capacity: 7500
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: UNKNOWN
Number Of Tanks: Not reported

Name: KAWEAH DELTA WATER CONSER DIST
Address: 1110 N CAIN ST
City: VISALIA
Status: Active
Comp Number: 8637
Number: 9
Board Of Equalization: 44-029956
Referral Date: 04-20-88
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 3
SWRCB Tank Id: 54-000-008637-000003
Tank Status: A
Capacity: 2000
Active Date: 04-20-88
Tank Use: CHEMICAL
STG: P
Content: Not reported
Number Of Tanks: Not reported

Name: KAWEAH DELTA WATER CONSER DIST
Address: 1110 N CAIN ST
City: VISALIA
Status: Active
Comp Number: 8637
Number: 9
Board Of Equalization: 44-029956
Referral Date: 04-20-88
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 4
SWRCB Tank Id: 54-000-008637-000004
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:
Facility ID: 54002341
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2097320111
Mail To: Not reported
Mailing Address: 1110 N CAIN ST

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

KAWEAH DELTA WATER CONSER DIST (Continued)

S101620303

Mailing Address 2: Not reported
 Mailing City,St,Zip: VISALIA 93279
 Contact: Not reported
 Contact Phone: Not reported
 DUNs Number: Not reported
 NPDES Number: Not reported
 EPA ID: Not reported
 Comments: Not reported
 Status: Active

C30
NNE
< 1/8
0.080 mi.
425 ft.

PETROSIUS CONSTRUCTION
1110 N CAIN
VISALIA, CA 93292
Site 8 of 9 in cluster C

RCRA NonGen / NLR 1024807892
CAL000276806

Relative:
Higher
Actual:
339 ft.

RCRA Listings:
 Date Form Received by Agency: 20031208
 Handler Name: Petrosius Construction
 Handler Address: 1110 N CAIN
 Handler City,State,Zip: VISALIA, CA 93292
 EPA ID: CAL000276806
 Contact Name: JOE PETROSIUS
 Contact Address: 1110 N CAIN
 Contact City,State,Zip: VISALIA, CA 93292
 Contact Telephone: 559-733-4388
 Contact Fax: 559-732-9587
 Contact Email: PETROSIUS@LYCOS.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: 1110 N CAIN STREET
 Mailing City,State,Zip: VISALIA, CA 93292-0000
 Owner Name: Joe Petrosius
 Owner Type: Other
 Operator Name: Joe Petrosius
 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 State-Reg Handler: ---

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PETROSIUS CONSTRUCTION (Continued)

1024807892

Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC Renewals Baseline:	Not on the Baseline
202 GPRC Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
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
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: JOE PETROSIUS	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1110 N CAIN
Owner/Operator City,State,Zip:	VISALIA, CA 93292
Owner/Operator Telephone:	559-733-4388
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: JOE PETROSIUS	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1110 N CAIN STREET
Owner/Operator City,State,Zip:	VISALIA, CA 93292-0000
Owner/Operator Telephone:	559-733-4388
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20031208
Handler Name:	PETROSIUS CONSTRUCTION

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

PETROSIUS CONSTRUCTION (Continued)

1024807892

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:	33312
NAICS Description:	CONSTRUCTION MACHINERY MANUFACTURING

Facility Has Received Notices of Violations:

Violations:	No Violations Found
-------------	---------------------

Evaluation Action Summary:

Evaluations:	No Evaluations Found
--------------	----------------------

**E31
 NW
 < 1/8
 0.081 mi.
 429 ft.**

**WELL 24-01 - RAW
 VISALIA, CA
 Site 2 of 2 in cluster E**

**PFAS S127521166
 N/A**

**Relative:
 Higher
 Actual:
 338 ft.**

PFAS:	
Name:	WELL 24-01 - RAW
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_028_028
Matrix:	Liquid
Chemical:	PFNA
Qualifier:	<

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WELL 24-01 - RAW (Continued)

S127521166

Value: 3
Reporting Limit: Not reported
Detection Limit: Not reported
Lab Notes: Not reported
Quarterly Running Annual Average: Not reported
Units: NG/L
Date: 12/2/2019
Field Pt Class: PUBW
Site Use: Drinking Water Wells
Site Type: DDW Well
Latitude: 36.338422
Longitude: -119.277569
Geo Tracker URL: Not reported

Name: WELL 24-01 - RAW
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_028_028
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: 12/2/2019
Field Pt Class: PUBW
Site Use: Drinking Water Wells
Site Type: DDW Well
Latitude: 36.338422
Longitude: -119.277569
Geo Tracker URL: Not reported

Name: WELL 24-01 - RAW
Address: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WELL 24-01 - RAW (Continued)

S127521166

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_028_028
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: 12/2/2019
Field Pt Class: PUBW
Site Use: Drinking Water Wells
Site Type: DDW Well
Latitude: 36.338422
Longitude: -119.277569
Geo Tracker URL: Not reported

Name: WELL 24-01 - RAW
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

WELL 24-01 - RAW (Continued)

S127521166

Site History: Not reported
Begin Date: Not reported
RB Case Number: Not reported
source_type: All PFAS Chemicals
Location ID: CA5410016_028_028
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: 12/2/2019
Field Pt Class: PUBW
Site Use: Drinking Water Wells
Site Type: DDW Well
Latitude: 36.338422
Longitude: -119.277569
Geo Tracker URL: Not reported

Name: WELL 24-01 - RAW
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_028_028
Matrix: Liquid
Chemical: 9CIPF3ONS
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: 12/2/2019

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WELL 24-01 - RAW (Continued)

S127521166

Field Pt Class: PUBW
Site Use: Drinking Water Wells
Site Type: DDW Well
Latitude: 36.338422
Longitude: -119.277569
Geo Tracker URL: Not reported

Name: WELL 24-01 - RAW
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_028_028
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: 12/2/2019
Field Pt Class: PUBW
Site Use: Drinking Water Wells
Site Type: DDW Well
Latitude: 36.338422
Longitude: -119.277569
Geo Tracker URL: Not reported

Name: WELL 24-01 - RAW
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

WELL 24-01 - RAW (Continued)

S127521166

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_028_028
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:	12/2/2019
Field Pt Class:	PUBW
Site Use:	Drinking Water Wells
Site Type:	DDW Well
Latitude:	36.338422
Longitude:	-119.277569
Geo Tracker URL:	Not reported
Name:	WELL 24-01 - RAW
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_028_028
Matrix:	Liquid

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WELL 24-01 - RAW (Continued)

S127521166

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: 12/2/2019
Field Pt Class: PUBW
Site Use: Drinking Water Wells
Site Type: DDW Well
Latitude: 36.338422
Longitude: -119.277569
Geo Tracker URL: Not reported

Name: WELL 24-01 - RAW
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_028_028
Matrix: Liquid
Chemical: PFUNDCA
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: 12/2/2019
Field Pt Class: PUBW
Site Use: Drinking Water Wells
Site Type: DDW Well
Latitude: 36.338422
Longitude: -119.277569
Geo Tracker URL: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WELL 24-01 - RAW (Continued)

S127521166

Name: WELL 24-01 - RAW
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_028_028
Matrix: Liquid
Chemical: HFPA-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: 12/2/2019
Field Pt Class: PUBW
Site Use: Drinking Water Wells
Site Type: DDW Well
Latitude: 36.338422
Longitude: -119.277569
Geo Tracker URL: Not reported

Name: WELL 24-01 - RAW
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

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

WELL 24-01 - RAW (Continued)

S127521166

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_028_028
Matrix:	Liquid
Chemical:	NMEFOSAA
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:	12/2/2019
Field Pt Class:	PUBW
Site Use:	Drinking Water Wells
Site Type:	DDW Well
Latitude:	36.338422
Longitude:	-119.277569
Geo Tracker URL:	Not reported

[Click this hyperlink](#) while viewing on your computer to access 8 additional CA PFAS: record(s) in the EDR Site Report.

C32
North
< 1/8
0.108 mi.
570 ft.

CITY OF VISALIA CODE ENFORCEMENT
1108 N. STOVAR ST.
VISALIA, CA 93292
Site 9 of 9 in cluster C

RCRA NonGen / NLR **1026817431**
CAC003130185

Relative:
Higher
Actual:
339 ft.

RCRA Listings:	
Date Form Received by Agency:	20210720
Handler Name:	City Of Visalia Code Enforcement
Handler Address:	1108 N. STOVAR ST.
Handler City,State,Zip:	VISALIA, CA 93292
EPA ID:	CAC003130185
Contact Name:	TRACY ROBERTSHAW
Contact Address:	315 E. ACEQUIA AVE.
Contact City,State,Zip:	VISALIA, CA 93291
Contact Telephone:	559-713-4187
Contact Fax:	Not reported
Contact Email:	TRACY.ROBERTSHAW@VISALIA.CITY
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:	315 E. ACEQUIA AVE.
Mailing City,State,Zip:	VISALIA, CA 93291

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CITY OF VISALIA CODE ENFORCEMENT (Continued)

1026817431

Owner Name:	City Of Visalia Code Enforcement
Owner Type:	Other
Operator Name:	Tracy Robertshaw
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:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
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:	20210720
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:	Operator
Owner/Operator Name: TRACY ROBERTSHAW	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	315 E. ACEQUIA AVE.
Owner/Operator City,State,Zip:	VISALIA, CA 93291
Owner/Operator Telephone:	559-713-4187
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CITY OF VISALIA CODE ENFORCEMENT (Continued)

1026817431

Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
 Owner/Operator Name: CITY OF VISALIA CODE ENFORCEMENT
 Legal Status: Other
 Date Became Current: Not reported
 Date Ended Current: Not reported
 Owner/Operator Address: 315 E. ACEQUIA AVE.
 Owner/Operator City,State,Zip: VISALIA, CA 93291
 Owner/Operator Telephone: 559-713-4187
 Owner/Operator Telephone Ext: Not reported
 Owner/Operator Fax: Not reported
 Owner/Operator Email: Not reported

Historic Generators:
 Receive Date: 20210720
 Handler Name: CITY OF VISALIA CODE ENFORCEMENT
 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

F33
SSE
 < 1/8
 0.117 mi.
 617 ft.

TRILLIUM USA COMPANY LLC #93291-2
419 N CAIN ST
VISALIA, CA 93291
Site 1 of 3 in cluster F

RCRA NonGen / NLR **1024859038**
CAL000425921

Relative:
Higher
Actual:
339 ft.

RCRA Listings:
 Date Form Received by Agency: 20170321
 Handler Name: Trillium Usa Company Llc #93291-2
 Handler Address: 419 N CAIN ST
 Handler City,State,Zip: VISALIA, CA 93291
 EPA ID: CAL000425921
 Contact Name: JASON JENKINS
 Contact Address: 17 ORCHARD
 Contact City,State,Zip: IRVINE, CA 93291
 Contact Telephone: 714-317-7204
 Contact Fax: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TRILLIUM USA COMPANY LLC #93291-2 (Continued)

1024859038

Contact Email:	JMJENKINS@TRILLIUMCNG.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:	10601 NORTH PENNSYLVANIA AVE.
Mailing City,State,Zip:	OKLAHOMA CITY, OK 73120-0000
Owner Name:	Trillium Usa Company Llc
Owner Type:	Other
Operator Name:	Jason Jenkins
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 State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
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:	20181120
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TRILLIUM USA COMPANY LLC #93291-2 (Continued)

1024859038

Handler - Owner Operator:

Owner/Operator Indicator: Owner
Owner/Operator Name: TRILLIUM USA COMPANY LLC
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 2929 ALLEN PARKWAY, SUITE 4100
Owner/Operator City,State,Zip: HOUSTON, TX 77019-0000
Owner/Operator Telephone: 713-332-5744
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: JASON JENKINS
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 17 ORCHARD
Owner/Operator City,State,Zip: IRVINE, CA 93291
Owner/Operator Telephone: 714-317-7204
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 20170321
Handler Name: TRILLIUM USA COMPANY LLC #93291-2
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: 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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

F34
SSE
< 1/8
0.117 mi.
617 ft.

TRILLIUM USA COMPANY LLC #93291-2
419 N CAIN ST
VISALIA, CA 93291
Site 2 of 3 in cluster F

CERS HAZ WASTE
CUPA Listings
HWTS
HAZNET
CERS

S121571737
N/A

Relative:
Higher
Actual:
339 ft.

CERS HAZ WASTE:

Name: TRILLIUM USA COMPANY LLC #93291-2
Address: 419 N CAIN ST
City,State,Zip: VISALIA, CA 93291
Site ID: 369226
CERS ID: 10669654
CERS Description: Hazardous Waste Generator

CUPA TULARE:

Name: TRILLIUM USA COMPANY LLC #93291-2
Address: 419 N CAIN ST
City,State,Zip: VISALIA, CA 93291
CERS ID: 10669654
Facility ID: FA1350435
APN: 098-142-061
Latitude: 36.332557032
Longitude: -119.27445257
PE: 2223
TB Fin Fees Description: Haz Mat - < 6 Reportable Quantities of Chem
Current Status: 01
CD Fin billing Status Description: Active, billable

Name: TRILLIUM USA COMPANY LLC #93291-2
Address: 419 N CAIN ST
City,State,Zip: VISALIA, CA 93291
CERS ID: 10669654
Facility ID: FA1350435
APN: 098-142-061
Latitude: 36.332557032
Longitude: -119.27445257
PE: 2277
TB Fin Fees Description: CUPA OVERSIGHT CA SURCHARGE
Current Status: 01
CD Fin billing Status Description: Active, billable

HWTS:

Name: TRILLIUM USA COMPANY LLC #93291-2
Address: 419 N CAIN ST
Address 2: Not reported
City,State,Zip: VISALIA, CA 93291
EPA ID: CAL000425921
Inactive Date: Not reported
Create Date: 03/21/2017
Last Act Date: Not reported
Mailing Name: Not reported
Mailing Address: PO BOX 26210
Mailing Address 2: Not reported
Mailing City,State,Zip: OKLAHOMA CITY, OK 731260000
Owner Name: TRILLIUM USA COMPANY LLC
Owner Address: 2929 ALLEN PARKWAY, SUITE 4100
Owner Address 2: Not reported
Owner City,State,Zip: HOUSTON, TX 770190000

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TRILLIUM USA COMPANY LLC #93291-2 (Continued)

S121571737

Owner Phone: Not reported
Owner Fax: Not reported
Contact Name: KEVIN SOKOLOWSKI
Contact Address: 2929 ALLEN PARKWAY
Contact Address 2: Not reported
City,State,Zip: HOUSTON, TX 770190000
Contact Phone: Not reported
Contact Fax: Not reported
Facility Status: Active
Facility Type: PERMANENT
Category: STATE
Latitude: 36.33318438
Longitude: -119.2743086

NAICS:

EPA ID: CAL000425921
Create Date: 2017-03-21 13:30:02.280
NAICS Code: 454319
NAICS Description: Other Fuel Dealers
Issued EPA ID Date: 2017-03-21 13:30:02.10700
Inactive Date: Not reported
Facility Name: TRILLIUM USA COMPANY LLC #93291-2
Facility Address: 419 N CAIN ST
Facility Address 2: Not reported
Facility City: VISALIA
Facility County: Not reported
Facility State: CA
Facility Zip: 93291

HAZNET:

Name: TRILLIUM USA COMPANY LLC #93291-2
Address: 419 N CAIN ST
Address 2: Not reported
City,State,Zip: VISALIA, CA 93291
Contact: KEVIN SOKOLOWSKI
Telephone: 4054825786
Mailing Name: Not reported
Mailing Address: PO BOX 26210

Year: 2021
Gepaid: CAL000425921
TSD EPA ID: CAT080013352
CA Waste Code: 221 - Waste oil and mixed oil
Disposal Method: H039 - Other Recovery Of Reclamation For Reuse Including Acid
Regeneration, Organics Recovery Ect
Tons: 0.45872

Year: 2020
Gepaid: CAL000425921
TSD EPA ID: CAT080013352
CA Waste Code: 221 - Waste oil and mixed oil
Disposal Method: H039 - Other Recovery Of Reclamation For Reuse Including Acid
Regeneration, Organics Recovery Ect
Tons: 0.209

Year: 2019

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TRILLIUM USA COMPANY LLC #93291-2 (Continued)

S121571737

Gepaid: CAL000425921
TSD EPA ID: AZR000515924
CA Waste Code: 352 - Other organic solids
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.10000

Year: 2017
Gepaid: CAL000425921
TSD EPA ID: CAD097030993
CA Waste Code: 352 - Other organic solids
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.15

Additional Info:

Year: 2021
Gen EPA ID: CAL000425921

Shipment Date: 8/24/2020
Creation Date: 9/18/2020
Receipt Date: 9/3/2020
Manifest ID: 014683400FLE
Trans EPA ID: CAR000183913
Trans Name: BELSHIRE TRANSPORTATION SERVICES INC
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSD EPA ID: CAT080013352
Trans Name: WORLD OIL RECYCLING
TSD EPA Alt ID: Not reported
TSD EPA Alt Name: Not reported
Waste Code Description: 221 - Waste oil and mixed oil
RCRA Code: Not reported
Meth Code: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons: 0.209
Waste Quantity: 55
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Additional Info:

Year: 2020
Gen EPA ID: CAL000425921

Shipment Date: 8/24/2020
Creation Date: 9/18/2020
Receipt Date: 9/3/2020
Manifest ID: 014683400FLE
Trans EPA ID: CAR000183913
Trans Name: BELSHIRE TRANSPORTATION SERVICES INC
Trans 2 EPA ID: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TRILLIUM USA COMPANY LLC #93291-2 (Continued)

S121571737

Trans 2 Name: Not reported
TSDf EPA ID: CAT080013352
Trans Name: WORLD OIL RECYCLING
TSDf Alt EPA ID: Not reported
TSDf Alt Name: Not reported
Waste Code Description: 221 - Waste oil and mixed oil
RCRA Code: Not reported
Meth Code: H039 - Other Recovery Of Reclamation For Reuse Including Acid
Regeneration, Organics Recovery Ect
Quantity Tons: 0.209
Waste Quantity: 55
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Detail Two:

Year: 2019
EM Manifest ID: 250337
Shipment Date: 1/17/2019
Receipt Date: 1/23/2019
Manifest Number: 019157981JJK
Generator EPA ID: CAL000425921
Name: TRILLIUM USA COMPANY LLC #93291-2
Address: 419 N CAIN ST
Address 2: Not reported
City: VISALIA
Zip: 93291
Telephone: 800-424-9300
Contact: Not reported
Contact Telephone: 405-245-1691
Transporter 1 EPA ID: CAD028277036
Transporter 1 Emergency Number: Not reported
Transporter 2 EPA ID: CAR000175422
Transporter 2 Emergency Number: Not reported
TSDf EPA ID: AZR000515924
TSDf Name: YUMA YES WASTE TRANSFER FACILITY
TSDf Address 1: 2730 E 13TH ST
TSDf Address 2: Not reported
TSDf City: YUMA
TSDf Zip: 85365-1901
TSDf Telephone: Not reported

State:

Year: 2019
EM Manifest ID: 250337
Generator EPA ID: CAL000425921
Shipment Date: 2019-01-17
Manifest Number: 019157981JJK
Line Number: 1
Method Code: H141
Quantity Tons: 0.10000
Quantity Waste: 200.000000
Quantity Unit: P
Number of Containers: 1

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TRILLIUM USA COMPANY LLC #93291-2 (Continued)

S121571737

Type of Container: Metal drums, barrels, kegs
Quantity Type: Pounds
State Code: 352

Additional Info:

Year: 2017
Gen EPA ID: CAL000425921

Shipment Date: 20170509
Creation Date: 8/3/2018 18:30:48
Receipt Date: 20170515
Manifest ID: 016768349JJK
Trans EPA ID: CAD028277036
Trans Name: ASBURY ENVIRONMENTAL SERVICES
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDf EPA ID: CAD097030993
Trans Name: US ECOLOGY VERNON INC
TSDf Alt EPA ID: Not reported
TSDf Alt Name: Not reported
Waste Code Description: 352 - Other organic solids
RCRA Code: Not reported
Meth Code: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons: 0.15
Waste Quantity: 300
Quantity Unit: P
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

CERS:

Name: TRILLIUM USA COMPANY LLC #93291-2
Address: 419 N CAIN ST
City,State,Zip: VISALIA, CA 93291
Site ID: 369226
CERS ID: 10669654
CERS Description: Chemical Storage Facilities

Violations:

Site ID: 369226
Site Name: Trillium USA Company LLC #93291-2
Violation Date: 10-23-2014
Citation: HSC 6.95 25508.1(a)-(e) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(e)
Violation Description: Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name.
Violation Notes: Returned to compliance on 12/22/2014.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TRILLIUM USA COMPANY LLC #93291-2 (Continued)

S121571737

Violation Source: CERS,

Site ID: 369226
Site Name: Trillium USA Company LLC #93291-2
Violation Date: 10-23-2014
Citation: HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple
Violation Description: Business Plan Program - Training - General
Violation Notes: Returned to compliance on 12/12/2014.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 369226
Site Name: Trillium USA Company LLC #93291-2
Violation Date: 10-23-2014
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 12/22/2014.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 369226
Site Name: Trillium USA Company LLC #93291-2
Violation Date: 10-23-2014
Citation: 19 CCR 6.95 25508(a)(1) - California Code of Regulations, Title 19, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.
Violation Notes: Returned to compliance on 12/22/2014.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-26-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Melody
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-23-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TRILLIUM USA COMPANY LLC #93291-2 (Continued)

S121571737

Enforcement Action:

Site ID: 369226
Site Name: Trillium USA Company LLC #93291-2
Site Address: 419 N CAIN ST
Site City: VISALIA
Site Zip: 93291
Enf Action Date: 10-23-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HMRRP
Enf Action Source: CERS,

Affiliation:

Affiliation Type Desc: Identification Signer
Entity Name: Kevin Sokolowski
Entity Title: Manager of Environmental Compliance
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: Trillium USA Company LLC
Entity Title: Not reported
Affiliation Address: 2929 Allen Pkwy., Ste. 4100
Affiliation City: Houston
Affiliation State: TX
Affiliation Country: United States
Affiliation Zip: 77019
Affiliation Phone: (713) 332-5729,

Affiliation Type Desc: Operator
Entity Name: Trillium USA Company LLC
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (801) 531-1166,

Affiliation Type Desc: Document Preparer
Entity Name: LaTonya Wyatt
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Environmental Contact

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TRILLIUM USA COMPANY LLC #93291-2 (Continued)

S121571737

Entity Name: LaTonya Wyatt
Entity Title: Not reported
Affiliation Address: 2929 Allen Pkwy, Suite 4100
Affiliation City: Houston
Affiliation State: TX
Affiliation Country: Not reported
Affiliation Zip: 77019
Affiliation Phone: ,

Affiliation Type Desc: Parent Corporation
Entity Name: Trillium USA Company LLC
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: CUPA District
Entity Name: Tulare County Environmental Health
Entity Title: Not reported
Affiliation Address: 5957 South Mooney Boulevard
Affiliation City: Visalia
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93277
Affiliation Phone: (559) 624-7400,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 2929 Allen Pkwy., Ste. 4100
Affiliation City: Houston
Affiliation State: TX
Affiliation Country: Not reported
Affiliation Zip: 77019
Affiliation Phone: ,

**G35
WNW
< 1/8
0.122 mi.
643 ft.**

**CALIFORNIA POWDER COATING
VISALIA, CA
Site 1 of 7 in cluster G**

**FINDS 1011986478
PFAS ECHO N/A**

**Relative:
Higher
Actual:
338 ft.**

FINDS:
Registry ID: 110037965887

[Click Here for FRS Facility Detail Report:](#)

Environmental Interest/Information System:

THE EMISSION INVENTORY SYSTEM (EIS) MAINTAINS AN INVENTORY OF LARGE STATIONARY SOURCES AND VOLUNTARILY-REPORTED SMALLER SOURCES OF AIR POINT POLLUTANT EMITTERS. IT CONTAINS INFORMATION ABOUT FACILITY SITES AND THEIR PHYSICAL LOCATION, EMISSIONS UNITS, EMISSIONS PROCESSES, RELEASE POINTS, CONTROL APPROACHES, AND REGULATIONS. FACILITY INVENTORY DATA ARE KEPT SEPARATE FROM THE EMISSIONS DATA AND HAVE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALIFORNIA POWDER COATING (Continued)

1011986478

STABLE IDENTIFIERS TO IMPROVE CONTINUITY FROM YEAR TO YEAR AND TO HELP IDENTIFY DUPLICATE OR MISSING FACILITIES

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

PFAS ECHO:

Name:	CALIFORNIA POWDER COATING
Address:	Not reported
City,State,Zip:	VISALIA, CA
Latitude:	36.33732
Longitude:	-119.2787
Count:	1
County:	TULARE
Status:	Unknown
Region:	09
Industry:	Metal Coating
ECHO Facility Report:	https://echo.epa.gov/detailed-facility-report?fid=110037965887
Facility Percent Minority:	61.142
Facility Derived Tribes:	-
Facility Population:	2888.56
EPA Programs:	-
Federal Facility:	No
Federal Agency:	-
Facility FIPS Code:	06107
Facility Indian Country Flag:	N
Facility Collection Method:	-
Facility Derived HUC:	18030012
Facility Derived WBD:	180300071302
Facility Derived CD113:	22
Facility Derived CB2010:	061070013022006
Facility Major Flag:	-
Facility Active Flag:	-
Facility Inspection Count:	0
Facility Date Last Inspection:	-
Facility Days Last Inspection:	-
Facility Informal Count:	0
Facility Date Last Informal Action:	-
Facility Formal Action Count:	0
Facility Date Last Formal Action:	-
Facility Total Penalties:	0
Facility Penalty Count:	-
Facility Date Last Penalty:	-
Facility Last Penalty AMT:	-
Facility QTRS With NC:	-
Facility Programs With SNC:	0
Facility Compliance Status:	-
Facility SNC Flag:	N
AIR Flag:	N
NPDES Flag:	N
SDWIS Flag:	N
RCRA Flag:	N
TRI Flag:	N
GHG Flag:	N
AIR IDS:	-
CAA Permit Types:	-
CAA NAICS:	-
CAA SICs:	-

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CALIFORNIA POWDER COATING (Continued)

1011986478

NPDES IDS:	-
CWA Permit Types:	-
CWA NAICS:	-
CWA SICS:	-
RCRA IDS:	-
RCRA Permit Types:	-
RCRA NAICS:	-
SDWA IDS:	-
SDWA System Types:	-
SDWA Compliance Status:	-
SDWA SNC Flag:	N
TRI IDS:	-
TRI Releases Transfers:	-
TRI On Site Releases:	-
TRI Off Site Transfers:	-
TRI Reporter:	-
Facility IMP Water Flag:	-
EJSCREEN Flag US:	Y
EJSCREEN Report:	https://ejscreen.epa.gov/mapper/mobile/EJSCREEN_mobile.aspx?geometry=%7B%22x%22:-119.2787,%22y%22:36.33732,%22spatialReference%22:%7B%22wkid%22:4326%7D%7D&unit=9035&areatype=&areaid=&basemap=streets&distance=1

G36
West
< 1/8
0.122 mi.
644 ft.

QUALITY AUTO SERVICE
822 N BEN MADDOX WAY
VISALIA, CA 93291
Site 2 of 7 in cluster G

RCRA NonGen / NLR **1025872914**
CAL000446038

Relative:
Higher
Actual:
338 ft.

RCRA Listings:	
Date Form Received by Agency:	20190516
Handler Name:	Quality Auto Service
Handler Address:	822 N BEN MADDOX WAY
Handler City,State,Zip:	VISALIA, CA 93291
EPA ID:	CAL000446038
Contact Name:	LUIS RIVERA
Contact Address:	747 W DOVE CT
Contact City,State,Zip:	VISALIA, CA 93291
Contact Telephone:	559-786-0359
Contact Fax:	Not reported
Contact Email:	MYCHEVELLES@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:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	747 W DOVE CT
Mailing City,State,Zip:	VISALIA, CA 93291
Owner Name:	Luis Rivera
Owner Type:	Other
Operator Name:	Luis Rivera
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

QUALITY AUTO SERVICE (Continued)

1025872914

Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	Yes
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 State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC Renewals Baseline:	Not on the Baseline
202 GPRC Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
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:	20190628
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:	Operator
Owner/Operator Name: LUIS RIVERA	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	747 W DOVE CT
Owner/Operator City,State,Zip:	VISALIA, CA 93291
Owner/Operator Telephone:	559-786-0359
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: LUIS RIVERA	
Legal Status:	Other
Date Became Current:	Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

QUALITY AUTO SERVICE (Continued)

1025872914

Date Ended Current: Not reported
 Owner/Operator Address: 822 N BEN MADDOX WAY
 Owner/Operator City,State,Zip: VISALIA, CA 93291
 Owner/Operator Telephone: 559-786-0359
 Owner/Operator Telephone Ext: Not reported
 Owner/Operator Fax: Not reported
 Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 20190516
 Handler Name: QUALITY AUTO 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: Not reported
 Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Code: 811111
 NAICS Description: GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

G37
West
< 1/8
0.122 mi.
644 ft.

QUALITY AUTO SERVICE
822 N BEN MADDOX WY
VISALIA, CA 93292

Site 3 of 7 in cluster G

CERS HAZ WASTE
CUPA Listings
HWTS
HAZNET
CERS

S113015046
N/A

Relative:
Higher
Actual:
338 ft.

CERS HAZ WASTE:
 Name: QUALITY AUTO SERVICE
 Address: 822 N BEN MADDOX WY
 City,State,Zip: VISALIA, CA 93292-6650
 Site ID: 557052
 CERS ID: 10607824
 CERS Description: Hazardous Waste Generator

CUPA TULARE:

Name: QUALITY AUTO SERVICE
 Address: 822 N BEN MADDOX WY
 City,State,Zip: VISALIA, CA 93292-6650
 CERS ID: 10607824
 Facility ID: FA0000916
 APN: 098-150-022
 Latitude: 36.336968803

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

QUALITY AUTO SERVICE (Continued)

S113015046

Longitude: -119.27847288
PE: 2223
TB Fin Fees Description: Haz Mat - < 6 Reportable Quantities of Chem
Current Status: 04
CD Fin billing Status Description: Active, exempt from billing

Name: QUALITY AUTO SERVICE
Address: 822 N BEN MADDOX WY
City,State,Zip: VISALIA, CA 93292-6650
CERS ID: 10607824
Facility ID: FA0000916
APN: 098-150-022
Latitude: 36.336968803
Longitude: -119.27847288
PE: 2277
TB Fin Fees Description: CUPA OVERSIGHT CA SURCHARGE
Current Status: 01
CD Fin billing Status Description: Active, billable

HWTS:

Name: MCALISTERS AUTOMOTIVE
Address: 822 N BEN MADDOX WAY
Address 2: Not reported
City,State,Zip: VISALIA, CA 93291
EPA ID: CAD982342990
Inactive Date: 06/30/1998
Create Date: 06/17/1988
Last Act Date: Not reported
Mailing Name: Not reported
Mailing Address: 822 N BEN MADDOX WAY
Mailing Address 2: Not reported
Mailing City,State,Zip: VISALIA, CA 932926650
Owner Name: SCOTT ZINGER
Owner Address: 822 N BEN MADDOX
Owner Address 2: Not reported
Owner City,State,Zip: VISALIA, CA 932920000
Owner Phone: Not reported
Owner Fax: Not reported
Contact Name: SCOTT ZINGER, OWNER
Contact Address: 822 N BEN MADDOX
Contact Address 2: Not reported
City,State,Zip: VISALIA, CA 932920000
Contact Phone: Not reported
Contact Fax: Not reported
Facility Status: Inactive
Facility Type: PERMANENT
Category: STATE
Latitude: 36.336517
Longitude: -119.278719

HAZNET:

Name: MCALISTERS AUTOMOTIVE
Address: 822 N BEN MADDOX WAY
Address 2: Not reported
City,State,Zip: VISALIA, CA 932910000
Contact: SCOTT ZINGER, OWNER

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

QUALITY AUTO SERVICE (Continued)

S113015046

Telephone: 5597343891
Mailing Name: Not reported
Mailing Address: 822 N BEN MADDOX WAY

Year: 2004
Gepaid: CAD982342990
TSD EPA ID: CAD093459485
CA Waste Code: 134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method: T01 - Treatment, Tank
Tons: 0.0168

Year: 2003
Gepaid: CAD982342990
TSD EPA ID: CAD093459485
CA Waste Code: 134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method: T01 - Treatment, Tank
Tons: 0.0504

Additional Info:

Year: 2004
Gen EPA ID: CAD982342990

Shipment Date: 20040210
Creation Date: 8/20/2004 9:31:41
Receipt Date: 20040216
Manifest ID: 22587612
Trans EPA ID: TXR000050930
Trans Name: SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSD EPA ID: CAD093459485
Trans Name: SAFETY-KLEEN SYSTEMS INC
TSD EPA Alt EPA ID: CAD093459485
TSD EPA Alt Name: Not reported
Waste Code Description: 134 - Aqueous solution with <10% total organic residues
RCRA Code: D039
Meth Code: T01 - Treatment, Tank
Quantity Tons: 0.0168
Waste Quantity: 4
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Additional Info:

Year: 2003
Gen EPA ID: CAD982342990

Shipment Date: 20031117
Creation Date: 8/9/2004 8:48:13
Receipt Date: 20031120

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

QUALITY AUTO SERVICE (Continued)

S113015046

Manifest ID: 23303684
Trans EPA ID: TXR000050930
Trans Name: SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDf EPA ID: CAD093459485
Trans Name: SAFETY-KLEEN SYSTEMS INC
TSDf Alt EPA ID: CAD093459485
TSDf Alt Name: Not reported
Waste Code Description: 134 - Aqueous solution with <10% total organic residues
RCRA Code: D039
Meth Code: T01 - Treatment, Tank
Quantity Tons: 0.0168
Waste Quantity: 4
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 20030827
Creation Date: 7/29/2004 7:44:50
Receipt Date: 20030901
Manifest ID: 22512248
Trans EPA ID: TXR000050930
Trans Name: Not reported
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDf EPA ID: CAD093459485
Trans Name: Not reported
TSDf Alt EPA ID: CAD093459485
TSDf Alt Name: Not reported
Waste Code Description: 134 - Aqueous solution with <10% total organic residues
RCRA Code: D039
Meth Code: T01 - Treatment, Tank
Quantity Tons: 0.0168
Waste Quantity: 4
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 20030602
Creation Date: 6/23/2004 10:00:42
Receipt Date: 20030610
Manifest ID: 22675091
Trans EPA ID: TXR000050930
Trans Name: Not reported
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDf EPA ID: CAD093459485
Trans Name: Not reported
TSDf Alt EPA ID: CAD093459485
TSDf Alt Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

QUALITY AUTO SERVICE (Continued)

S113015046

Waste Code Description: 134 - Aqueous solution with <10% total organic residues
RCRA Code: D039
Meth Code: T01 - Treatment, Tank
Quantity Tons: 0.0168
Waste Quantity: 4
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

CERS:

Name: QUALITY AUTO SERVICE
Address: 822 N BEN MADDOX WY
City,State,Zip: VISALIA, CA 93292-6650
Site ID: 557052
CERS ID: 10607824
CERS Description: Chemical Storage Facilities

Violations:

Site ID: 557052
Site Name: QUALITY AUTO SERVICE
Violation Date: 09-04-2019
Citation: 40 CFR 1 265.174 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.174
Violation Description: Failure to inspect hazardous waste storage areas at least weekly and look for leaking and deteriorating containers.
Violation Notes: Did not observe weekly inspection log. Maintain weekly inspection logs at facility for at least three years.
Violation Division: Tulare County Environmental Health
Violation Program: HW
Violation Source: CERS,

Site ID: 557052
Site Name: QUALITY AUTO SERVICE
Violation Date: 03-15-2016
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description: Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 10/20/2016.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 557052
Site Name: QUALITY AUTO SERVICE
Violation Date: 03-15-2016
Citation: HSC 6.5 25250.19(c) - California Health and Safety Code, Chapter 6.5, Section(s) 25250.19(c)
Violation Description: Failure to retain paperwork documenting disposal of used oil for three years.
Violation Notes: Returned to compliance on 02/07/2019.
Violation Division: Tulare County Environmental Health
Violation Program: HW

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

QUALITY AUTO SERVICE (Continued)

S113015046

Violation Source: CERS,

Site ID: 557052
Site Name: QUALITY AUTO SERVICE
Violation Date: 03-15-2016
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes: Returned to compliance on 10/20/2016.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Evaluation:

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-15-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-15-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-04-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Luis Rivera
Eval Division: Tulare County Environmental Health
Eval Program: HW
Eval Source: CERS,

Enforcement Action:

Site ID: 557052
Site Name: QUALITY AUTO SERVICE
Site Address: 822 N BEN MADDOX WY
Site City: VISALIA
Site Zip: 93292-6650
Enf Action Date: 03-15-2016
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HMRRP

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

QUALITY AUTO SERVICE (Continued)

S113015046

Enf Action Source: CERS,

Site ID: 557052
Site Name: QUALITY AUTO SERVICE
Site Address: 822 N BEN MADDOX WY
Site City: VISALIA
Site Zip: 93292-6650
Enf Action Date: 03-15-2016
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HW
Enf Action Source: CERS,

Site ID: 557052
Site Name: QUALITY AUTO SERVICE
Site Address: 822 N BEN MADDOX WY
Site City: VISALIA
Site Zip: 93292-6650
Enf Action Date: 09-04-2019
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HW
Enf Action Source: CERS,

Affiliation:

Affiliation Type Desc: Environmental Contact
Entity Name: Luis Rivera
Entity Title: Not reported
Affiliation Address: 822 N BEN MADDOX WY
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93292
Affiliation Phone: ,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 822 N BEN MADDOX WY
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93292
Affiliation Phone: ,

Affiliation Type Desc: Identification Signer
Entity Name: Luis Rivera
Entity Title: Owner
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

QUALITY AUTO SERVICE (Continued)

S113015046

Affiliation Phone: ,

Affiliation Type Desc: Property Owner
Entity Name: Scott Zinger
Entity Title: Not reported
Affiliation Address: 822 N Ben Maddox Way
Affiliation City: Visalia
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 93291
Affiliation Phone: (559) 740-8779,

Affiliation Type Desc: Operator
Entity Name: Luis Rivera
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (559) 734-2195,

Affiliation Type Desc: Document Preparer
Entity Name: Luis Rivera
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: CUPA District
Entity Name: Tulare County Environmental Health
Entity Title: Not reported
Affiliation Address: 5957 South Mooney Boulevard
Affiliation City: Visalia
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93277
Affiliation Phone: (559) 624-7400,

Affiliation Type Desc: Legal Owner
Entity Name: Luis Rivera
Entity Title: Not reported
Affiliation Address: 747 W DOVE CT
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 93291
Affiliation Phone: (559) 786-0359,

Affiliation Type Desc: Parent Corporation
Entity Name: MCALISTERS AUTOMOTIVE
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

QUALITY AUTO SERVICE (Continued)

S113015046

Affiliation State: Not reported
 Affiliation Country: Not reported
 Affiliation Zip: Not reported
 Affiliation Phone: ,

**G38
 WNW
 < 1/8
 0.123 mi.
 648 ft.**

**MENDEZ TIRE SERVICE
 936 N BEN MADDOX WAY
 VISALIA, CA 93292**

**RCRA NonGen / NLR 1026492001
 CAL000456774**

Site 4 of 7 in cluster G

**Relative:
 Higher
 Actual:
 338 ft.**

RCRA Listings:	20200916
Date Form Received by Agency:	Mendez Tire Service
Handler Name:	936 N BEN MADDOX WAY
Handler Address:	VISALIA, CA 93292
Handler City,State,Zip:	CAL000456774
EPA ID:	JOSE MIGUEL MENDEZ
Contact Name:	936 N BEN MADDOX WAY
Contact Address:	VISALIA, CA 93292
Contact City,State,Zip:	559-991-5602
Contact Telephone:	Not reported
Contact Fax:	MENDEZ.JOSEC69@GMAIL.COM
Contact Email:	Not reported
Contact Title:	09
EPA Region:	Not reported
Land Type:	Not a generator, verified
Federal Waste Generator Description:	Not reported
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:	562 N MARICOPA ST
Mailing City,State,Zip:	TULARE, CA 93274
Owner Name:	Jose M Mendez
Owner Type:	Other
Operator Name:	Jose Miguel Mendez
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:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

MELENDEZ TIRE SERVICE (Continued)

1026492001

2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
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:	20200920
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:	Operator
Owner/Operator Name: JOSE MIGUEL MENDEZ	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	936 N BEN MADDOX WAY
Owner/Operator City,State,Zip:	VISALIA, CA 93292
Owner/Operator Telephone:	559-991-5602
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: JOSE M MENDEZ	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	562 N MARICOPA ST
Owner/Operator City,State,Zip:	TULARE, CA 93274
Owner/Operator Telephone:	559-991-5602
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20200916
Handler Name: MENDEZ TIRE 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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MENDEZ TIRE SERVICE (Continued)

1026492001

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: 811198
NAICS Description: ALL OTHER AUTOMOTIVE REPAIR AND MAINTENANCE

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

G39
WNW
< 1/8
0.123 mi.
648 ft.

DANIEL HELZER DBA KNOCK TIRE
936 N BEN MADDOX WAY
VISALIA, CA 93292
Site 5 of 7 in cluster G

RCRA NonGen / NLR **1024862390**
CAL000430906

Relative:
Higher
Actual:
338 ft.

RCRA Listings:
Date Form Received by Agency: 20170920
Handler Name: Daniel Helzer Dba Knock Tire
Handler Address: 936 N BEN MADDOX WAY
Handler City,State,Zip: VISALIA, CA 93292
EPA ID: CAL000430906
Contact Name: KRISTINA SMOOT
Contact Address: 15445 AVE 296
Contact City,State,Zip: VISALIA, CA 93292
Contact Telephone: 559-627-3100
Contact Fax: Not reported
Contact Email: KRISTINAVT@ATT.NET
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: PO BOX 509
Mailing City,State,Zip: VISALIA, CA 93279
Owner Name: Dan Helzer
Owner Type: Other
Operator Name: Kristina Smoot
Operator Type: Other
Short-Term Generator Activity: No
Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

DANIEL HELZER DBA KNOCK TIRE (Continued)

1024862390

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 State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC Renewals Baseline:	Not on the Baseline
202 GPRC Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
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:	20180907
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: DAN HELZER	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 509
Owner/Operator City,State,Zip:	VISALIA, CA 93279
Owner/Operator Telephone:	559-627-3100
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: KRISTINA SMOOT	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	15445 AVE 296

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

DANIEL HELZER DBA KNOCK TIRE (Continued)

1024862390

Owner/Operator City,State,Zip: VISALIA, CA 93292
 Owner/Operator Telephone: 559-627-3100
 Owner/Operator Telephone Ext: Not reported
 Owner/Operator Fax: Not reported
 Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 20170920
 Handler Name: DANIEL HELZER DBA KNOCK TIRE
 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: 811111
 NAICS Description: GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

F40
SSE
< 1/8
0.123 mi.
648 ft.

T-MOBILE WEST CORPORATION #SC08776A
409 N CAIN ST
VISALIA, CA 93292
Site 3 of 3 in cluster F

CUPA Listings S120052437
CERS N/A

Relative:
Higher
Actual:
338 ft.

CUPA TULARE:
 Name: T-MOBILE WEST CORPORATION #SC08776A
 Address: 409 N CAIN ST
 City,State,Zip: VISALIA, CA 93292
 CERS ID: 10611340
 Facility ID: FA1349410
 APN: 098-142-062
 Latitude: 36.332895
 Longitude: -119.274424
 PE: 2223
 TB Fin Fees Description: Haz Mat - < 6 Reportable Quantities of Chem
 Current Status: 02
 CD Fin billing Status Description: Inactive, non-billable

Name: T-MOBILE WEST CORPORATION #SC08776A
 Address: 409 N CAIN ST
 City,State,Zip: VISALIA, CA 93292
 CERS ID: 10611340
 Facility ID: FA1349410

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

T-MOBILE WEST CORPORATION #SC08776A (Continued)

S120052437

APN: 098-142-062
Latitude: 36.332895
Longitude: -119.274424
PE: 2277
TB Fin Fees Description: CUPA OVERSIGHT CA SURCHARGE
Current Status: 02
CD Fin billing Status Description: Inactive, non-billable

CERS:

Name: T-MOBILE WEST, LLC SC08776A
Address: 409 N CAIN ST
City,State,Zip: VISALIA, CA 93292
Site ID: 569447
CERS ID: 10611340
CERS Description: Chemical Storage Facilities

Coordinates:

Site ID: 569447
Facility Name: T-Mobile West, LLC SC08776A
Env Int Type Code: HMBP
Program ID: 10611340
Coord Name: Not reported
Ref Point Type Desc: Entrance point of a facility or station,
Latitude: 36.332551
Longitude: -119.274450

Affiliation:

Affiliation Type Desc: Environmental Contact
Entity Name: Kelly Michaels
Entity Title: Not reported
Affiliation Address: 2008 McGaw Ave
Affiliation City: Irvine
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92614
Affiliation Phone: ,

Affiliation Type Desc: Identification Signer
Entity Name: Donna Kellison
Entity Title: Project Manager
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Operator
Entity Name: T-MOBILE WEST, LLC
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (877) 604-7233,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

T-MOBILE WEST CORPORATION #SC08776A (Continued)

S120052437

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: P.O. Box 7994
Affiliation City: Shawnee Mission
Affiliation State: KS
Affiliation Country: Not reported
Affiliation Zip: 66207-0994
Affiliation Phone: ,

Affiliation Type Desc: Parent Corporation
Entity Name: T-MOBILE WEST, LLC
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: CUPA District
Entity Name: Tulare County Environmental Health
Entity Title: Not reported
Affiliation Address: 5957 South Mooney Boulevard
Affiliation City: Visalia
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93277
Affiliation Phone: (559) 624-7400,

Affiliation Type Desc: Document Preparer
Entity Name: Donna Kellison
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: T-MOBILE WEST, LLC
Entity Title: Not reported
Affiliation Address: 12920 SE 38th Street
Affiliation City: Bellevue
Affiliation State: WA
Affiliation Country: United States
Affiliation Zip: 98006
Affiliation Phone: (425) 383-4000,

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

G41
WNW
< 1/8
0.125 mi.
658 ft.

CITY OF VISALIA
920 N. BEN MADDOX WAY
VISALIA, CA 93292

RCRA NonGen / NLR

1027087870
CAC003160260

Site 6 of 7 in cluster G

Relative:
Higher

Actual:
338 ft.

RCRA Listings:	20220204
Date Form Received by Agency:	20220204
Handler Name:	City Of Visalia
Handler Address:	920 N. BEN MADDOX WAY
Handler City,State,Zip:	VISALIA, CA 93292
EPA ID:	CAC003160260
Contact Name:	ANGIE ZIMMERMAN
Contact Address:	336 N. BEN MADDOX WAY
Contact City,State,Zip:	VISALIA, CA 93292
Contact Telephone:	559-250-9146
Contact Fax:	Not reported
Contact Email:	JDAVIS@PARCENVIRONMENTAL.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:	336 N. BEN MADDOX WAY
Mailing City,State,Zip:	VISALIA, CA 93292
Owner Name:	The City Of Visalia
Owner Type:	Other
Operator Name:	Angie Zimmerman
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:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC Renewals Baseline:	Not on the Baseline
202 GPRC Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CITY OF VISALIA (Continued)

1027087870

Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
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:	20220204
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: THE CITY OF VISALIA	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	336 N. BEN MADDOX WAY
Owner/Operator City,State,Zip:	VISALIA, CA 93292
Owner/Operator Telephone:	559-250-9146
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: ANGIE ZIMMERMAN	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	336 N. BEN MADDOX WAY
Owner/Operator City,State,Zip:	VISALIA, CA 93292
Owner/Operator Telephone:	559-250-9146
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20220204
Handler Name: CITY OF VISALIA	
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

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CITY OF VISALIA (Continued)

1027087870

List of NAICS Codes and Descriptions:

NAICS Code: 921190
 NAICS Description: OTHER GENERAL GOVERNMENT SUPPORT

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

H42
WSW
1/8-1/4
0.127 mi.
669 ft.

AAA ALARM & LIGHTING SERVICE
632 N BEN MADDOX WAY
VISALIA, CA 93291
Site 1 of 6 in cluster H

HIST UST **U001583737**
N/A

Relative:
Higher
Actual:
337 ft.

HIST UST:
 Name: AAA ALARM & LIGHTING SERVICE
 Address: 632 N BEN MADDOX WAY
 City,State,Zip: VISALIA, CA 93291
 File Number: Not reported
 URL: Not reported
 Region: STATE
 Facility ID: 00000035684
 Facility Type: Other
 Other Type: ALARM COMPANY
 Contact Name: WES FAUBEL
 Telephone: 2097335464
 Owner Name: J.L. FAUBEL & VIOLA FAUBEL
 Owner Address: 20130 AVE. 336
 Owner City,St,Zip: WOODLAKE, CA 93286
 Total Tanks: 0002

Tank Num: 001
 Container Num: 01
 Year Installed: 1974
 Tank Capacity: 00001000
 Tank Used for: PRODUCT
 Type of Fuel: DIESEL
 Container Construction Thickness: Not reported
 Leak Detection: Stock Inventor

Tank Num: 002
 Container Num: 02
 Year Installed: 1974
 Tank Capacity: 00010000
 Tank Used for: PRODUCT
 Type of Fuel: REGULAR
 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

H43
WSW
1/8-1/4
0.134 mi.
710 ft.

GARDEN CITY AUTO
1037 BEN MADDOX
VISALIA, CA 93291

Site 2 of 6 in cluster H

RCRA-SQG **1000686002**
FINDS **CAD983629692**
ECHO

Relative:
Higher

Actual:
338 ft.

RCRA Listings:	19920403
Date Form Received by Agency:	Garden City Auto
Handler Name:	BEN MADDOX
Handler Address:	VISALIA, CA 93291
Handler City,State,Zip:	CAD983629692
EPA ID:	EDWARD ROSAS
Contact Name:	1037 BEN MADDOX
Contact Address:	VISALIA, CA 93291
Contact City,State,Zip:	209-738-8705
Contact Telephone:	Not reported
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Private
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	BEN MADDOX
Mailing City,State,Zip:	VISALIA, CA 93291
Owner Name:	Edward M Rosas
Owner Type:	Private
Operator Name:	Not reported
Operator Type:	Not reported
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
2018 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC Renewals Baseline:	Not on the Baseline
202 GPRC Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GARDEN CITY AUTO (Continued)

1000686002

Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
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:	20000915
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: EDWARD M ROSAS	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1037 BEN MADDIX
Owner/Operator City,State,Zip:	VISALIA, CA 93291
Owner/Operator Telephone:	209-738-8705
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	19920403
Handler Name: GARDEN CITY AUTO	
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Codes:	No NAICS Codes Found
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Facility Has Received Notices of Violations:

Violations:	No Violations Found
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Evaluation Action Summary:

Evaluations:	No Evaluations Found
--------------	----------------------

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

GARDEN CITY AUTO (Continued)

1000686002

FINDS:

Registry ID: 110002873427

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:

The Resource Conservation and Recovery Act Information System (RCRAInfo) is EPA's comprehensive information system in support of the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. It tracks many types of information about generators, transporters, treaters, storers, and disposers of hazardous waste.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000686002
 Registry ID: 110002873427
 DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002873427>
 Name: GARDEN CITY AUTO
 Address: 1037 BEN MADDOX
 City,State,Zip: VISALIA, CA 93291

**H44
 SW
 1/8-1/4
 0.135 mi.
 711 ft.**

**INERAM PUMP CO
 604 N BEN MADDOX WAY
 VISALIA, CA 93291
 Site 3 of 6 in cluster H**

**HIST UST U001583859
 N/A**

**Relative:
 Higher
 Actual:
 337 ft.**

HIST UST:
 Name: INERAM PUMP CO
 Address: 604 N BEN MADDOX WAY
 City,State,Zip: VISALIA, CA 93291
 File Number: 00023483
 URL: <https://documents.geotracker.waterboards.ca.gov/ustpdfs/pdf/00023483.pdf>
 Region: STATE
 Facility ID: 00000024664
 Facility Type: Other
 Other Type: PUMP CO.
 Contact Name: Not reported
 Telephone: 2097344191
 Owner Name: ALLEN ANZAI
 Owner Address: 549 E. MYRTLE
 Owner City,St,Zip: VISALIA, CA 93277
 Total Tanks: 0002

Tank Num: 001
 Container Num: 1
 Year Installed: Not reported
 Tank Capacity: 00001000
 Tank Used for: PRODUCT
 Type of Fuel: UNLEADED
 Container Construction Thickness: Not reported
 Leak Detection: None

Tank Num: 002
 Container Num: 2

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

INERAM PUMP CO (Continued)

U001583859

Year Installed: Not reported
Tank Capacity: 00000000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: None

[Click here for Geo Tracker PDF:](#)

**H45
SW
1/8-1/4
0.135 mi.
711 ft.**

**INGRAM PUMP CO.
604 N BEN MADDOX WAY
VISALIA, CA 93291
Site 4 of 6 in cluster H**

**LUST S101595905
SWEEPS N/A
CA FID UST
Cortese
HIST CORTESE
CERS**

**Relative:
Higher**

LUST:

**Actual:
337 ft.**

Name: INGRAM PUMP CO.
Address: 604 BEN MADDOX N
City,State,Zip: VISALIA, CA 93291
Lead Agency: TULARE COUNTY
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0610700054
Global Id: T0610700054
Latitude: 36.334868
Longitude: -119.278143
Status: Completed - Case Closed
Status Date: 01/17/1995
Case Worker: UNK
RB Case Number: 5T54000053
Local Agency: TULARE COUNTY
File Location: Not reported
Local Case Number: 405
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
EPA Region: 9
Coordinate Source: Google Geocode
Cuf Case: YES
Quantity Released Gallons: Not reported
Begin Date: 03/03/1986
Leak Reported Date: 03/03/1986
How Discovered: Not reported
How Discovered Description: Not reported
Discharge Source: Not reported
Discharge Cause: Not reported
Stop Method: Not reported
Stop Description: Not reported
No Further Action Date: 01/17/1995
CA Water Watershed Name: South Valley Floor - Kaweah Delta (558.10)
Dwr Groundwater Subbasin Name: San Joaquin Valley - Kaweah (5-022.11)
Disadvantaged Community: Not reported
CA Enviroscreen 3 Score: 86-90%
CA Enviroscreen 4 Score: 80-85%
Military DOD Site: No
Facility Project Subtype: Not reported
RWQCB Region: CENTRAL VALLEY RWQCB (REGION 5F)
Site History: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

INGRAM PUMP CO. (Continued)

S101595905

LUST:

Global Id: T0610700054
Contact Type: Local Agency Caseworker - Primary Caseworker
Contact Name: UNK
Organization Name: TULARE COUNTY
Address: 5957 S. MOONEY BLVD
City: VISALIA
Email: Not reported
Phone Number: Not reported

LUST:

Global Id: T0610700054
Action Type: ENFORCEMENT
Date: 08/04/1988
Action: * Historical Enforcement

Global Id: T0610700054
Action Type: ENFORCEMENT
Date: 08/04/1988
Action: * No Action

Global Id: T0610700054
Action Type: Other
Date: 03/03/1986
Action: Leak Reported

Global Id: T0610700054
Action Type: Other
Date: 05/18/1988
Action: Leak Discovery

Global Id: T0610700054
Action Type: Other
Date: 05/18/1988
Action: Leak Stopped

LUST:

Global Id: T0610700054
Status: Open - Case Begin Date
Status Date: 03/03/1986

Global Id: T0610700054
Status: Open - Site Assessment
Status Date: 05/18/1988

Global Id: T0610700054
Status: Open - Site Assessment
Status Date: 02/09/1990

Global Id: T0610700054
Status: Open - Site Assessment
Status Date: 09/28/1994

Global Id: T0610700054
Status: Completed - Case Closed
Status Date: 01/17/1995

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

INGRAM PUMP CO. (Continued)

S101595905

LUST REG 5:

Name: INGRAM PUMP CO.
Address: 604 BEN MADDOX N
City: VISALIA
Region: 5
Status: Case Closed
Case Number: 5T54000053
Case Type: Soil only
Substance: GASOLINE
Staff Initials: DAM
Lead Agency: Local
Program: LUST
MTBE Code: N/A

SWEEPS UST:

Name: INGRAM PUMP CO.
Address: 604 N BEN MADDOX WAY
City: VISALIA
Status: Active
Comp Number: 24664
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: 54-000-024664-000001
Tank Status: A
Capacity: 1000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: UNKNOWN
Number Of Tanks: 1

CA FID UST:

Facility ID: 54000050
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2097344191
Mail To: Not reported
Mailing Address: 549 E MYRTLE
Mailing Address 2: Not reported
Mailing City,St,Zip: VISALIA 93291
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

CORTESE:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

INGRAM PUMP CO. (Continued)

S101595905

Name: INGRAM PUMP CO.
Address: 604 BEN MADDOX N
City,State,Zip: VISALIA, CA 93291
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0610700054
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

HIST CORTESE:

edr_fname: INGRAM PUMP CO.
edr_fadd1: 604 BEN MADDOX
City,State,Zip: VISALIA, CA 93291
Region: CORTESE
Facility County Code: 54
Reg By: LTNKA
Reg Id: 5T54000053

CERS:

Name: INGRAM PUMP CO.
Address: 604 BEN MADDOX N
City,State,Zip: VISALIA, CA 93291
Site ID: 661420
CERS ID: T0610700054
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Local Agency Caseworker
Entity Name: UNK - TULARE COUNTY
Entity Title: Not reported
Affiliation Address: 5957 S. MOONEY BLVD
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

G46
WNW
1/8-1/4
0.138 mi.
727 ft.

925 N BEN MADDOX
VISALIA, CA
Site 7 of 7 in cluster G

AST **A100345413**
N/A

Relative:
Higher
Actual:
338 ft.

AST:
 Name: Not reported
 Address: 925 N BEN MADDOX
 City/Zip: VISALIA,
 Certified Unified Program Agencies: Tulare
 Owner: UNITED RENTALS
 Total Gallons: 3070
 CERSID: Not reported
 Facility ID: Not reported
 Business Name: Not reported
 Phone: Not reported
 Fax: Not reported
 Mailing Address: Not reported
 Mailing Address City: Not reported
 Mailing Address State: Not reported
 Mailing Address Zip Code: Not reported
 Operator Name: Not reported
 Operator Phone: Not reported
 Owner Phone: Not reported
 Owner Mail Address: Not reported
 Owner State: Not reported
 Owner Zip Code: Not reported
 Owner Country: Not reported
 Property Owner Name: Not reported
 Property Owner Phone: Not reported
 Property Owner Mailing Address: Not reported
 Property Owner City: Not reported
 Property Owner Stat : Not reported
 Property Owner Zip Code: Not reported
 Property Owner Country: Not reported
 EPAID: Not reported

H47
WSW
1/8-1/4
0.138 mi.
730 ft.

BP QUALITY PAINT & BODY
739 N BEN MADDOX WY
VISALIA, CA 93292
Site 5 of 6 in cluster H

RCRA NonGen / NLR **1000840842**
FINDS **CAD982017774**
ECHO
EMI

Relative:
Higher
Actual:
338 ft.

RCRA Listings:
 Date Form Received by Agency: 19921211
 Handler Name: C & M Paint & Body Shop
 Handler Address: N BEN MADDOX RD
 Handler City,State,Zip: VISALIA, CA 93291
 EPA ID: CAD982017774
 Contact Name: ENVIRONMENTAL MANAGER
 Contact Address: 739 N BEN MADDOX RD
 Contact City,State,Zip: VISALIA, CA 93291
 Contact Telephone: Not reported
 Contact Fax: Not reported
 Contact Email: Not reported
 Contact Title: Not reported
 EPA Region: 09
 Land Type: Federal
 Federal Waste Generator Description: Not a generator, verified

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

BP QUALITY PAINT & BODY (Continued)

1000840842

Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Ca
State District:	5
Mailing Address:	N BEN MADDOX RD
Mailing City,State,Zip:	VISALIA, CA 93291
Owner Name:	Not reported
Owner Type:	Not reported
Operator Name:	Not reported
Operator Type:	Not reported
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	The land is federally-owned
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
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:	20000915
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Historic Generators:

Receive Date:	19921211
Handler Name:	C & M PAINT & BODY SHOP

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BP QUALITY PAINT & BODY (Continued)

1000840842

Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Ca
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Codes:	No NAICS Codes Found
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Facility Has Received Notices of Violations:

Violations:	No Violations Found
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Evaluation Action Summary:

Evaluations:	No Evaluations Found
--------------	----------------------

FINDS:

Registry ID: 110002753235

[Click Here for FRS Facility Detail Report:](#)

Environmental Interest/Information System:

THE EMISSION INVENTORY SYSTEM (EIS) MAINTAINS AN INVENTORY OF LARGE STATIONARY SOURCES AND VOLUNTARILY-REPORTED SMALLER SOURCES OF AIR POINT POLLUTANT EMITTERS. IT CONTAINS INFORMATION ABOUT FACILITY SITES AND THEIR PHYSICAL LOCATION, EMISSIONS UNITS, EMISSIONS PROCESSES, RELEASE POINTS, CONTROL APPROACHES, AND REGULATIONS. FACILITY INVENTORY DATA ARE KEPT SEPARATE FROM THE EMISSIONS DATA AND HAVE STABLE IDENTIFIERS TO IMPROVE CONTINUITY FROM YEAR TO YEAR AND TO HELP IDENTIFY DUPLICATE OR MISSING FACILITIES

The Resource Conservation and Recovery Act Information System (RCRAInfo) is EPA's comprehensive information system in support of the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. It tracks many types of information about generators, transporters, treaters, storers, and disposers of hazardous waste.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000840842
Registry ID:	110002753235
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002753235
Name:	BP QUALITY PAINT & BODY
Address:	739 N BEN MADDOX WY
City,State,Zip:	VISALIA, CA 93292

EMI:

Name:	BP QUALITY PAINT AND BODY INC
Address:	739 N BEN MADDOX

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BP QUALITY PAINT & BODY (Continued)

1000840842

City,State,Zip: VISALIA, CA 932910000
Year: 2003
County Code: 54
Air Basin: SJV
Facility ID: 293
Air District Name: SJU
SIC Code: 7532
Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 3
Reactive Organic Gases Tons/Yr: 3
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Name: BP QUALITY PAINT AND BODY INC
Address: 739 N BEN MADDOX
City,State,Zip: VISALIA, CA 93292
Year: 2009
County Code: 54
Air Basin: SJV
Facility ID: 293
Air District Name: SJU
SIC Code: 7532
Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.356905227272727
Reactive Organic Gases Tons/Yr: 0.34521000000000002
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Name: BP QUALITY PAINT AND BODY INC
Address: 739 N BEN MADDOX
City,State,Zip: VISALIA, CA 93292
Year: 2010
County Code: 54
Air Basin: SJV
Facility ID: 293
Air District Name: SJU
SIC Code: 7532
Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.356905227272727
Reactive Organic Gases Tons/Yr: 0.34521000000000002
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BP QUALITY PAINT & BODY (Continued)

1000840842

Name: BP QUALITY PAINT AND BODY INC
Address: 739 N BEN MADDOX
City,State,Zip: VISALIA, CA 93292
Year: 2011
County Code: 54
Air Basin: SJV
Facility ID: 293
Air District Name: SJU
SIC Code: 7532
Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.35690522727
Reactive Organic Gases Tons/Yr: 0.34521
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Name: BP QUALITY PAINT AND BODY INC
Address: 739 N BEN MADDOX
City,State,Zip: VISALIA, CA 93292
Year: 2012
County Code: 54
Air Basin: SJV
Facility ID: 293
Air District Name: SJU
SIC Code: 7532
Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.88619628099
Reactive Organic Gases Tons/Yr: 0.75355
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Name: BP QUALITY PAINT AND BODY INC
Address: 739 N BEN MADDOX
City,State,Zip: VISALIA, CA 93292
Year: 2013
County Code: 54
Air Basin: SJV
Facility ID: 293
Air District Name: SJU
SIC Code: 7532
Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.88619628099
Reactive Organic Gases Tons/Yr: 0.75355
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BP QUALITY PAINT & BODY (Continued)

1000840842

Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Name: BP QUALITY PAINT AND BODY INC
Address: 739 N BEN MADDOX
City,State,Zip: VISALIA, CA 93292
Year: 2014
County Code: 54
Air Basin: SJV
Facility ID: 293
Air District Name: SJU
SIC Code: 7532
Air District Name: SAN JOAQUIN VALLEY APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.091794431818
Reactive Organic Gases Tons/Yr: 0.072145
Carbon Monoxide Emissions Tons/Yr: 0.147
NOX - Oxides of Nitrogen Tons/Yr: 0.25
SOX - Oxides of Sulphur Tons/Yr: 0.004875
Particulate Matter Tons/Yr: 0.036448434181
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.035922496814

Name: BP QUALITY PAINT AND BODY INC
Address: 739 N BEN MADDOX
City,State,Zip: VISALIA, CA 93292
Year: 2015
County Code: 54
Air Basin: SJV
Facility ID: 293
Air District Name: SJU
SIC Code: 7532
Air District Name: SAN JOAQUIN VALLEY APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1.2005371901
Reactive Organic Gases Tons/Yr: 1.1208625
Carbon Monoxide Emissions Tons/Yr: 0.18375
NOX - Oxides of Nitrogen Tons/Yr: 0.3125
SOX - Oxides of Sulphur Tons/Yr: 0.00609375
Particulate Matter Tons/Yr: 0.26402731354
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.254631221

Name: BP QUALITY PAINT AND BODY INC
Address: 739 N BEN MADDOX
City,State,Zip: VISALIA, CA 93292
Year: 2016
County Code: 54
Air Basin: SJV
Facility ID: 293
Air District Name: SJU
SIC Code: 7532
Air District Name: SAN JOAQUIN VALLEY APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1.7881498967
Reactive Organic Gases Tons/Yr: 1.69504

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BP QUALITY PAINT & BODY (Continued)

1000840842

Carbon Monoxide Emissions Tons/Yr: 0.2205
NOX - Oxides of Nitrogen Tons/Yr: 0.375
SOX - Oxides of Sulphur Tons/Yr: 0.0073125
Particulate Matter Tons/Yr: 0.41239782604
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.397299913

Name: BP QUALITY PAINT AND BODY INC
Address: 739 N BEN MADDOX
City,State,Zip: VISALIA, CA 93292
Year: 2017
County Code: 54
Air Basin: SJV
Facility ID: 293
Air District Name: SJU
SIC Code: 7532
Air District Name: SAN JOAQUIN VALLEY APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1.7881498967
Reactive Organic Gases Tons/Yr: 1.69504
Carbon Monoxide Emissions Tons/Yr: 0.2205
NOX - Oxides of Nitrogen Tons/Yr: 0.375
SOX - Oxides of Sulphur Tons/Yr: 0.0073125
Particulate Matter Tons/Yr: 0.41239782604
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.397299913

Name: BP QUALITY PAINT AND BODY INC
Address: 739 N BEN MADDOX
City,State,Zip: VISALIA, CA 93292
Year: 2018
County Code: 54
Air Basin: SJV
Facility ID: 293
Air District Name: SJU
SIC Code: 7532
Air District Name: SAN JOAQUIN VALLEY APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 2.0105229339
Reactive Organic Gases Tons/Yr: 1.920375
Carbon Monoxide Emissions Tons/Yr: 0.2205
NOX - Oxides of Nitrogen Tons/Yr: 0.375
SOX - Oxides of Sulphur Tons/Yr: 0.0073125
Particulate Matter Tons/Yr: 0.37343950208
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.359899922

Name: BP QUALITY PAINT AND BODY INC
Address: 739 N BEN MADDOX
City,State,Zip: VISALIA, CA 93292
Year: 2019
County Code: 54
Air Basin: SJV
Facility ID: 293
Air District Name: SJU
SIC Code: 7532
Air District Name: SAN JOAQUIN VALLEY APCD
Community Health Air Pollution Info System: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BP QUALITY PAINT & BODY (Continued)

1000840842

Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 2.0105229339
Reactive Organic Gases Tons/Yr: 1.920375
Carbon Monoxide Emissions Tons/Yr: 0.2205
NOX - Oxides of Nitrogen Tons/Yr: 0.375
SOX - Oxides of Sulphur Tons/Yr: 0.0073125
Particulate Matter Tons/Yr: 0.37343950208
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.359899922

Name: BP QUALITY PAINT AND BODY INC
Address: 739 N BEN MADDOX
City,State,Zip: VISALIA, CA 93292
Year: 2020
County Code: 54
Air Basin: SJV
Facility ID: 293
Air District Name: SJU
SIC Code: 7532
Air District Name: SAN JOAQUIN VALLEY APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1.9321142149
Reactive Organic Gases Tons/Yr: 1.85627
Carbon Monoxide Emissions Tons/Yr: 0.147
NOX - Oxides of Nitrogen Tons/Yr: 0.25
SOX - Oxides of Sulphur Tons/Yr: 0.004875
Particulate Matter Tons/Yr: 0.36205643542
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.348506178

Name: BP QUALITY PAINT AND BODY INC
Address: 739 N BEN MADDOX
City,State,Zip: VISALIA, CA 93292
Year: 2021
County Code: 54
Air Basin: SJV
Facility ID: 293
Air District Name: SJU
SIC Code: 7532
Air District Name: SAN JOAQUIN VALLEY APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1.9321142149
Reactive Organic Gases Tons/Yr: 1.85627
Carbon Monoxide Emissions Tons/Yr: 0.147
NOX - Oxides of Nitrogen Tons/Yr: 0.25
SOX - Oxides of Sulphur Tons/Yr: 0.004875
Particulate Matter Tons/Yr: 0.36205643542
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.348506178

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

H48
WSW
1/8-1/4
0.139 mi.
735 ft.

AAA ALARM & LIGHTING SERVICE
632 N BEN MADDOX
VISALIA, CA 93291

SWEEPS UST **S101596230**
HIST UST **N/A**
CA FID UST

Site 6 of 6 in cluster H

Relative:
Higher
Actual:
337 ft.

SWEEPS UST:
Name: AAA ALARM & LIGHTING SERVICE
Address: 632 N BEN MADDOX
City: VISALIA
Status: Active
Comp Number: 35684
Number: 9
Board Of Equalization: 44-030146
Referral Date: 04-20-88
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 1
SWRCB Tank Id: 54-000-035684-000001
Tank Status: A
Capacity: 1000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: UNKNOWN
Number Of Tanks: 2

Name: AAA ALARM & LIGHTING SERVICE
Address: 632 N BEN MADDOX
City: VISALIA
Status: Active
Comp Number: 35684
Number: 9
Board Of Equalization: 44-030146
Referral Date: 04-20-88
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 2
SWRCB Tank Id: 54-000-035684-000002
Tank Status: A
Capacity: 10000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: UNKNOWN
Number Of Tanks: Not reported

HIST UST:
Name: AAA ALARM AND LIGHTING SERVICE
Address: 632 N BEN MADDOX
City,State,Zip: VISALIA, CA 93291
File Number: 0002b724
URL: <https://documents.geotracker.waterboards.ca.gov/ustpdfs/pdf/0002b724.pdf>
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

AAA ALARM & LIGHTING SERVICE (Continued)

S101596230

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:

CA FID UST:

Facility ID: 54002468
 Regulated By: UTNKA
 Regulated ID: Not reported
 Cortese Code: Not reported
 SIC Code: Not reported
 Facility Phone: 2097335464
 Mail To: Not reported
 Mailing Address: 20130 AVENUE 336
 Mailing Address 2: Not reported
 Mailing City,St,Zip: VISALIA 93291
 Contact: Not reported
 Contact Phone: Not reported
 DUNS Number: Not reported
 NPDES Number: Not reported
 EPA ID: Not reported
 Comments: Not reported
 Status: Active

49
SSW
1/8-1/4
0.144 mi.
762 ft.

Relative:
Higher

Actual:
337 ft.

SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
432 BEN MADDOX WAY
VISALIA, CA 93277

Delisted NPL 1000409223
SEMS CAD980816466
RCRA-LQG
US ENG CONTROLS
US INST CONTROLS
HIST UST
CHMIRS
ROD
PRP
ICIS
FINDS
ECHO
Notify 65

Delisted NPL:

EPA Region: 9
 EPA ID: CAD980816466
 Site ID: 902061
 Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
 Address: 432 BEN MADDOX WAY
 City,State,Zip: VISALIA, CA 93277
 Federal Description: N

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD) (Continued)

1000409223

Latitude: 36.333331
NAI: N
Native American Entity: Not reported
Longitude: -119.2767
Deleted Date: 2009-09-26 00:00:00

Narr:

Site Name: Southern California Edison Co. (Visalia Poleyard)
Site EPA ID: CAD980816466
Deletion Date: 9/25/2009
Site Score: 48.91
Site List URL: <https://semspub.epa.gov/src/document/09/2400139>
Site Progress URL: <https://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=0902061>
Notice URL: <http://www.gpo.gov/fdsys/pkg/FR-2009-07-27/pdf/E9-17564.pdf>
Delete URL: <http://www.gpo.gov/fdsys/pkg/FR-2009-07-27/pdf/E9-17562.pdf>
Site Location URL: https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=33cebcdfdd1b4c3a8b51d416956c41f1&query=Superfund_National_Priorities_List_NPL_Sites_with_Status_Information_7557,SITE_EPA_ID=%27CAD980816466%27
Federal Facility Indicator: No

SEMS:

Site ID: 0902061
EPA ID: CAD980816466
Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
Address: 432 BEN MADDOX WAY
Address 2: Not reported
City,State,Zip: VISALIA, CA 93277
Cong District: 19,22
FIPS Code: 06107
Latitude: 36.333331
Longitude: -119.276700
FF: N
NPL: Deleted from the Final NPL
Non NPL Status: Not reported

SEMS Detail:

Region: 09
Site ID: 0902061
EPA ID: CAD980816466
Site Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
NPL: D
FF: N
OU: 00
Action Code: CM
Action Name: PCOR
SEQ: 1
Start Date: 2001-09-25 04:00:00
Finish Date: 2001-09-25 04:00:00
Qual: Not reported
Current Action Lead: EPA Perf

Region: 09
Site ID: 0902061
EPA ID: CAD980816466
Site Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
NPL: D
FF: N

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD) (Continued)

1000409223

OU: 00
Action Code: HR
Action Name: HAZRANK
SEQ: 1
Start Date: 1986-01-17 05:00:00
Finish Date: 1986-01-17 05:00:00
Qual: Not reported
Current Action Lead: EPA Perf

Region: 09
Site ID: 0902061
EPA ID: CAD980816466
Site Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
NPL: D
FF: N
OU: 00
Action Code: ND
Action Name: DELETION
SEQ: 1
Start Date: 2009-09-25 04:00:00
Finish Date: 2009-09-25 04:00:00
Qual: Not reported
Current Action Lead: EPA Perf

Region: 09
Site ID: 0902061
EPA ID: CAD980816466
Site Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
NPL: D
FF: N
OU: 00
Action Code: CQ
Action Name: CLSOUT R
SEQ: 1
Start Date: 2009-05-19 04:00:00
Finish Date: 2009-05-19 04:00:00
Qual: Not reported
Current Action Lead: EPA Perf

Region: 09
Site ID: 0902061
EPA ID: CAD980816466
Site Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
NPL: D
FF: N
OU: 00
Action Code: RS
Action Name: RV ASSESS
SEQ: 2
Start Date: 1991-12-11 05:00:00
Finish Date: 1991-12-11 05:00:00
Qual: Not reported
Current Action Lead: EPA Perf

Region: 09
Site ID: 0902061
EPA ID: CAD980816466

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD) (Continued)

1000409223

Site Name:	SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
NPL:	D
FF:	N
OU:	00
Action Code:	NP
Action Name:	PROPOSED
SEQ:	1
Start Date:	1987-01-22 05:00:00
Finish Date:	1987-01-22 05:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf
Region:	09
Site ID:	0902061
EPA ID:	CAD980816466
Site Name:	SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
NPL:	D
FF:	N
OU:	00
Action Code:	NF
Action Name:	NPL FINL
SEQ:	1
Start Date:	1989-03-31 05:00:00
Finish Date:	1989-03-31 05:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf
Region:	09
Site ID:	0902061
EPA ID:	CAD980816466
Site Name:	SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
NPL:	D
FF:	N
OU:	01
Action Code:	RO
Action Name:	ROD
SEQ:	1
Start Date:	1994-06-10 04:00:00
Finish Date:	1994-06-10 04:00:00
Qual:	R
Current Action Lead:	EPA Perf
Region:	09
Site ID:	0902061
EPA ID:	CAD980816466
Site Name:	SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
NPL:	D
FF:	N
OU:	00
Action Code:	SI
Action Name:	SI
SEQ:	1
Start Date:	1986-06-01 04:00:00
Finish Date:	1986-06-01 04:00:00
Qual:	H
Current Action Lead:	EPA Perf

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD) (Continued)

1000409223

Region: 09
Site ID: 0902061
EPA ID: CAD980816466
Site Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
NPL: D
FF: N
OU: 00
Action Code: RS
Action Name: RV ASSESS
SEQ: 1
Start Date: 1990-09-19 04:00:00
Finish Date: 1990-09-19 04:00:00
Qual: Not reported
Current Action Lead: EPA Perf

Region: 09
Site ID: 0902061
EPA ID: CAD980816466
Site Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
NPL: D
FF: N
OU: 00
Action Code: MA
Action Name: ST COOP
SEQ: 1
Start Date: 1989-04-30 04:00:00
Finish Date: 2020-01-04 06:00:00
Qual: Not reported
Current Action Lead: EPA Perf

Region: 09
Site ID: 0902061
EPA ID: CAD980816466
Site Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
NPL: D
FF: N
OU: 00
Action Code: TU
Action Name: NOID
SEQ: 1
Start Date: 2009-06-30 05:00:00
Finish Date: 2009-07-27 05:00:00
Qual: Not reported
Current Action Lead: EPA Perf

Region: 09
Site ID: 0902061
EPA ID: CAD980816466
Site Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
NPL: D
FF: N
OU: 01
Action Code: AR
Action Name: ADMIN REC
SEQ: 1
Start Date: 2009-07-15 05:00:00
Finish Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD) (Continued)

1000409223

Qual:	Not reported
Current Action Lead:	EPA Perf
Region:	09
Site ID:	0902061
EPA ID:	CAD980816466
Site Name:	SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
NPL:	D
FF:	N
OU:	00
Action Code:	CR
Action Name:	CI
SEQ:	1
Start Date:	2009-06-01 05:00:00
Finish Date:	2009-07-27 05:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf
Region:	09
Site ID:	0902061
EPA ID:	CAD980816466
Site Name:	SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
NPL:	D
FF:	N
OU:	00
Action Code:	FE
Action Name:	5 YEAR
SEQ:	4
Start Date:	2019-12-09 06:00:00
Finish Date:	2020-09-11 05:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf
Region:	09
Site ID:	0902061
EPA ID:	CAD980816466
Site Name:	SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
NPL:	D
FF:	N
OU:	00
Action Code:	CR
Action Name:	CI
SEQ:	2
Start Date:	2020-02-13 06:00:00
Finish Date:	Not reported
Qual:	Not reported
Current Action Lead:	EPA Perf
Region:	09
Site ID:	0902061
EPA ID:	CAD980816466
Site Name:	SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
NPL:	D
FF:	N
OU:	01
Action Code:	OM
Action Name:	OM

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD) (Continued)

1000409223

SEQ: 1
Start Date: 2001-09-17 04:00:00
Finish Date: 2006-11-30 05:00:00
Qual: Not reported
Current Action Lead: St Ovrsght

Region: 09
Site ID: 0902061
EPA ID: CAD980816466
Site Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
NPL: D
FF: N
OU: 01
Action Code: BE
Action Name: PRP RD
SEQ: 1
Start Date: 1996-02-05 05:00:00
Finish Date: 2000-04-14 04:00:00
Qual: Not reported
Current Action Lead: St Ovrsght

Region: 09
Site ID: 0902061
EPA ID: CAD980816466
Site Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
NPL: D
FF: N
OU: 01
Action Code: BF
Action Name: PRP RA
SEQ: 1
Start Date: 2000-04-14 04:00:00
Finish Date: 2001-09-17 04:00:00
Qual: IR
Current Action Lead: St Ovrsght

Region: 09
Site ID: 0902061
EPA ID: CAD980816466
Site Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
NPL: D
FF: N
OU: 01
Action Code: BD
Action Name: PRP RI/FS
SEQ: 1
Start Date: 1987-12-18 05:00:00
Finish Date: 1994-06-10 04:00:00
Qual: Not reported
Current Action Lead: St Ovrsght

Region: 09
Site ID: 0902061
EPA ID: CAD980816466
Site Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
NPL: D
FF: N

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD) (Continued)

1000409223

OU: 00
Action Code: FE
Action Name: 5 YEAR
SEQ: 1
Start Date: 2005-03-31 05:00:00
Finish Date: 2005-09-29 04:00:00
Qual: Not reported
Current Action Lead: St Perf

Region: 09
Site ID: 0902061
EPA ID: CAD980816466
Site Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
NPL: D
FF: N
OU: 00
Action Code: PA
Action Name: PA
SEQ: 1
Start Date: 1984-06-01 05:00:00
Finish Date: 1985-01-01 06:00:00
Qual: L
Current Action Lead: St Perf

Region: 09
Site ID: 0902061
EPA ID: CAD980816466
Site Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
NPL: D
FF: N
OU: 00
Action Code: FE
Action Name: 5 YEAR
SEQ: 2
Start Date: 2010-07-21 05:00:00
Finish Date: 2010-07-21 05:00:00
Qual: Not reported
Current Action Lead: St Perf

Region: 09
Site ID: 0902061
EPA ID: CAD980816466
Site Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
NPL: D
FF: N
OU: 00
Action Code: FE
Action Name: 5 YEAR
SEQ: 3
Start Date: 2014-09-22 05:00:00
Finish Date: 2015-07-21 05:00:00
Qual: Not reported
Current Action Lead: St Perf

Region: 09
Site ID: 0902061
EPA ID: CAD980816466

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD) (Continued)

1000409223

Site Name:	SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
NPL:	D
FF:	N
OU:	00
Action Code:	DS
Action Name:	DISCVRY
SEQ:	1
Start Date:	1981-06-01 04:00:00
Finish Date:	1981-06-01 04:00:00
Qual:	Not reported
Current Action Lead:	St Perf

RCRA Listings:

Date Form Received by Agency:	20080301
Handler Name:	So Cal Edison Visalia Poleyard
Handler Address:	432 BEN MADDOX
Handler City,State,Zip:	VISALIA, CA 93291
EPA ID:	CAD980816466
Contact Name:	STANLEY L MARSH
Contact Address:	Not reported
Contact City,State,Zip:	Not reported
Contact Telephone:	626-302-9711
Contact Fax:	Not reported
Contact Email:	STANLEY.MARSH@SCE.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Private
Federal Waste Generator Description:	Large Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	2007
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	2244 WALNUT GROVE AVENUE
Mailing City,State,Zip:	ROSEMEAD, CA 91770
Owner Name:	Southern California Edison
Owner Type:	Private
Operator Name:	Southern California Edison
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD) (Continued)

1000409223

Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
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:	20081015
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Biennial: List of Years

Year: 2007

[Click Here for Biennial Reporting System Data:](#)

Year: 2005

[Click Here for Biennial Reporting System Data:](#)

Year: 2001

[Click Here for Biennial Reporting System Data:](#)

Hazardous Waste Summary:

Waste Code: D022
Waste Description: Chloroform

Waste Code: F002
Waste Description: The Following Spent Halogenated Solvents: Tetrachloroethylene, Methylene Chloride, Trichloroethylene, 1,1,1-Trichloroethane, Chlorobenzene, 1,1,2-Trichloro-1,2,2-Trifluoroethane, Ortho-Dichlorobenzene, Trichlorofluoromethane, And 1,1,2, Trichloroethane; All Spent Solvent Mixtures/Blends Containing, Before Use, A Total Of Ten Percent Or More (By Volume) Of One Or More Of The Above Halogenated Solvents Or Those Solvents Listed In F001, F004, And F005; And Still Bottoms From The Recovery Of These Spent Solvents And Spent Solvent Mixtures.

Waste Code: F034
Waste Description: Wastewaters, Process Residuals, Preservative Drillage, And Spent Formulations From Wood Preserving Processes Generated At Plants That Use Creosote Formulations. This Listing Does Not Include K001 Bottom Sediment Sludge From The Treatment Of Wastewater From Wood Preserving

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD) (Continued)

1000409223

Processes That Use Creosote And/Or Pentachlorophenol.

Handler - Owner Operator:

Owner/Operator Indicator: Owner
Owner/Operator Name: SOUTHERN CALIFORNIA EDISON CO
Legal Status: Private
Date Became Current: 19200101
Date Ended Current: Not reported
Owner/Operator Address: SAME
Owner/Operator City,State,Zip: Not reported
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: SOUTHERN CALIFORNIA EDISON CO
Legal Status: Private
Date Became Current: 19200101
Date Ended Current: Not reported
Owner/Operator Address: Not reported
Owner/Operator City,State,Zip: Not reported
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: SOUTHERN CALIFORNIA EDISON
Legal Status: Private
Date Became Current: 19200101
Date Ended Current: Not reported
Owner/Operator Address: Not reported
Owner/Operator City,State,Zip: Not reported
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: SOUTHERN CALIFORNIA EDISON CO
Legal Status: Private
Date Became Current: 19200101
Date Ended Current: Not reported
Owner/Operator Address: Not reported
Owner/Operator City,State,Zip: Not reported
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: SOUTHERN CALIFORNIA EDISON
Legal Status: Private
Date Became Current: 19200101
Date Ended Current: Not reported
Owner/Operator Address: 2244 WALNUT GROVE AVENUE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD) (Continued)

1000409223

Owner/Operator City,State,Zip: ROSEMEAD, CA 91770
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: SOUTHERN CALIFORNIA EDISON CO
Legal Status: Private
Date Became Current: 19200101
Date Ended Current: Not reported
Owner/Operator Address: SAME
Owner/Operator City,State,Zip: Not reported
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 20060301
Handler Name: SO CAL EDISON VISALIA POLEYARD
Federal Waste Generator Description: Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 19960229
Handler Name: SOUTHERN CALIFORNIA EDISON
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 19990304
Handler Name: VISALIA POLE YARD
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD) (Continued)

1000409223

Receive Date: 20001012
Handler Name: VISALIA POLE YARD
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20020228
Handler Name: VISALIA POLE YARD
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20060301
Handler Name: SO CAL EDISON VISALIA POLEYARD
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20080301
Handler Name: SO CAL EDISON VISALIA POLEYARD
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Code: 2211
NAICS Description: ELECTRIC POWER GENERATION, TRANSMISSION AND DISTRIBUTION

NAICS Code: 221122

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD) (Continued)

1000409223

NAICS Description: ELECTRIC POWER DISTRIBUTION

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

Site:

Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
Address: 432 BEN MADDOX WAY
Address 2: Not reported
City,State,Zip: VISALIA, CA 93277
Event Code: Not reported
Action Taken Date: 06/10/1994
EPA ID: CAD980816466
Action Name: Record of Decision
Action ID: 1
Operable Unit: 01
Contaminated Media: Groundwater
Contact Name: Not reported
Contact Telephone: Not reported
Event: Not reported
Federal Facility: N
Fiscal Year: 1994
NPL Status: Deleted from the Final NPL
Superfund Alternative Agreement: N
Latitude: 36.333331
Longitude: -119.276700

Media:

EPA ID: CAD980816466
Contaminated Media: Groundwater
Action ID: 1
Operable Unit: 01
Action Name: Record of Decision
Action Taken Date: 06/10/1994
Event Code: Not reported
Contact Name: Not reported
Contact Telephone: Not reported
Event: Not reported
Federal Facility: N
Fiscal Year: 1994
NPL Status: Deleted from the Final NPL
Superfund Alternative Agreement: N
Latitude: 36.333331
Longitude: -119.276700

EPA ID: CAD980816466
Contaminated Media: Groundwater
Action ID: 1
Operable Unit: 01
Action Name: Record of Decision
Action Taken Date: 06/10/1994
Event Code: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD) (Continued)

1000409223

Contact Name: Not reported
Contact Telephone: Not reported
Event: Not reported
Federal Facility: N
Fiscal Year: 1994
NPL Status: Deleted from the Final NPL
Superfund Alternative Agreement: N
Latitude: 36.333331
Longitude: -119.276700

EPA ID: CAD980816466
Contaminated Media: Soil
Action ID: 1
Operable Unit: 01
Action Name: Record of Decision
Action Taken Date: 06/10/1994
Event Code: Not reported
Contact Name: Not reported
Contact Telephone: Not reported
Event: Not reported
Federal Facility: N
Fiscal Year: 1994
NPL Status: Deleted from the Final NPL
Superfund Alternative Agreement: N
Latitude: 36.333331
Longitude: -119.276700

EPA ID: CAD980816466
Contaminated Media: Soil
Action ID: 1
Operable Unit: 01
Action Name: Record of Decision
Action Taken Date: 06/10/1994
Event Code: Not reported
Contact Name: Not reported
Contact Telephone: Not reported
Event: Not reported
Federal Facility: N
Fiscal Year: 1994
NPL Status: Deleted from the Final NPL
Superfund Alternative Agreement: N
Latitude: 36.333331
Longitude: -119.276700

EPA ID: CAD980816466
Contaminated Media: Groundwater
Action ID: 1
Operable Unit: 01
Action Name: Record of Decision
Action Taken Date: 06/10/1994
Event Code: Not reported
Contact Name: Not reported
Contact Telephone: Not reported
Event: Not reported
Federal Facility: N
Fiscal Year: 1994
NPL Status: Deleted from the Final NPL

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD) (Continued)

1000409223

Superfund Alternative Agreement:	N
Latitude:	36.333331
Longitude:	-119.276700
EPA ID:	CAD980816466
Contaminated Media:	Groundwater
Action ID:	1
Operable Unit:	01
Action Name:	Record of Decision
Action Taken Date:	06/10/1994
Event Code:	Not reported
Contact Name:	Not reported
Contact Telephone:	Not reported
Event:	Not reported
Federal Facility:	N
Fiscal Year:	1994
NPL Status:	Deleted from the Final NPL
Superfund Alternative Agreement:	N
Latitude:	36.333331
Longitude:	-119.276700
EPA ID:	CAD980816466
Contaminated Media:	Groundwater
Action ID:	1
Operable Unit:	01
Action Name:	Record of Decision
Action Taken Date:	06/10/1994
Event Code:	Not reported
Contact Name:	Not reported
Contact Telephone:	Not reported
Event:	Not reported
Federal Facility:	N
Fiscal Year:	1994
NPL Status:	Deleted from the Final NPL
Superfund Alternative Agreement:	N
Latitude:	36.333331
Longitude:	-119.276700
EPA ID:	CAD980816466
Contaminated Media:	Groundwater
Action ID:	1
Operable Unit:	01
Action Name:	Record of Decision
Action Taken Date:	06/10/1994
Event Code:	Not reported
Contact Name:	Not reported
Contact Telephone:	Not reported
Event:	Not reported
Federal Facility:	N
Fiscal Year:	1994
NPL Status:	Deleted from the Final NPL
Superfund Alternative Agreement:	N
Latitude:	36.333331
Longitude:	-119.276700
EPA ID:	CAD980816466
Contaminated Media:	Groundwater

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD) (Continued)

1000409223

Action ID: 1
Operable Unit: 01
Action Name: Record of Decision
Action Taken Date: 06/10/1994
Event Code: Not reported
Contact Name: Not reported
Contact Telephone: Not reported
Event: Not reported
Federal Facility: N
Fiscal Year: 1994
NPL Status: Deleted from the Final NPL
Superfund Alternative Agreement: N
Latitude: 36.333331
Longitude: -119.276700

US INST CONTROLS:

Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
Address: 432 BEN MADDOX WAY
Address 2: Not reported
City,State,Zip: VISALIA, CA 93277
EPA ID: CAD980816466
Action Name: Record of Decision
Action ID: 1
Operable Unit: 01
Actual Date: 06/10/1994
Contaminated Media: Groundwater
Event Code: Not reported
Contact Name: Not reported
Contact Telephone: Not reported
Event: Not reported
Federal Facility: N
Fiscal Year: 1994
NPL Status: Deleted from the Final NPL
Superfund Alternative Agreement: N
Latitude: 36.333331
Longitude: -119.276700

Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
Address: 432 BEN MADDOX WAY
Address 2: Not reported
City,State,Zip: VISALIA, CA 93277
EPA ID: CAD980816466
Action Name: Record of Decision
Action ID: 1
Operable Unit: 01
Actual Date: 06/10/1994
Contaminated Media: Soil
Event Code: Not reported
Contact Name: Not reported
Contact Telephone: Not reported
Event: Not reported
Federal Facility: N
Fiscal Year: 1994
NPL Status: Deleted from the Final NPL
Superfund Alternative Agreement: N
Latitude: 36.333331

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD) (Continued)

1000409223

Longitude: -119.276700

HIST UST:

Name: VISALIA POLEYARD FACILITY
Address: 432 BEN MADDOX WAY
City,State,Zip: VISALIA, CA 93277
File Number: 0002bedb
URL: <https://documents.geotracker.waterboards.ca.gov/ustpdfs/pdf/0002bedb.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:](#)

CHMIRS:

Name: Not reported
Address: 432 BEN MADDOX WAY
City,State,Zip: VISALIA, CA 91770
OES Incident Number: 7-2233
OES notification: 06/03/1997
OES Date: Not reported
OES Time: Not reported
Date Completed: Not reported
Property Use: Not reported
Agency Id Number: Not reported
Agency Incident Number: Not reported
Time Notified: Not reported
Time Completed: Not reported
Surrounding Area: Not reported
Estimated Temperature: Not reported
Property Management: Not reported
More Than Two Substances Involved?: Not reported
Resp Agency Personel # Of Decontaminated: Not reported
Responding Agency Personel # Of Injuries: Not reported
Responding Agency Personel # Of Fatalities: Not reported
Others Number Of Decontaminated: Not reported
Others Number Of Injuries: Not reported
Others Number Of Fatalities: Not reported
Vehicle Make/year: Not reported
Vehicle License Number: Not reported

Map ID
Direction
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD) (Continued)

1000409223

Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	Yes
Waterway:	Mill Creek
Spill Site:	Not reported
Cleanup By:	Unknown
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	1997
Agency:	Cal EPA
Incident Date:	6/2/1997 12:00:00 AM
Admin Agency:	Tulare County Health Department
Amount:	Not reported
Contained:	Yes
Site Type:	Other
E Date:	Not reported
Substance:	Partially treated ground water
Gallons:	10000
Unknown:	0
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	0
Number of Injuries:	0
Number of Fatalities:	0
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	Contains PCP, Creosote, Dioxin and other polyaromatic hydrocarbons. Gravity separator overflowed its containment and water went into Mill Creek.
Name:	Not reported
Address:	432 BEN MADDOX WAY
City,State,Zip:	VISALIA, CA 91770
OES Incident Number:	9-0492
OES notification:	02/01/1999
OES Date:	Not reported
OES Time:	Not reported
Date Completed:	Not reported
Property Use:	Not reported

Map ID
Direction
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD) (Continued)

1000409223

Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agency Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	Unknown
Waterway:	Not reported
Spill Site:	Not reported
Cleanup By:	Reporting Party
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	1999
Agency:	So Cal Edison
Incident Date:	2/1/199912:00:00 AM
Admin Agency:	Tulare County Health Department
Amount:	Not reported
Contained:	Yes
Site Type:	Other
E Date:	Not reported
Substance:	Steam w/ Creosote
Unknown:	0
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	0
Number of Injuries:	0
Number of Fatalities:	0
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD) (Continued)

1000409223

Comments: Not reported
Description: Steam Gyser from superfund site. This is a courtesy call and may or may not have happened. Area seems clean. Do not believe that the substance reached the drains

ROD:

Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
Address: 432 BEN MADDOX WAY
City,State,Zip: VISALIA, CA 93277
EPA ID: CAD980816466
RG: 9
Site ID: 902061
Action: GOVT ROD for PRP Remedy
Operable Unit Number: OVERALL SITE
SEQ ID: 1
Action Completion: 1994-06-10 00:00:00
NPL Status: Deleted
Non NPL Status: Not reported

PRP:

PRP Name: SOUTHERN CALIFORNIA EDISON

ICIS:

Enforcement Action ID: 09-1998-0134
FRS ID: 110009267872
Action Name: SOUTHERN CALIFORNIA EDISON CO.
Facility Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
Facility Address: 432 BEN MADDOX WAY
VISALIA, CA 93277
Enforcement Action Type: Civil Judicial Action
Facility County: TULARE
Program System Acronym: ICIS
Enforcement Action Forum Desc: Judicial
EA Type Code: CIV
Facility SIC Code: Not reported
Federal Facility ID: Not reported
Latitude in Decimal Degrees: 36.33333
Longitude in Decimal Degrees: -119.2767
Permit Type Desc: Not reported
Program System Acronym: 20617
Facility NAICS Code: Not reported
Tribal Land Code: Not reported

Facility Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
Address: 432 BEN MADDOX WAY
Tribal Indicator: N
Fed Facility: No
NAIC Code: Not reported
SIC Code: Not reported

Facility Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
Address: 432 BEN MADDOX WAY
Tribal Indicator: N
Fed Facility: No
NAIC Code: Not reported

Map ID
Direction
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD) (Continued)

1000409223

SIC Code: Not reported
Facility Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
Address: 432 BEN MADDOX WAY
Tribal Indicator: N
Fed Facility: No
NAIC Code: Not reported
SIC Code: Not reported

Facility Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
Address: 432 BEN MADDOX WAY
Tribal Indicator: N
Fed Facility: No
NAIC Code: Not reported
SIC Code: Not reported

FINDS:

Registry ID: 110009267872

[Click Here for FRS Facility Detail Report:](#)

Environmental Interest/Information System:

California's Department of Toxic Substances Control's (DTSC's)-EnviroStor database is an online search and Geographic Information System (GIS) tool for identifying sites that have known contamination or sites for which there may be reasons to investigate further. The EnviroStor 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.

The Integrated Compliance Information System (ICIS) provides a database that, when complete, will contain integrated enforcement and compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained in ICIS by EPA in the Regional offices and it at Headquarters. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

The California Environmental Protection Agency (CalEPA) has recently implemented a new data warehouse system (nSite). This data warehouse combines and merges facility and site information from five different systems managed within CalEPA. The five systems are: California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxic Release Inventory (TRI).

THE SUPERFUND ENTERPRISE MANAGEMENT SYSTEM (SEMS) INTEGRATES MULTIPLE LEGACY SYSTEMS INTO A COMPREHENSIVE TRACKING AND REPORTING TOOL, PROVIDING DATA ON THE INVENTORY OF ACTIVE AND ARCHIVED HAZARDOUS WASTE SITES EVALUATED BY THE SUPERFUND PROGRAM. IT CONTAINS SITES THAT ARE EITHER PROPOSED TO BE OR ARE ON THE NATIONAL PRIORITIES LIST (NPL) AS

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD) (Continued)

1000409223

WELL AS SITES THAT ARE IN THE SCREENING AND ASSESSMENT PHASE FOR POSSIBLE INCLUSION ON THE NPL.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000409223
 Registry ID: 110009267872
 DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110009267872>
 Name: SOUTHERN CALIFORNIA EDISON CO. (VISALIA POLEYARD)
 Address: 432 BEN MADDOX WAY
 City,State,Zip: VISALIA, CA 93292

NOTIFY 65:

Name: SOUTHERN CALIF EDISON CO.
 Address: 432 BEN MADDOX WAY
 City,State,Zip: VISALIA, CA 91334
 Date Reported: Not reported
 Staff Initials: Not reported
 Board File Number: Not reported
 Facility Type: Not reported
 Discharge Date: Not reported
 Issue Date: Not reported
 Incident Description: Not reported
 Global ID: Not reported
 Status: Not reported

I50
West
1/8-1/4
0.147 mi.
775 ft.

B P QUALITY PAINT AND BODY INC
739 N BEN MADDOX WY
VISALIA, CA 93292
Site 1 of 3 in cluster I

RCRA-SQG 1000123002
CAD981688161

Relative:
Higher
Actual:
338 ft.

RCRA Listings:
 Date Form Received by Agency: 20020521
 Handler Name: B P Quality Paint And Body Inc
 Handler Address: 739 N BEN MADDOX WY
 Handler City,State,Zip: VISALIA, CA 93292
 EPA ID: CAD981688161
 Contact Name: PAMELA HARTLEY
 Contact Address: 739 N BEN MADDOX WY
 Contact City,State,Zip: VISALIA, CA 93292
 Contact Telephone: 559-734-3501
 Contact Fax: Not reported
 Contact Email: Not reported
 Contact Title: Not reported
 EPA Region: 09
 Land Type: Private
 Federal Waste Generator Description: Small Quantity Generator
 Non-Notifier: Not reported
 Biennial Report Cycle: Not reported
 Accessibility: Not reported
 Active Site Indicator: Handler Activities
 State District Owner: Not reported
 State District: Not reported
 Mailing Address: 739 N BEN MADDOX WY
 Mailing City,State,Zip: VISALIA, CA 93292

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

B P QUALITY PAINT AND BODY INC (Continued)

1000123002

Owner Name:	Brooks Lemons
Owner Type:	Private
Operator Name:	Not Required
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
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:	20021107
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	D000
Waste Description:	Not Defined
Waste Code:	D001
Waste Description:	Ignitable Waste
Waste Code:	D018
Waste Description:	Benzene
Waste Code:	D035

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

B P QUALITY PAINT AND BODY INC (Continued)

1000123002

Waste Description:	Methyl Ethyl Ketone
Waste Code:	D039
Waste Description:	Tetrachloroethylene
Waste Code:	D040
Waste Description:	Trichlorethylene
Waste Code:	F003
Waste Description:	The Following Spent Nonhalogenated Solvents: Xylene, Acetone, Ethyl Acetate, Ethyl Benzene, Ethyl Ether, Methyl Isobutyl Ketone, N-Butyl Alcohol, Cyclohexanone, And Methanol; All Spent Solvent Mixtures/Blends Containing, Before Use, Only The Above Spent Nonhalogenated Solvents; And All Spent Solvent Mixtures/Blends Containing, Before Use, One Or More Of The Above Nonhalogenated Solvents, And A Total Of Ten Percent Or More (By Volume) Of One Or More Of Those Solvents Listed In F001, F002, F004, And F005; And Still Bottoms From The Recovery Of These Spent Solvents And Spent Solvent Mixtures.
Waste Code:	F005
Waste Description:	The Following Spent Nonhalogenated Solvents: Toluene, Methyl Ethyl Ketone, Carbon Disulfide, Isobutanol, Pyridine, Benzene, 2-Ethoxyethanol, And 2-Nitropropane; All Spent Solvent Mixtures/Blends Containing, Before Use, A Total Of Ten Percent Or More (By Volume) Of One Or More Of The Above Nonhalogenated Solvents Or Those Solvents Listed In F001, F002, Or F004; And Still Bottoms From The Recovery Of These Spent Solvents And Spent Solvent Mixtures.

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	NOT REQUIRED
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	BROOKS LEMONS
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1050 W HEMLOCK
Owner/Operator City,State,Zip:	VISALIA, CA 93277
Owner/Operator Telephone:	559-625-5959
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20020521
---------------	----------

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

B P QUALITY PAINT AND BODY INC (Continued)

1000123002

Handler Name: B P QUALITY PAINT AND BODY INC
Federal Waste Generator Description: Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Code: 811121
NAICS Description: AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

I51
West
1/8-1/4
0.147 mi.
775 ft.

QUALITY PAINT & BODY
739 N BEN MADDOX WY
VISALIA, CA 93292
Site 2 of 3 in cluster I

CERS HAZ WASTE
CUPA Listings
CERS

S120052120
N/A

Relative:
Higher
Actual:
338 ft.

CERS HAZ WASTE:
Name: QUALITY PAINT & BODY
Address: 739 N BEN MADDOX WY
City,State,Zip: VISALIA, CA 93292
Site ID: 183125
CERS ID: 10606861
CERS Description: Hazardous Waste Generator

CUPA TULARE:

Name: QUALITY PAINT & BODY
Address: 739 N BEN MADDOX WY
City,State,Zip: VISALIA, CA 93292
CERS ID: 10606861
Facility ID: FA0004916
APN: 094-160-027
Latitude: 36.336697024
Longitude: -119.27921633
PE: 2223
TB Fin Fees Description: Haz Mat - < 6 Reportable Quantities of Chem
Current Status: 01
CD Fin billing Status Description: Active, billable

Name: QUALITY PAINT & BODY
Address: 739 N BEN MADDOX WY
City,State,Zip: VISALIA, CA 93292
CERS ID: 10606861
Facility ID: FA0004916

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

QUALITY PAINT & BODY (Continued)

S120052120

APN: 094-160-027
Latitude: 36.336697024
Longitude: -119.27921633
PE: 2277
TB Fin Fees Description: CUPA OVERSIGHT CA SURCHARGE
Current Status: 01
CD Fin billing Status Description: Active, billable

CERS:

Name: QUALITY PAINT & BODY
Address: 739 N BEN MADDOX WY
City,State,Zip: VISALIA, CA 93292
Site ID: 183125
CERS ID: 10606861
CERS Description: Chemical Storage Facilities

Violations:

Site ID: 183125
Site Name: QUALITY PAINT & BODY
Violation Date: 01-29-2018
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes: Returned to compliance on 02/15/2018. OBSERVATION: The business failed to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material; or failed to document and maintains training records for a minimum of three years (the consolidated emergency response / contingency plan) CORRECTIVE ACTION: Establish and electronically submit an employee training program containing provisions for training applicable staff in release reporting procedures. Submit documentation to the unified program agency demonstrating appropriate personnel have received initial training and maintain ongoing annual training records for a minimum of three years.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 183125
Site Name: QUALITY PAINT & BODY
Violation Date: 01-29-2018
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 02/15/2018. OBSERVATION: Three full paint waste drums and one full waste antifreeze drum was observed with out accumulation start dates on the labels. CORRECTIVE ACTION: Submit a photo to the CUPA demonstrating that the container listed above has been properly labeled.
Violation Division: Tulare County Environmental Health

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

QUALITY PAINT & BODY (Continued)

S120052120

Violation Program: HW
Violation Source: CERS,

Site ID: 183125
Site Name: QUALITY PAINT & BODY
Violation Date: 01-09-2014
Citation: HSC 6.95 25504(b) - California Health and Safety Code, Chapter 6.95, Section(s) 25504(b)
Violation Description: Failure to include adequate emergency response procedures in the business plan for a release or threatened release.
Violation Notes: Returned to compliance on 02/03/2014.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 183125
Site Name: QUALITY PAINT & BODY
Violation Date: 01-29-2018
Citation: 40 CFR 1 265.31 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.31
Violation Description: Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to air, soil, or surface water which could threaten human health or the environment.
Violation Notes: Returned to compliance on 02/15/2018. OBSERVATION: The outside waste storage area secondary containment was full of liquid waste. CORRECTIVE ACTION: Submit documentation to the CUPA demonstrating that the liquid in side the secondary containment has been properly removed and managed.
Violation Division: Tulare County Environmental Health
Violation Program: HW
Violation Source: CERS,

Site ID: 183125
Site Name: QUALITY PAINT & BODY
Violation Date: 01-09-2014
Citation: 19 CCR 4 2729.2(a)(3) - California Code of Regulations, Title 19, Chapter 4, Section(s) 2729.2(a)(3)
Violation Description: Failure to complete and/or submit an annotated site map if required by CUPA.
Violation Notes: Returned to compliance on 02/03/2014.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 183125
Site Name: QUALITY PAINT & BODY
Violation Date: 01-29-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes: Returned to compliance on 02/15/2018. OBSERVATION: The business failed to electronically submit and certify that the business plan is complete, accurate, and in compliance with EPCRA on or before the

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

QUALITY PAINT & BODY (Continued)

S120052120

annual due date. CORRECTIVE ACTION: Electronically submit and certify that the business plan is complete, accurate, and in compliance with EPCRA on or before the annual due date (tcehealth.org).

Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 183125
Site Name: QUALITY PAINT & BODY
Violation Date: 01-29-2018
Citation: HSC 6.5 25123.3(h)(1) - California Health and Safety Code, Chapter 6.5, Section(s) 25123.3(h)(1)

Violation Description: Failure to send hazardous waste offsite for treatment, storage, or disposal within 180 days (or 270 days if waste is transported over 200 miles) for a generator who generates less than 1000 kilogram per month if all of the following conditions are met: (1) The quantity of hazardous waste accumulated onsite never exceeds 6,000 kilograms. (2) The generator complies with the requirements of 40 Code of Federal Regulations section 262.34(d), (e) and (f). (3) The generator does not hold acutely hazardous waste or extremely hazardous waste in an amount greater than one kilogram for more than 90 days.

Violation Notes: Returned to compliance on 02/15/2018. OBSERVATION: Four drums of paint wastes and antifreeze located in the main and satellite storage areas were observed without accumulation start dates and a manifest/receipt demonstrating disposal within the past 180 days was not available. CORRECTIVE ACTION: Dispose of the paint waste drums (X3) and the waste antifreeze and submit a copy of the manifest/receipt to the CUPA.

Violation Division: Tulare County Environmental Health
Violation Program: HW
Violation Source: CERS,

Site ID: 183125
Site Name: QUALITY PAINT & BODY
Violation Date: 01-09-2014
Citation: HSC 6.95 25504(c) - California Health and Safety Code, Chapter 6.95, Section(s) 25504(c)

Violation Description: Failure to include provisions in the business plan to ensure that appropriate personnel receive initial and annual training.

Violation Notes: Returned to compliance on 02/03/2014.

Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-09-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-29-2018
Violations Found: Yes
Eval Type: Routine done by local agency

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

QUALITY PAINT & BODY (Continued)

S120052120

Eval Notes: Juan Oyervidez - HR Manager
Eval Division: Tulare County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-09-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-29-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Juan Oyervidez - HR Manager
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Enforcement Action:
Site ID: 183125
Site Name: QUALITY PAINT & BODY
Site Address: 739 N BEN MADDOX WY
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 01-09-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HMRRP
Enf Action Source: CERS,

Site ID: 183125
Site Name: QUALITY PAINT & BODY
Site Address: 739 N BEN MADDOX WY
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 01-29-2018
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HMRRP
Enf Action Source: CERS,

Site ID: 183125
Site Name: QUALITY PAINT & BODY
Site Address: 739 N BEN MADDOX WY
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 01-29-2018
Enf Action Type: Notice of Violation (Unified Program)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

QUALITY PAINT & BODY (Continued)

S120052120

Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HW
Enf Action Source: CERS,

Affiliation:

Affiliation Type Desc: Document Preparer
Entity Name: Joshua Kaminski
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: CUPA District
Entity Name: Tulare County Environmental Health
Entity Title: Not reported
Affiliation Address: 5957 South Mooney Boulevard
Affiliation City: Visalia
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93277
Affiliation Phone: (559) 624-7400,

Affiliation Type Desc: Environmental Contact
Entity Name: JUAN OYERVIDEZ
Entity Title: Not reported
Affiliation Address: 739 N BEN MADDOX WY
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93292
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: BROOKS LEMONS
Entity Title: Not reported
Affiliation Address: 2636 S FONTANA CT
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 93277
Affiliation Phone: (559) 967-1682,

Affiliation Type Desc: Operator
Entity Name: BROOKS LEMONS
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (559) 967-1682,

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

QUALITY PAINT & BODY (Continued)

S120052120

Affiliation Type Desc: Facility Mailing Address
 Entity Name: Mailing Address
 Entity Title: Not reported
 Affiliation Address: 739 N BEN MADDOX WY
 Affiliation City: VISALIA
 Affiliation State: CA
 Affiliation Country: Not reported
 Affiliation Zip: 93292
 Affiliation Phone: ,

Affiliation Type Desc: Identification Signer
 Entity Name: Joshua Kaminski
 Entity Title: General Manager
 Affiliation Address: Not reported
 Affiliation City: Not reported
 Affiliation State: Not reported
 Affiliation Country: Not reported
 Affiliation Zip: Not reported
 Affiliation Phone: ,

Affiliation Type Desc: Parent Corporation
 Entity Name: QUALITY PAINT & BODY
 Entity Title: Not reported
 Affiliation Address: Not reported
 Affiliation City: Not reported
 Affiliation State: Not reported
 Affiliation Country: Not reported
 Affiliation Zip: Not reported
 Affiliation Phone: ,

I52
West
1/8-1/4
0.147 mi.
775 ft.

BP QUALITY PAINT & BODY
739 N BEN MADDOX WAY
VISALIA, CA 93292

RCRA NonGen / NLR

1024799871
CAL000214556

Site 3 of 3 in cluster I

Relative:
Higher

Actual:
338 ft.

RCRA Listings:
 Date Form Received by Agency: 20001204
 Handler Name: Bp Quality Paint & Body
 Handler Address: 739 N BEN MADDOX WAY
 Handler City,State,Zip: VISALIA, CA 93292-0000
 EPA ID: CAL000214556
 Contact Name: JOSHUA KAMINSKI
 Contact Address: 739 N BEN MADDOX WAY
 Contact City,State,Zip: VISALIA, CA 93292
 Contact Telephone: 559-734-3501
 Contact Fax: 559-734-8340
 Contact Email: JKAMINSKI@QPBONLINE.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

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

BP QUALITY PAINT & BODY (Continued)

1024799871

State District:	Not reported
Mailing Address:	PO BOX 1350
Mailing City,State,Zip:	VISALIA, CA 93279
Owner Name:	Brooks Lemons, President
Owner Type:	Other
Operator Name:	Joshua Kaminski
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 State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC Renewals Baseline:	Not on the Baseline
202 GPRC Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
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
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: JOSHUA KAMINSKI	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	739 N BEN MADDOX WAY
Owner/Operator City,State,Zip:	VISALIA, CA 93292

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BP QUALITY PAINT & BODY (Continued)

1024799871

Owner/Operator Telephone: 559-734-3501
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: BROOKS LEMONS, PRESIDENT
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 739 N BEN MADDOX WAY
Owner/Operator City,State,Zip: VISALIA, CA 93292-0000
Owner/Operator Telephone: 559-734-3501
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 20001204
Handler Name: BP QUALITY PAINT & BODY
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: 811121
NAICS Description: AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

J53
NW
1/8-1/4
0.151 mi.
796 ft.

BEN MADDOX GIT N GO
1120 N. BEN MADDOX WAY
VISALIA, CA 93292

Site 1 of 11 in cluster J

UST U004066810
N/A

Relative:
Higher
Actual:
338 ft.

UST:
Name: BEN MADDOX GIT N GO
Address: 1120 N. BEN MADDOX WAY
City,State,Zip: VISALIA, CA 93292
Facility ID: FA1000586
Permitting Agency: TULARE COUNTY
CERSID: Not reported
Latitude: 36.33979662

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

BEN MADDOX GIT N GO (Continued)

U004066810

Longitude: -119.278575
 Owner type: Not reported
 Facility type: Not reported
 Num of inuse ust: Not reported
 Num of closed ust: Not reported
 Num of oos ust: Not reported
 Epa region: Not reported
 Tribal lands: Not reported
 Tank owner name: Not reported
 Tank owner mailing address: Not reported
 Tank owner mailing city: Not reported
 Tank owner mailing zip: Not reported
 Tank owner mailing state: Not reported
 Tank operator name: Not reported
 Tank operator mailing address: Not reported
 Tank operator mailing city: Not reported
 Tank operator mailing zip: Not reported
 Tank operator mailing state: Not reported
 Tankidnumber: Not reported
 Tank status: Not reported
 Tank configuration: Not reported
 Tank closure date: Not reported
 Tank installation date: Not reported
 Tank num of compartments: Not reported
 Tank contents: Not reported
 Tank capacity gallons: Not reported
 Tank type: Not reported
 Tank pc construction: Not reported
 Tank pwpiping construction: Not reported
 Tank piping type: Not reported
 Tank piping construction: Not reported
 Tank sacrificial anode: Not reported
 Tank cp impressed current: Not reported
 Tank cp shutoff: Not reported
 Tank alarms: Not reported
 Tank ball float: Not reported
 Tank spill bucket: Not reported

**J54
 NW
 1/8-1/4
 0.155 mi.
 816 ft.**

**BEN MADDOX PIK N GO
 1122 N BEN MADDOX WY
 VISALIA, CA 93292**

**UST U004264714
 N/A**

Site 2 of 11 in cluster J

**Relative:
 Higher
 Actual:
 338 ft.**

UST:
 Name: BEN MADDOX PIK N GO
 Address: 1122 N BEN MADDOX WY
 City,State,Zip: VISALIA, CA 93292
 Facility ID: FA1000586
 Permitting Agency: Tulare County Environmental Health
 CERSID: 10603681
 Latitude: 36.3389992
 Longitude: -119.278237
 Owner type: Non-Government
 Facility type: Motor Vehicle Fueling
 Num of inuse ust: Not reported
 Num of closed ust: 0
 Num of oos ust: 0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEN MADDOX PIK N GO (Continued)

U004264714

Epa region: 9
Tribal lands: No
Tank owner name: TARLOCHAN & SARBJIT NARWAL
Tank owner mailing address: 1122 N BEN MADDOX WAY
Tank owner mailing city: VISALIA
Tank owner mailing zip: 93292
Tank owner mailing state: CA
Tank operator name: TARLOCHAN & SARBJIT NARWAL
Tank operator mailing address: 1122 N BEN MADDOX WAY
Tank operator mailing city: VISALIA
Tank operator mailing zip: 93292
Tank operator mailing state: CA
Tankidnumber: TA1000125
Tank status: Confirmed/Updated Information
Tank configuration: Stand Alone Tank
Tank closure date: Not reported
Tank installation date: 10/1/1988 12:00:00 AM
Tank num of compartments: 1
Tank contents: Regular Unleaded
Tank capacity gallons: 8000
Tank type: Double Wall
Tank pc construction: Steel
Tank pwpiping construction: Flexible
Tank piping type: Pressure
Tank piping construction: Double Walled
Tank sacrificial anode: Not reported
Tank cp impressed current: No
Tank cp shutoff: Yes
Tank alarms: No
Tank ball float: No
Tank spill bucket: Yes

Name: BEN MADDOX PIK N GO
Address: 1122 N BEN MADDOX WY
City,State,Zip: VISALIA, CA 93292
Facility ID: FA1000586
Permitting Agency: Tulare County Environmental Health
CERSID: 10603681
Latitude: 36.3389992
Longitude: -119.278237
Owner type: Non-Government
Facility type: Motor Vehicle Fueling
Num of inuse ust: Not reported
Num of closed ust: 0
Num of oos ust: 0
Epa region: 9
Tribal lands: No
Tank owner name: TARLOCHAN & SARBJIT NARWAL
Tank owner mailing address: 1122 N BEN MADDOX WAY
Tank owner mailing city: VISALIA
Tank owner mailing zip: 93292
Tank owner mailing state: CA
Tank operator name: TARLOCHAN & SARBJIT NARWAL
Tank operator mailing address: 1122 N BEN MADDOX WAY
Tank operator mailing city: VISALIA
Tank operator mailing zip: 93292
Tank operator mailing state: CA

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEN MADDOX PIK N GO (Continued)

U004264714

Tankidnumber: TA1000126
Tank status: Confirmed/Updated Information
Tank configuration: Stand Alone Tank
Tank closure date: Not reported
Tank installation date: 10/1/1988 12:00:00 AM
Tank num of compartments: 1
Tank contents: Premium Unleaded
Tank capacity gallons: 5000
Tank type: Double Wall
Tank pc construction: Steel
Tank pwpiping construction: Flexible
Tank piping type: Pressure
Tank piping construction: Double Walled
Tank sacrificial anode: Not reported
Tank cp impressed current: No
Tank cp shutoff: Yes
Tank alarms: No
Tank ball float: No
Tank spill bucket: Yes

Name: BEN MADDOX PIK N GO
Address: 1122 N BEN MADDOX WY
City,State,Zip: VISALIA, CA 93292
Facility ID: FA1000586
Permitting Agency: Tulare County Environmental Health
CERSID: 10603681
Latitude: 36.3389992
Longitude: -119.278237
Owner type: Non-Government
Facility type: Motor Vehicle Fueling
Num of inuse ust: Not reported
Num of closed ust: 0
Num of oos ust: 0
Epa region: 9
Tribal lands: No
Tank owner name: TARLOCHAN & SARBJIT NARWAL
Tank owner mailing address: 1122 N BEN MADDOX WAY
Tank owner mailing city: VISALIA
Tank owner mailing zip: 93292
Tank owner mailing state: CA
Tank operator name: TARLOCHAN & SARBJIT NARWAL
Tank operator mailing address: 1122 N BEN MADDOX WAY
Tank operator mailing city: VISALIA
Tank operator mailing zip: 93292
Tank operator mailing state: CA
Tankidnumber: TA1000124
Tank status: Confirmed/Updated Information
Tank configuration: Stand Alone Tank
Tank closure date: Not reported
Tank installation date: 10/1/1988 12:00:00 AM
Tank num of compartments: 1
Tank contents: Regular Unleaded
Tank capacity gallons: 8000
Tank type: Double Wall
Tank pc construction: Steel
Tank pwpiping construction: Flexible
Tank piping type: Pressure

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEN MADDOX PIK N GO (Continued)

U004264714

Tank piping construction: Double Walled
Tank sacrificial anode: Not reported
Tank cp impressed current: No
Tank cp shutoff: Yes
Tank alarms: No
Tank ball float: No
Tank spill bucket: Yes

**J55
NW
1/8-1/4
0.155 mi.
816 ft.**

**BEN MADDOX PIK N GO
1122 N BEN MADDOX WY
VISALIA, CA 93292**

**CERS TANKS
CUPA Listings
CERS**

**S120051043
N/A**

Site 3 of 11 in cluster J

**Relative:
Higher
Actual:
338 ft.**

CERS TANKS:
Name: BEN MADDOX PIK N GO
Address: 1122 N BEN MADDOX WY
City,State,Zip: VISALIA, CA 93292
Site ID: 357957
CERS ID: 10603681
CERS Description: Underground Storage Tank

CUPA TULARE:

Name: BEN MADDOX PIK N GO
Address: 1122 N BEN MADDOX WY
City,State,Zip: VISALIA, CA 93292
CERS ID: 10603681
Facility ID: FA1000586
APN: 098-161-013
Latitude: 36.33899924
Longitude: -119.27823732
PE: 2223
TB Fin Fees Description: Haz Mat - < 6 Reportable Quantities of Chem
Current Status: 01
CD Fin billing Status Description: Active, billable

Name: BEN MADDOX PIK N GO
Address: 1122 N BEN MADDOX WY
City,State,Zip: VISALIA, CA 93292
CERS ID: 10603681
Facility ID: FA1000586
APN: 098-161-013
Latitude: 36.33899924
Longitude: -119.27823732
PE: 2277
TB Fin Fees Description: CUPA OVERSIGHT CA SURCHARGE
Current Status: 01
CD Fin billing Status Description: Active, billable

CERS:

Name: BEN MADDOX PIK N GO
Address: 1122 N BEN MADDOX WY
City,State,Zip: VISALIA, CA 93292
Site ID: 357957
CERS ID: 10603681
CERS Description: Chemical Storage Facilities

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEN MADDOX PIK N GO (Continued)

S120051043

Violations:

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 09-17-2014
Citation: 23 CCR 16 2638 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638
Violation Description: Failure to test leak detection equipment as required every 12 months (VPH, sensor, LLD, ATG, etc.) and/or submit monitoring system certification to the CUPA within 30 days of completion of the test
Violation Notes: Returned to compliance on 08/24/2015.
Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 09-17-2014
Citation: 23 CCR 16 2715(c)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)(2)
Violation Description: Failure to comply with one or more of the following: maintain the spill bucket in good condition, containment free of debris/liquid, and/or to remove the contents of the spill bucket when a release/leak/spill was observed.
Violation Notes: Returned to compliance on 09/17/2014.
Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 08-28-2020
Citation: 23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(G)
Violation Description: Failure to comply with one or more of the following overfill prevention equipment requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling. Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1, 2018. For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter. For USTs installed on and after October 1, 2018, perform an inspection at installation and every 36 months thereafter. Inspected within 30 days after a repair to the overfill prevention equipment. Inspected using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Inspected by a certified UST service technician. Maintain records of overfill prevention equipment inspection for 36 months.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEN MADDOX PIK N GO (Continued)

S120051043

Violation Notes: 91 overfill prevention test has not been completed. Contact certified contractor to perform overfill prevention.
Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 07-10-2013
Citation: 23 CCR 16 2715(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(b)
Violation Description: Failure to submit statement of UST compliance and/or Designated Operator current certification.
Violation Notes: Returned to compliance on 09/10/2013.
Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 08-24-2015
Citation: 23 CCR 16 2715(c)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)(2)
Violation Description: Failure to comply with one or more of the following: maintain the spill bucket in good condition, containment free of debris/liquid, and/or to remove the contents of the spill bucket when a release/leak/spill was observed.
Violation Notes: Returned to compliance on 08/24/2015.
Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 12-29-2022
Citation: 23 CCR 16 2636(f)(4) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(4)
Violation Description: Failure to meet one or more of the following monitoring requirements in lieu of the requirement to be tightness tested every 12 months: The monitoring system maintains all product piping outside the dispenser to be fail-safe and shut down the pump when a leak is detected. The monitoring system shuts down the pump or stops flow when a leak is detected in the under dispenser containment (UDC).
Violation Notes: Returned to compliance on 02/15/2023. OBSERVATION: Owner/Operator, in lieu of annual tightness testing, failed to maintain all product piping, outside the dispenser, to be fail-safe. The turbines did not shut down when power was disconnected from the tank monitor. CORRECTIVE ACTION: Maintain all product piping outside the dispenser to be fail-safe.
Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 07-14-2021
Citation: 23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEN MADDOX PIK N GO (Continued)

S120051043

Violation Description: Chapter 16, Section(s) 2712(b)(1)(G)
Failure to comply with one or more of the following overfill prevention equipment requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling. Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1, 2018. For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter. For USTs installed on and after October 1, 2018, perform an inspection at installation and every 36 months thereafter. Inspected within 30 days after a repair to the overfill prevention equipment. Inspected using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Inspected by a certified UST service technician. Maintain records of overfill prevention equipment inspection for 36 months.

Violation Notes: OBSERVATION: Owner/Operator failed to meet one or more of the requirements applicable to overfill prevention equipment. [The 91 tank failed overfill testing in July 2019 due to the inability of the service technician to remove the drop tube]. CORRECTIVE ACTION: Maintain overfill prevention system to comply with the deficiencies noted above. Submit verification. Perform overfill testing on the 91 tank within 30 days.

Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 07-10-2013
Citation: HSC 6.7 Multiple Sections - California Health and Safety Code, Chapter 6.7, Section(s) Multiple Sections

Violation Description: UST Program - Operations/Maintenance - General
Violation Notes: Returned to compliance on 09/10/2013.
Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 12-29-2022
Citation: 23 CCR 16 2715(c)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)(2)

Violation Description: Failure to have at least one facility employee present during operating hours that has been trained in the proper operation and maintenance of the UST system by a designated operator (DO).

Violation Notes: Returned to compliance on 01/11/2023. OBSERVATION: The designated operator employee training was last performed on 8/25/21 and is now

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEN MADDOX PIK N GO (Continued)

S120051043

four months over-due. CORRECTIVE ACTION: Ensure that employees have been trained by the designated operator, maintain the list onsite, and submit a copy of the training records to the CUPA.

Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 08-24-2016
Citation: 23 CCR 16 2715(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)

Violation Description: Failure to have at least one employee present during operating hours that has been trained in the proper operation and maintenance of the UST system by a designated operator (DO).

Violation Notes: Returned to compliance on 08/30/2016.

Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 12-29-2022
Citation: 23 CCR 16 2632(c)(2)(A)&(B) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(c)(2)(A)&(B)

Violation Description: Failure to continuously monitor the interstitial space of a double-walled tank with an audible and visual alarm system.

Violation Notes: Returned to compliance on 02/15/2023. OBSERVATION: The 87 south tank annular sensor failed to activate an audible and visual alarm when tested and, therefore, the tank is not monitored. The interstitial space shall be monitored with a monitoring system connected to an audible and visual alarm system. CORRECTIVE ACTION: Immediately contact a properly licensed, trained, and certified contractor to replace the failed component with a functional component (LG 113-x listed, if applicable). (Repeat violation)

Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 09-17-2014
Citation: 23 CCR 16 2638 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638

Violation Description: Failure to test leak detection equipment as required every 12 months (VPH, sensor, LLD, ATG, etc.) and/or submit monitoring system certification to the CUPA within 30 days of completion of the test

Violation Notes: Returned to compliance on 09/17/2014.

Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 08-24-2015
Citation: 23 CCR 16 2715(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEN MADDOX PIK N GO (Continued)

S120051043

Violation Description: Failure to comply with one or more of the following: provide training to facility employee(s) responsible for proper operation and maintenance every 12 months and/or train new employee(s) who are responsible for proper operation and maintenance within 30-days of hire and/or to have at least one employee present during operating hours that has been trained in the proper operation and maintenance of the UST system.

Violation Notes: Returned to compliance on 09/23/2015.

Violation Division: Tulare County Environmental Health

Violation Program: UST

Violation Source: CERS,

Site ID: 357957

Site Name: BEN MADDOX PIK N GO

Violation Date: 07-10-2013

Citation: 23 CCR 16 2715(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)

Violation Description: Failure to comply with one or more of the following: provide training to facility employee(s) responsible for proper operation and maintenance every 12 months and/or train new employee(s) who are responsible for proper operation and maintenance within 30-days of hire and/or to have at least one employee present during operating hours that has been trained in the proper operation and maintenance of the UST system.

Violation Notes: Returned to compliance on 09/10/2013.

Violation Division: Tulare County Environmental Health

Violation Program: UST

Violation Source: CERS,

Site ID: 357957

Site Name: BEN MADDOX PIK N GO

Violation Date: 08-24-2016

Citation: 23 CCR 16 2715(c) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)

Violation Description: Failure to comply with one or more of the following designated operator (DO) monthly inspection requirements: Be performed by an ICC certified DO. Inspect monthly alarm history report, check that alarms are documented and responded to appropriately, and attach a copy. Inspect for the presence of liquid/debris in spill containers. Inspect for the presence of liquid/debris in under dispenser containment (UDC) and ensure that the monitoring equipment is positioned correctly. Inspect for liquid or debris in containment sumps where an alarm occurred with no service visit. Check that all testing and maintenance has been completed and documented. Verify that all facility employees have been properly trained.

Violation Notes: Returned to compliance on 08/30/2016.

Violation Division: Tulare County Environmental Health

Violation Program: UST

Violation Source: CERS,

Site ID: 357957

Site Name: BEN MADDOX PIK N GO

Violation Date: 08-06-2018

Citation: 23 CCR 16 2632(c)(2)(A)&(B) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(c)(2)(A)&(B)

Violation Description: Failure to continuously monitor the interstitial space of a double-walled tank with an audible and visual alarm system.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEN MADDOX PIK N GO (Continued)

S120051043

Violation Notes: Returned to compliance on 08/21/2019. 87-2 annular vacuum sensor did not go into alarm when vacuum was released during the inspection. Replace 87-2 annular vacuum sensor and provide inspector with invoice and test results.

Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 07-30-2019
Citation: 23 CCR 16 2715(c)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)(2)

Violation Description: Failure to have at least one facility employee present during operating hours that has been trained in the proper operation and maintenance of the UST system by a designated operator (DO).

Violation Notes: Returned to compliance on 01/11/2023. Did not observe DO training logs for the last 12 months. Ensure DO trains and records employee training.

Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 12-29-2022
Citation: 23 CCR 16 2715(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)

Violation Description: Failure to have a properly qualified service technician test leak detection equipment as required every 12 months (vapor, pressure, hydrostatic (VPH) system, sensors, line-leak detectors (LLD), automatic tank gauge (ATG), etc.).

Violation Notes: Returned to compliance on 12/29/2022. OBSERVATION: Annual monitoring system certification and/or leak detector testing, were last performed on 7/14/21 and was completed today 12/29/22, five months past due. These tests are required once every 12 months. CORRECTIVE ACTION: Corrected on site. Note that a late test does not re-set the due date. Ensure the next annual monitoring certification is completed prior to the end of July 2023.

Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 08-24-2016
Citation: 23 CCR 16 2637 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637

Violation Description: Failure to conduct secondary containment testing, or one or more of the following requirements: Perform the test within six months of installation and every 36 months thereafter. Use a procedure that demonstrates the system works as well as at installation. Use applicable manufacturer guidelines, industry codes, engineering standard, or professional engineer approval. Performed by a certified service technician or a licensed tank tester.

Violation Notes: Returned to compliance on 08/30/2016.
Violation Division: Tulare County Environmental Health

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEN MADDOX PIK N GO (Continued)

S120051043

Violation Program: UST
Violation Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 07-14-2021
Citation: HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2

Violation Description: "Failure to meet one or more of the following requirements: Install or maintain a liquid-tight spill container. Have a minimum capacity of five gallons. Have a functional drain valve or other method for the removal of liquid from the spill container. Be resistant to galvanic corrosion. Perform a tightness test at installation, every 12 months thereafter, or within 30 days after a repair to the spill container. Tested using applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Tested by a certified UST service technician. Maintain records of spill containment testing for 36 months. "

Violation Notes: OBSERVATION: The 91 spill bucket failed the 1 hour lake/hydrostatic test. CORRECTIVE ACTION: Install or repair spill buckets to meet all of the listed requirements, have tightness tested using approved method, by certified UST service technician, and submit documentation to verify compliance. Maintain all testing records for 36 months.

Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 12-29-2022
Citation: 23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(G)

Violation Description: Failure to comply with one or more of the following overfill prevention equipment requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling. Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1, 2018. For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter. For USTs installed on and after October 1, 2018, perform an inspection at installation and every 36 months thereafter. Inspected within 30 days after a repair to the overfill prevention equipment. Inspected using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Inspected by a certified UST service technician. Maintain records of overfill prevention equipment inspection for 36 months.

Violation Notes: OBSERVATION: The 91 tank failed the overfill prevention equipment

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEN MADDOX PIK N GO (Continued)

S120051043

inspection performed on 7/14/21. (Repeat violation) CORRECTIVE ACTION:
Immediately hire a licensed contractor to repair / replace the 91 tank
overfill prevention equipment.

Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 09-17-2014
Citation: 23 CCR 16 2715(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)

Violation Description: Failure to comply with one or more of the following: provide training to facility employee(s) responsible for proper operation and maintenance every 12 months and/or train new employee(s) who are responsible for proper operation and maintenance within 30-days of hire and/or to have at least one employee present during operating hours that has been trained in the proper operation and maintenance of the UST system.

Violation Notes: Returned to compliance on 09/19/2014.
Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 07-14-2021
Citation: 23 CCR 16 2632(c)(2)(A)&(B) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(c)(2)(A)&(B)

Violation Description: Failure to continuously monitor the interstitial space of a double-walled tank with an audible and visual alarm system.

Violation Notes: OBSERVATION: The [87 South] annular vacuum sensor failed to activate an audible and visual alarm when tested and, therefore, the tank is not monitored. The interstitial space shall be monitored with a monitoring system connected to an audible and visual alarm system.
CORRECTIVE ACTION: Immediately contact a properly licensed, trained, and certified contractor to replace the failed component with a functional component (LG 113-x listed, if applicable) under permit and inspection of the CUPA within [30 of business days].

Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 09-17-2014
Citation: 23 CCR 16 2636(f)(1) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(1)

Violation Description: Failure of the double wall pressurized piping in the under dispenser containment to be continuously monitored by a method that either shuts down the flow of product to the dispenser or activates an audible/visual alarm when a leak is detected.

Violation Notes: Returned to compliance on 09/17/2014.
Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEN MADDOX PIK N GO (Continued)

S120051043

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 12-29-2022
Citation: 23 CCR 16 2641(j) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(j)
Violation Description: Failure of the leak detection equipment to be installed, calibrated, operated, and/or maintained properly.
Violation Notes: OBSERVATION: The 87 north tank (siphon tank) annular space does not have a functional vacuum sight gauge. CORRECTIVE ACTION: Hire a licensed contractor to repair or replace the 87 north tank (siphon tank) sight gauge.
Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 07-10-2013
Citation: HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description: Failure to test the spill bucket annually.
Violation Notes: Returned to compliance on 09/10/2013. 91 fill spill bucket's OPW drain is extremely slow and needs to have the screen cleaned.
Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 12-29-2022
Citation: HSC 6.7 25291(a)(1) - California Health and Safety Code, Chapter 6.7, Section(s) 25291(a)(1)
Violation Description: Failure to construct, operate, and maintain primary containment as product-tight.
Violation Notes: OBSERVATION: Observed weeping on the 87 line inside UDC 3/4. The weeping was not enough to cause accumulation inside the dispenser pan. CORRECTIVE ACTION: Have a certified technician ensure the 87 line inside UDC 3/4 is product tight.
Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 08-24-2016
Citation: 23 CCR 16 2665 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2665
Violation Description: Failure to comply with one or more of the following: Failure to install or maintain a liquid-tight spill bucket. Have a minimum capacity of five gallons. Have a functional drain valve or other method for the removal of liquid from the spill bucket/spill container. Be resistant to galvanic corrosion.
Violation Notes: Returned to compliance on 08/30/2016.
Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEN MADDOX PIK N GO (Continued)

S120051043

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 08-24-2016
Citation: HSC 6.7 25290.1(c)(3), 25290.2(c)(3) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c)(3), 25290.2(c)(3)
Violation Description: Failure to keep water out of the secondary containment of UST systems installed on or after July 1, 2003 and before July 1, 2004, or on or after July 1, 2004.
Violation Notes: Returned to compliance on 08/30/2016.
Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 07-30-2019
Citation: 23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(G)
Violation Description: Failure to comply with one or more of the following overfill prevention equipment requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling. Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1, 2018. For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter. For USTs installed on and after October 1, 2018, perform an inspection at installation and every 36 months thereafter. Inspected within 30 days after a repair to the overfill prevention equipment. Inspected using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Inspected by a certified UST service technician. Maintain records of overfill prevention equipment inspection for 36 months.
Violation Notes: 91 drop tube could not be pulled to test flappers, Schedule 91 overfill test with in 30 days
Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Violation Date: 07-10-2013
Citation: 23 CCR 16 2636(f)(5) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(5)
Violation Description: Failure to maintain all product piping outside the dispenser to be fail-safe and shut down the pump when a leak is detected and the monitoring system shuts down the pump or flow restriction occurs when a leak is detected in the under dispenser containment.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEN MADDOX PIK N GO (Continued)

S120051043

Violation Notes: Returned to compliance on 09/10/2013. Failsafe is non-functional and sensor-out did not work for the 87 turbine.
Violation Division: Tulare County Environmental Health
Violation Program: UST
Violation Source: CERS,

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 07-12-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-24-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 01-31-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-30-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 03-27-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-22-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEN MADDOX PIK N GO (Continued)

S120051043

Eval Division: Tulare County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-23-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported

Eval Division: Tulare County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 07-23-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported

Eval Division: Tulare County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-06-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Garry Service tech: Jacob Weaver ICC: 838858 Manufacture Cert: b49096
Service Company: Precision Environmental License #/ Class: 1028900/ A
haz

Eval Division: Tulare County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-24-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported

Eval Division: Tulare County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 09-15-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported

Eval Division: Tulare County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-14-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEN MADDOX PIK N GO (Continued)

S120051043

Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-10-2013
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: UST inspection with Terry Hodson
Eval Division: Tulare County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 07-12-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-14-2021
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Consent: Tony Narwal, Owner & Operator Service Company: JW's Fuel Services; License #1069780, Class A - General Engineering, Exp. 10/31/2022 Service Technician: Jacob Weaver; ICC #8338858, Exp. 02/05/2023; INCON #1009763709, Exp. 02/18/23; VMI #4185 Note: Second round of overfill prevention testing was conducted today, 07/14/2021. The 91 droptube will be tested when the 91 spill bucket is repaired/replaced.
Eval Division: Tulare County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-18-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Tony
Eval Division: Tulare County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 07-30-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-30-2019
Violations Found: Yes

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEN MADDOX PIK N GO (Continued)

S120051043

Eval Type: Routine done by local agency
Eval Notes: Tarlochan Michael Gosvener 9135535 C26472 Precision Environmental
1028900 A Haz
Eval Division: Tulare County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-28-2020
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Ruby Service Tech: Gary Rummerfiled
Eval Division: Tulare County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-17-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 10-23-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 12-19-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-29-2022
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: TRACIE WATTERS, CASHIER FRANZEN HILL, CSLB #304147 C-61/D40
TECHNICIAN: Junior Sinco ICC #5246152 (exp 10/17/24) GILBARCO /
VEEDERROOT #A30660 (exp 5/9/23) VMI 2138 (exp 5/5/23) Routine
inspection performed during Annual Monitoring Certification.
Inspection report emailed to Mr. Narwal on 1/3/23.
Eval Division: Tulare County Environmental Health
Eval Program: UST
Eval Source: CERS,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEN MADDOX PIK N GO (Continued)

S120051043

Enforcement Action:

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Site Address: 1122 N BEN MADDOX WY
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 07-30-2019
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: UST
Enf Action Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Site Address: 1122 N BEN MADDOX WY
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 08-06-2018
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: UST
Enf Action Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Site Address: 1122 N BEN MADDOX WY
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 08-24-2015
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: UST
Enf Action Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Site Address: 1122 N BEN MADDOX WY
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 08-24-2016
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: UST
Enf Action Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Site Address: 1122 N BEN MADDOX WY
Site City: VISALIA

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEN MADDOX PIK N GO (Continued)

S120051043

Site Zip: 93292
Enf Action Date: 08-28-2020
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: UST
Enf Action Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Site Address: 1122 N BEN MADDOX WY
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 09-17-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: UST
Enf Action Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Site Address: 1122 N BEN MADDOX WY
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 12-29-2022
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: UST
Enf Action Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Site Address: 1122 N BEN MADDOX WY
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 07-10-2013
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: UST
Enf Action Source: CERS,

Site ID: 357957
Site Name: BEN MADDOX PIK N GO
Site Address: 1122 N BEN MADDOX WY
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 07-14-2021
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEN MADDOX PIK N GO (Continued)

S120051043

Enf Action Division: Tulare County Environmental Health
Enf Action Program: UST
Enf Action Source: CERS,

Affiliation:

Affiliation Type Desc: Identification Signer
Entity Name: TARLOCHAN NARWAL
Entity Title: TANK OPERATOR
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: TARLOCHAN & SARBJIT NARWAL
Entity Title: Not reported
Affiliation Address: 4810 W MODOC CT
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 93291
Affiliation Phone: (559) 300-7239,

Affiliation Type Desc: UST Tank Operator
Entity Name: TARLOCHAN & SARBJIT NARWAL
Entity Title: Not reported
Affiliation Address: 1122 N BEN MADDOX WAY
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93292
Affiliation Phone: (559) 625-1705,

Affiliation Type Desc: UST Tank Owner
Entity Name: TARLOCHAN & SARBJIT NARWAL
Entity Title: Not reported
Affiliation Address: 1122 N BEN MADDOX WAY
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: USA
Affiliation Zip: 93292
Affiliation Phone: (559) 300-7239,

Affiliation Type Desc: CUPA District
Entity Name: Tulare County Environmental Health
Entity Title: Not reported
Affiliation Address: 5957 South Mooney Boulevard
Affiliation City: Visalia
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93277
Affiliation Phone: (559) 624-7400,

Affiliation Type Desc: Document Preparer
Entity Name: TARLOCHAN NARWAL

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEN MADDOX PIK N GO (Continued)

S120051043

Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Environmental Contact
Entity Name: TARLOCHAN NARWAL
Entity Title: Not reported
Affiliation Address: 1122 N BEN MADDOX
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93292
Affiliation Phone: ,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 1122 N BEN MADDOX
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93292
Affiliation Phone: ,

Affiliation Type Desc: Parent Corporation
Entity Name: BEN MADDOX PIK N GO
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: UST Permit Applicant
Entity Name: TARLOCHAN "TONY" NARWAL
Entity Title: TANK OPERATOR
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (559) 627-5517,

Affiliation Type Desc: UST Property Owner Name
Entity Name: TARLOCHAN & SARBJIT NARWAL
Entity Title: Not reported
Affiliation Address: 4810 W MODOC CT
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: USA
Affiliation Zip: 93291
Affiliation Phone: (559) 625-1705,

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

BEN MADDOX PIK N GO (Continued)

S120051043

Affiliation Type Desc: Operator
 Entity Name: TARLOCHAN NARWAL
 Entity Title: Not reported
 Affiliation Address: Not reported
 Affiliation City: Not reported
 Affiliation State: Not reported
 Affiliation Country: Not reported
 Affiliation Zip: Not reported
 Affiliation Phone: (559) 625-1705,

K56
North
1/8-1/4
0.155 mi.
816 ft.

STEVE SEITZ
1147 NORTH CAIN STREET
VISALIA, CA 93292

RCRA NonGen / NLR

1027457434
CAC003195718

Site 1 of 2 in cluster K

Relative:
Higher
Actual:
340 ft.

RCRA Listings:
 Date Form Received by Agency: 20220920
 Handler Name: Steve Seitz
 Handler Address: 1147 NORTH CAIN STREET
 Handler City,State,Zip: VISALIA, CA 93292
 EPA ID: CAC003195718
 Contact Name: STEVE SEITZ
 Contact Address: 1147 NORTH CAIN STREET
 Contact City,State,Zip: VISALIA, CA 93292
 Contact Telephone: 559-280-1734
 Contact Fax: Not reported
 Contact Email: CDSEITZ@HOTMAIL.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: 1147 NORTH CAIN STREET
 Mailing City,State,Zip: VISALIA, CA 93292
 Owner Name: Steve Seitz
 Owner Type: Other
 Operator Name: Steve Seitz
 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: No
 Universal Waste Destination Facility: No
 Federal Universal Waste: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

STEVE SEITZ (Continued)

1027457434

Active Site State-Reg Handler: ---
Federal Facility Indicator: Not reported
Hazardous Secondary Material Indicator: N
Sub-Part K Indicator: Not reported
2018 GPRC Permit Baseline: Not on the Baseline
2018 GPRC Renewals Baseline: Not on the Baseline
202 GPRC Corrective Action Baseline: No
Subject to Corrective Action Universe: No
Non-TSDFs Where RCRA CA has Been Imposed 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
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: 20220921
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: STEVE SEITZ
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 1147 NORTH CAIN STREET
Owner/Operator City,State,Zip: VISALIA, CA 93292
Owner/Operator Telephone: 559-280-1734
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: STEVE SEITZ
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 1147 NORTH CAIN STREET
Owner/Operator City,State,Zip: VISALIA, CA 93292
Owner/Operator Telephone: 559-280-1734
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 20220920

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

STEVE SEITZ (Continued)

1027457434

Handler Name: STEVE SEITZ
 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

L57
SSE
1/8-1/4
0.160 mi.
844 ft.

BENTONS AUTOMOTIVE SERV SPECIALIST
1720 E JANELLI CT
VISALIA, CA 93292
Site 1 of 9 in cluster L

CERS HAZ WASTE
CUPA Listings
CERS

S120051044
N/A

Relative:
Higher
Actual:
335 ft.

CERS HAZ WASTE:
 Name: BENTONS AUTOMOTIVE SERV SPECIALIST
 Address: 1720 E JANELLI CT
 City,State,Zip: VISALIA, CA 93292
 Site ID: 561663
 CERS ID: 10608733
 CERS Description: Hazardous Waste Generator

CUPA TULARE:

Name: BENTONS AUTOMOTIVE SERV SPECIALIST
 Address: 1720 E JANELLI CT
 City,State,Zip: VISALIA, CA 93292
 CERS ID: 10608733
 Facility ID: FA1349284
 APN: 098-142-027
 Latitude: 36.332633546
 Longitude: -119.27377908
 PE: 2223
 TB Fin Fees Description: Haz Mat - < 6 Reportable Quantities of Chem
 Current Status: 01
 CD Fin billing Status Description: Active, billable

Name: BENTONS AUTOMOTIVE SERV SPECIALIST
 Address: 1720 E JANELLI CT
 City,State,Zip: VISALIA, CA 93292
 CERS ID: 10608733
 Facility ID: FA1349284

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BENTONS AUTOMOTIVE SERV SPECIALIST (Continued)

S120051044

APN: 098-142-027
Latitude: 36.332633546
Longitude: -119.27377908
PE: 2277
TB Fin Fees Description: CUPA OVERSIGHT CA SURCHARGE
Current Status: 01
CD Fin billing Status Description: Active, billable

CERS:

Name: BENTONS AUTOMOTIVE SERV SPECIALIST
Address: 1720 E JANELLI CT
City,State,Zip: VISALIA, CA 93292
Site ID: 561663
CERS ID: 10608733
CERS Description: Chemical Storage Facilities

Violations:

Site ID: 561663
Site Name: BENTONS AUTOMOTIVE SERV SPECIALIST
Violation Date: 07-20-2015
Citation: 19 CCR 6.95 25508(a)(1) - California Code of Regulations, Title 19, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.
Violation Notes: Returned to compliance on 07/21/2016.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 561663
Site Name: BENTONS AUTOMOTIVE SERV SPECIALIST
Violation Date: 07-20-2015
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes: Returned to compliance on 07/21/2016.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 561663
Site Name: BENTONS AUTOMOTIVE SERV SPECIALIST
Violation Date: 07-20-2015
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Returned to compliance on 07/21/2016.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 561663
Site Name: BENTONS AUTOMOTIVE SERV SPECIALIST
Violation Date: 07-20-2015

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BENTONS AUTOMOTIVE SERV SPECIALIST (Continued)

S120051044

Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 07/21/2016.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 561663
Site Name: BENTONS AUTOMOTIVE SERV SPECIALIST
Violation Date: 07-20-2015
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 07/21/2016.
Violation Division: Tulare County Environmental Health
Violation Program: HW
Violation Source: CERS,

Site ID: 561663
Site Name: BENTONS AUTOMOTIVE SERV SPECIALIST
Violation Date: 09-17-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.
Violation Notes: Did not observe yearly employee training log for employees. Conduct current employee training and provide employee training log.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 561663
Site Name: BENTONS AUTOMOTIVE SERV SPECIALIST
Violation Date: 07-20-2015
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description: Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 07/21/2016.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-20-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BENTONS AUTOMOTIVE SERV SPECIALIST (Continued)

S120051044

Eval Division: Tulare County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-17-2018
Violations Found: No
Eval Type: Routine done by local agency

Eval Notes: tom
Eval Division: Tulare County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-17-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Tom
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-20-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Enforcement Action:
Site ID: 561663
Site Name: BENTONS AUTOMOTIVE SERV SPECIALIST
Site Address: 1720 E JANELLI CT
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 07-20-2015
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HMRRP
Enf Action Source: CERS,

Site ID: 561663
Site Name: BENTONS AUTOMOTIVE SERV SPECIALIST
Site Address: 1720 E JANELLI CT
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 07-20-2015
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HW
Enf Action Source: CERS,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BENTONS AUTOMOTIVE SERV SPECIALIST (Continued)

S120051044

Site ID: 561663
Site Name: BENTONS AUTOMOTIVE SERV SPECIALIST
Site Address: 1720 E JANELLI CT
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 09-17-2018
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HMRRP
Enf Action Source: CERS,

Coordinates:

Site ID: 561663
Facility Name: BENTONS AUTOMOTIVE SERV SPECIALIST
Env Int Type Code: HMBP
Program ID: 10608733
Coord Name: Not reported
Ref Point Type Desc: Entrance point of a facility or station,
Latitude: 36.332634
Longitude: -119.273770

Affiliation:

Affiliation Type Desc: Environmental Contact
Entity Name: THOMAS L BENTON
Entity Title: Not reported
Affiliation Address: 1720 E JANELLI CT
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93292
Affiliation Phone: ,

Affiliation Type Desc: CUPA District
Entity Name: Tulare County Environmental Health
Entity Title: Not reported
Affiliation Address: 5957 South Mooney Boulevard
Affiliation City: Visalia
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93277
Affiliation Phone: (559) 624-7400,

Affiliation Type Desc: Document Preparer
Entity Name: THOMAS L BENTON
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Identification Signer
Entity Name: THOMAS L BENTON

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BENTONS AUTOMOTIVE SERV SPECIALIST (Continued)

S120051044

Entity Title: PRESIDENT
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: THOMAS L BENTON
Entity Title: Not reported
Affiliation Address: 1904 VINE
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 93291
Affiliation Phone: (559) 739-0819,

Affiliation Type Desc: Parent Corporation
Entity Name: BENTONS AUTOMOTIVE SERV SPECIALIST
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Property Owner
Entity Name: JEFF PARSONS
Entity Title: Not reported
Affiliation Address: 1702 east janelli ct
Affiliation City: visalia
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 93292
Affiliation Phone: (559) 732-5883,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 1720 E JANELLI CT
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93292
Affiliation Phone: ,

Affiliation Type Desc: Operator
Entity Name: THOMAS BENTON
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (559) 739-0819,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

L58 #C9 UNITED REFRIGERATION INC
SSE 1736 E JANELLI CT
1/8-1/4 VISALIA, CA 93292
0.161 mi.
848 ft. Site 2 of 9 in cluster L

CUPA Listings S120052583
N/A

Relative: CUPA TULARE:
Higher Name: #C9 UNITED REFRIGERATION INC
Address: 1736 E JANELLI CT
Actual: City,State,Zip: VISALIA, CA 93292
335 ft. CERS ID: 10310551
Facility ID: FA0004343
APN: 098-142-028
Latitude: 36.332609154
Longitude: -119.27294757
PE: 2277
TB Fin Fees Description: CUPA OVERSIGHT CA SURCHARGE
Current Status: 01
CD Fin billing Status Description: Active, billable

J59 JOHN GORSKY CONSTRUCTION CO
NW 1023 N BEN MADDOX WAY
1/8-1/4 VISALIA, CA 93291
0.161 mi.
850 ft. Site 4 of 11 in cluster J

HIST UST U001583881
N/A

Relative: HIST UST:
Higher Name: JOHN GORSKY CONSTRUCTION CO
Address: 1023 N BEN MADDOX WAY
Actual: City,State,Zip: VISALIA, CA 93291
338 ft. File Number: 0002b834
URL: <https://documents.geotracker.waterboards.ca.gov/ustpdfs/pdf/0002b834.pdf>
Region: STATE
Facility ID: 00000008670
Facility Type: Other
Other Type: CONTRACTOR
Contact Name: JOHN GORSKY
Telephone: 2097325624
Owner Name: JOHN GORSKY CONSTRUCTION CO.
Owner Address: 1023 N. BEN MADDOX WAY
Owner City,St,Zip: VISALIA, CA 93291
Total Tanks: 0001

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

[Click here for Geo Tracker PDF:](#)

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

J60
NW
1/8-1/4
0.161 mi.
850 ft.

JOHN GORSKY CONST CO
1023 N BEN MADDOX WAY
VISALIA, CA 93291

SWEEPS UST **S101620331**
CA FID UST **N/A**

Site 5 of 11 in cluster J

Relative:
Higher
Actual:
338 ft.

SWEEPS UST:
Name: JOHN GORSKY CONST CO
Address: 1023 N BEN MADDOX WAY
City: VISALIA
Status: Active
Comp Number: 8670
Number: 9
Board Of Equalization: 44-029958
Referral Date: 04-20-88
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 1
SWRCB Tank Id: 54-000-008670-000001
Tank Status: A
Capacity: 1000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: UNKNOWN
Number Of Tanks: 1

CA FID UST:
Facility ID: 54000557
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2097325624
Mail To: Not reported
Mailing Address: 1023 N BEN MADDOX
Mailing Address 2: Not reported
Mailing City,St,Zip: VISALIA 93291
Contact: Not reported
Contact Phone: Not reported
DUNS Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

L61
SSE
1/8-1/4
0.163 mi.
862 ft.

ALL PURE POOL SERVICE OF CENTRAL CA
1744 E JANELLI CT
VISALIA, CA 93292

CUPA Listings **S120050884**
N/A

Site 3 of 9 in cluster L

Relative:
Lower
Actual:
334 ft.

CUPA TULARE:
Name: ALL PURE POOL SERVICE OF CENTRAL CA
Address: 1744 E JANELLI CT
City,State,Zip: VISALIA, CA 93292-6644
CERS ID: 10607131
Facility ID: FA0000886
APN: 098-142-028

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

ALL PURE POOL SERVICE OF CENTRAL CA (Continued)

S120050884

Latitude: 36.332609154
 Longitude: -119.27294757
 PE: 2223
 TB Fin Fees Description: Haz Mat - < 6 Reportable Quantities of Chem
 Current Status: 02
 CD Fin billing Status Description: Inactive, non-billable

Name: ALL PURE POOL SERVICE OF CENTRAL CA
 Address: 1744 E JANELLI CT
 City,State,Zip: VISALIA, CA 93292-6644
 CERS ID: 10607131
 Facility ID: FA0000886
 APN: 098-142-028
 Latitude: 36.332609154
 Longitude: -119.27294757
 PE: 2277
 TB Fin Fees Description: CUPA OVERSIGHT CA SURCHARGE
 Current Status: 02
 CD Fin billing Status Description: Inactive, non-billable

**J62
 NW
 1/8-1/4
 0.166 mi.
 876 ft.**

**KOLBEN AUTOHAUS LLC
 1140 N BEN MADDOX WAY
 VISALIA, CA 93292**

RCRA NonGen / NLR

**1027217418
 CAL000469258**

Site 6 of 11 in cluster J

**Relative:
 Higher
 Actual:
 338 ft.**

RCRA Listings:
 Date Form Received by Agency: 20230323
 Handler Name: Kolben Autohaus Llc
 Handler Address: N BEN MADDOX WAY
 Handler City,State,Zip: VISALIA, CA 93292
 EPA ID: CAL000469258
 Contact Name: JESUS REYNA
 Contact Address: N BEN MADDOX WAY
 Contact City,State,Zip: VISALIA, CA 93292
 Contact Telephone: 559-372-8332
 Contact Fax: Not reported
 Contact Email: KOLBENAUTOHAUS@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: Not reported
 State District Owner: Not reported
 State District: Not reported
 Mailing Address: N BEN MADDOX WAY
 Mailing City,State,Zip: VISALIA, CA 93292
 Owner Name: Kolben Autohaus Llc
 Owner Type: Other
 Operator Name: Kolben Autohaus Llc
 Operator Type: Other
 Short-Term Generator Activity: No
 Importer Activity: No
 Mixed Waste Generator: No
 Transporter Activity: No

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

KOLBEN AUTOHAUS LLC (Continued)

1027217418

Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC Renewals Baseline:	Not on the Baseline
202 GPRC Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
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:	20230404
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: KOLBEN AUTOHAUS LLC	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1140 N BEN MADDOX WAY
Owner/Operator City,State,Zip:	VISALIA, CA 93292
Owner/Operator Telephone:	559-372-8332
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: KOLBEN AUTOHAUS LLC	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1140 N BEN MADDOX WAY

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KOLBEN AUTOHAUS LLC (Continued)

1027217418

Owner/Operator City,State,Zip:	VISALIA, CA 93292
Owner/Operator Telephone:	559-372-8332
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name: KOLBEN AUTOHAUS LLC	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1140 N BEN MADDOX WAY
Owner/Operator City,State,Zip:	VISALIA, CA 93292
Owner/Operator Telephone:	559-859-4585
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name: JESUS REYNA	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1200 N ALTA AVE
Owner/Operator City,State,Zip:	DINUBA, CA 93618
Owner/Operator Telephone:	559-591-7585
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20220315
Handler Name: KOLBEN AUTOHAUS	
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:	No
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No

Receive Date:	20230323
Handler Name: KOLBEN AUTOHAUS LLC	
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KOLBEN AUTOHAUS LLC (Continued)

1027217418

List of NAICS Codes and Descriptions:

NAICS Code: 811198
NAICS Description: ALL OTHER AUTOMOTIVE REPAIR AND MAINTENANCE

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

**J63
NW
1/8-1/4
0.166 mi.
876 ft.**

**UNIVERSAL AUTO REPAIR
1140 N BEN MADDOX WAY
VISALIA, CA 93292**

RCRA NonGen / NLR

**1024868167
CAL000436769**

Site 7 of 11 in cluster J

**Relative:
Higher
Actual:
338 ft.**

RCRA Listings:

Date Form Received by Agency: 20180606
Handler Name: Universal Auto Repair
Handler Address: 1140 N BEN MADDOX WAY
Handler City,State,Zip: VISALIA, CA 93292
EPA ID: CAL000436769
Contact Name: GABRIEL ORTIZ
Contact Address: 1140 N BEN MADDOX WAY
Contact City,State,Zip: VISALIA, CA 93292
Contact Telephone: 559-799-5307
Contact Fax: 559-740-7350
Contact Email: GORTIZ2010@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: Handler Activities
State District Owner: Not reported
State District: Not reported
Mailing Address: 1740 E SEEGER CT
Mailing City,State,Zip: VISALIA, CA 93292
Owner Name: Gabriel Ortiz
Owner Type: Other
Operator Name: Gabriel Ortiz
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

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

UNIVERSAL AUTO REPAIR (Continued)

1024868167

Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
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:	20180907
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: GABRIEL ORTIZ	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1740 E SEEGER CT
Owner/Operator City,State,Zip:	VISALIA, CA 93292
Owner/Operator Telephone:	559-799-5307
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: GABRIEL ORTIZ	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1140 N BEN MADDOX WAY
Owner/Operator City,State,Zip:	VISALIA, CA 93292
Owner/Operator Telephone:	559-799-5307
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNIVERSAL AUTO REPAIR (Continued)

1024868167

Historic Generators:

Receive Date: 20180606
Handler Name: UNIVERSAL AUTO REPAIR
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: 811111
NAICS Description: GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

J64
NW
1/8-1/4
0.166 mi.
876 ft.

JAMES MOBILE AUTO REPAIR LLC
1140 N BEN MADDOX WAY
VISALIA, CA 93292

RCRA NonGen / NLR

1026491897
CAL000456661

Site 8 of 11 in cluster J

Relative:

RCRA Listings:

Higher
Actual:
338 ft.

Date Form Received by Agency: 20200908
Handler Name: James Mobile Auto Repair Llc
Handler Address: 1140 N BEN MADDOX WAY
Handler City,State,Zip: VISALIA, CA 93292
EPA ID: CAL000456661
Contact Name: JAMES BRECKENRIDGE
Contact Address: 1140 N BEN MADDOX WAY
Contact City,State,Zip: VISALIA, CA 93292
Contact Telephone: 559-736-2659
Contact Fax: Not reported
Contact Email: JBRECKENRIDGE@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: Not reported
State District Owner: Not reported
State District: Not reported
Mailing Address: 1140 N BEN MADDOX WAY
Mailing City,State,Zip: VISALIA, CA 93292
Owner Name: James Mobile Auto Repair Llc

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

JAMES MOBILE AUTO REPAIR LLC (Continued)

1026491897

Owner Type:	Other
Operator Name:	James Breckenridge
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:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC Renewals Baseline:	Not on the Baseline
202 GPRC Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
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:	20200920
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:	Operator
Owner/Operator Name:	JAMES BRECKENRIDGE
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1140 N BEN MADDOX WAY
Owner/Operator City,State,Zip:	VISALIA, CA 93292
Owner/Operator Telephone:	559-736-2659
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

JAMES MOBILE AUTO REPAIR LLC (Continued)

1026491897

Owner/Operator Indicator: Owner
Owner/Operator Name: JAMES MOBILE AUTO REPAIR LLC
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 1140 N BEN MADDOX WAY
Owner/Operator City,State,Zip: VISALIA, CA 93292
Owner/Operator Telephone: 559-736-2659
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 20200908
Handler Name: JAMES MOBILE AUTO REPAIR LLC
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: 811111
NAICS Description: GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

K65
North
1/8-1/4
0.166 mi.
878 ft.

MAURO ORTIZ
1205 NORTH CAIN STREET
VISALIA, CA 93292

Site 2 of 2 in cluster K

RCRA NonGen / NLR 1027090598
CAC003163115

Relative:
Higher
Actual:
340 ft.

RCRA Listings:
Date Form Received by Agency: 20220222
Handler Name: Mauro Ortiz
Handler Address: 1205 NORTH CAIN STREET
Handler City,State,Zip: VISALIA, CA 93292
EPA ID: CAC003163115
Contact Name: MAURO ORTIZ
Contact Address: 2249 NORTH TOMMY COURT
Contact City,State,Zip: VISALIA, CA 93291
Contact Telephone: 559-350-6024
Contact Fax: Not reported
Contact Email: GRROBLEZ@YAHOO.COM
Contact Title: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

MAURO ORTIZ (Continued)

1027090598

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:	2249 NORTH TOMMY COURT
Mailing City,State,Zip:	VISALIA, CA 93291
Owner Name:	Mauro Ortiz
Owner Type:	Other
Operator Name:	Mauro Ortiz
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:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC Renewals Baseline:	Not on the Baseline
202 GPRC Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
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:	20220223
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MAURO ORTIZ (Continued)

1027090598

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	MAURO ORTIZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	2249 NORTH TOMMY COURT
Owner/Operator City,State,Zip:	VISALIA, CA 93291
Owner/Operator Telephone:	559-350-6024
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	MAURO ORTIZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	2249 NORTH TOMMY COURT
Owner/Operator City,State,Zip:	VISALIA, CA 93291
Owner/Operator Telephone:	559-350-6024
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20220222
Handler Name:	MAURO ORTIZ
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
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Evaluation Action Summary:

Evaluations:	No Evaluations Found
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MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

M66
WNW
1/8-1/4
0.169 mi.
894 ft.

SWACK'S MACHINE SHOP
1224 E DOUGLAS
VISALIA, CA 93291

SWEEPS UST **S101620350**
CA FID UST **N/A**

Site 1 of 4 in cluster M

Relative:
Higher
Actual:
338 ft.

SWEEPS UST:
 Name: SWACK'S MACHINE SHOP
 Address: 1224 E DOUGLAS
 City: VISALIA
 Status: Active
 Comp Number: 4311
 Number: 9
 Board Of Equalization: 44-029909
 Referral Date: 04-20-88
 Action Date: Not reported
 Created Date: 02-29-88
 Owner Tank Id: 1
 SWRCB Tank Id: 54-000-004311-000001
 Tank Status: A
 Capacity: 1000
 Active Date: 04-20-88
 Tank Use: M.V. FUEL
 STG: P
 Content: UNKNOWN
 Number Of Tanks: 1

CA FID UST:
 Facility ID: 54000560
 Regulated By: UTNKA
 Regulated ID: Not reported
 Cortese Code: Not reported
 SIC Code: Not reported
 Facility Phone: 2097325100
 Mail To: Not reported
 Mailing Address: 1224 E DOUGLAS
 Mailing Address 2: Not reported
 Mailing City,St,Zip: VISALIA 93291
 Contact: Not reported
 Contact Phone: Not reported
 DUNS Number: Not reported
 NPDES Number: Not reported
 EPA ID: Not reported
 Comments: Not reported
 Status: Active

M67
WNW
1/8-1/4
0.169 mi.
894 ft.

SWACKS MACHINE SHOP
1224 E DOUGLAS
VISALIA, CA 93291

HIST UST **U001583998**
N/A

Site 2 of 4 in cluster M

Relative:
Higher
Actual:
338 ft.

HIST UST:
 Name: SWACKS MACHINE SHOP
 Address: 1224 E DOUGLAS
 City,State,Zip: VISALIA, CA 93291
 File Number: 0002bf30
 URL: <https://documents.geotracker.waterboards.ca.gov/ustpdfs/pdf/0002bf30.pdf>
 Region: STATE

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

SWACKS MACHINE SHOP (Continued)

U001583998

Facility ID: 00000004311
 Facility Type: Other
 Other Type: MACHINE SHOP
 Contact Name: Not reported
 Telephone: 2097325100
 Owner Name: SWACK'S MACHINE SHOP
 Owner Address: 1224 E. DOUGLAS
 Owner City,St,Zip: VISALLA,, CA 93291
 Total Tanks: 0001

Tank Num: 001
 Container Num: 1
 Year Installed: 1979
 Tank Capacity: 00001000
 Tank Used for: PRODUCT
 Type of Fuel: REGULAR
 Container Construction Thickness: 14
 Leak Detection: None

[Click here for Geo Tracker PDF:](#)

L68
SSE
1/8-1/4
0.169 mi.
894 ft.

TURNUPSEED RESTORATION & CUSTOM INC DBA MW RESTORA
1733 E JANELLI CT
VISALIA, CA 93292
Site 4 of 9 in cluster L

RCRA NonGen / NLR 1024837152
CAL000381981

Relative:
Lower
Actual:
333 ft.

RCRA Listings: 20130128
 Date Form Received by Agency: Turnupseed Restoration & Custom Inc Dba Mw Restoration
 Handler Name: 1733 E JANELLI CT
 Handler Address: VISALIA, CA 93292
 Handler City,State,Zip: VISALIA, CA 93292
 EPA ID: CAL000381981
 Contact Name: DONALD B TURNUPSEED
 Contact Address: 1733 E JANELLI CT
 Contact City,State,Zip: VISALIA, CA 93292
 Contact Telephone: 559-635-9612
 Contact Fax: 559-635-1422
 Contact Email: MWR@SBCGLOBAL.NET
 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: 1733 E JANELLI CT
 Mailing City,State,Zip: VISALIA, CA 93292
 Owner Name: Turnupseed Restoration & Custom Inc
 Owner Type: Other
 Operator Name: Donald B Turnupseed
 Operator Type: Other
 Short-Term Generator Activity: No
 Importer Activity: No
 Mixed Waste Generator: No

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

TURNUPSEED RESTORATION & CUSTOM INC DBA MW RESTORATION (Continued)

1024837152

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 State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC Renewals Baseline:	Not on the Baseline
202 GPRC Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
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:	20180906
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:	Operator
Owner/Operator Name: DONALD B TURNUPSEED	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1733 E JANELLI CT
Owner/Operator City,State,Zip:	VISALIA, CA 93292
Owner/Operator Telephone:	559-635-9612
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: TURNUPSEED RESTORATION & CUSTOM INC	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

TURNUPSEED RESTORATION & CUSTOM INC DBA MW RESTORATION (Continued)

1024837152

Owner/Operator Address: 2001 VINEYARD WAY
 Owner/Operator City,State,Zip: TULARE, CA 93274
 Owner/Operator Telephone: 559-217-4547
 Owner/Operator Telephone Ext: Not reported
 Owner/Operator Fax: Not reported
 Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 20130128
 Handler Name: TURNUPSEED RESTORATION & CUSTOM INC DBA MW RESTORATION
 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: 811121
 NAICS Description: AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

**J69
 NW
 1/8-1/4
 0.170 mi.
 895 ft.**

**PROMOTIVE
 1037 N BEN MADDOX WY
 VISALIA, CA 93292
 Site 9 of 11 in cluster J**

**CERS HAZ WASTE S120052108
 CUPA Listings N/A
 CERS**

**Relative:
 Higher
 Actual:
 338 ft.**

CERS HAZ WASTE:
 Name: PROMOTIVE
 Address: 1037 N BEN MADDOX WY
 City,State,Zip: VISALIA, CA 93292
 Site ID: 557460
 CERS ID: 10606201
 CERS Description: Hazardous Waste Generator

CUPA TULARE:

Name: PROMOTIVE
 Address: 1037 N BEN MADDOX WY
 City,State,Zip: VISALIA, CA 93292
 CERS ID: 10606201
 Facility ID: FA1347739
 APN: 094-150-026
 Latitude: 36.338947306
 Longitude: -119.27908678

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PROMOTIVE (Continued)

S120052108

PE: 2223
TB Fin Fees Description: Haz Mat - < 6 Reportable Quantities of Chem
Current Status: 01
CD Fin billing Status Description: Active, billable

Name: PROMOTIVE
Address: 1037 N BEN MADDOX WY
City,State,Zip: VISALIA, CA 93292
CERS ID: 10606201
Facility ID: FA1347739
APN: 094-150-026
Latitude: 36.338947306
Longitude: -119.27908678
PE: 2277
TB Fin Fees Description: CUPA OVERSIGHT CA SURCHARGE
Current Status: 01
CD Fin billing Status Description: Active, billable

CERS:
Name: PROMOTIVE
Address: 1037 N BEN MADDOX WY
City,State,Zip: VISALIA, CA 93292
Site ID: 557460
CERS ID: 10606201
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 557460
Site Name: PROMOTIVE
Violation Date: 01-21-2014
Citation: HSC 6.95 25510 - California Health and Safety Code, Chapter 6.95, Section(s) 25510
Violation Description: Failure to update hazardous material inventory within 30 days when one of the following occurs: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials A change of business address, business ownership, or business name.
Violation Notes: Returned to compliance on 05/07/2018.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 557460
Site Name: PROMOTIVE
Violation Date: 05-07-2018
Citation: 40 CFR 1 262.34(d)(5)(iii) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 262.34(d)(5)(iii)
Violation Description: Failure to ensure that all employees are thoroughly familiar with proper waste handling and emergency procedures, relevant to their responsibilities during normal facility operations and emergencies.
Violation Notes: Returned to compliance on 05/08/2018. OBSERVATION: Employees are not thoroughly familiar with proper waste handling and emergency procedures as demonstrated by the number and/or type of hazardous waste violations observed at the time of inspection. CORRECTIVE ACTION: Submit documentation to the CUPA demonstrating that employees have been properly trained.
Violation Division: Tulare County Environmental Health

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PROMOTIVE (Continued)

S120052108

Violation Program: HW
Violation Source: CERS,

Site ID: 557460
Site Name: PROMOTIVE
Violation Date: 05-07-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 05/08/2018. OBSERVATION: The business failed to complete and electronically submit a business plan when handling hazardous materials at or above the reportable threshold quantities. CORRECTIVE ACTION: Complete and electronically submit a business plan.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 557460
Site Name: PROMOTIVE
Violation Date: 01-21-2014
Citation: 40 CFR 1 265.31 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.31
Violation Description: Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to the air, soil, or surface water which could threaten human health or the environment..
Violation Notes: Returned to compliance on 05/07/2018.
Violation Division: Tulare County Environmental Health
Violation Program: HW
Violation Source: CERS,

Site ID: 557460
Site Name: PROMOTIVE
Violation Date: 05-07-2018
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes: Returned to compliance on 05/09/2018. OBSERVATION: The business failed to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material; or failed to document and maintains training records for a minimum of three years. CORRECTIVE ACTION: Establish and electronically submit an employee training program containing provisions for training applicable staff in release reporting procedures. Submit documentation to the unified program agency demonstrating appropriate personnel have received initial training and maintain ongoing annual training records for a minimum of three years.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PROMOTIVE (Continued)

S120052108

Site ID: 557460
Site Name: PROMOTIVE
Violation Date: 05-07-2018
Citation: 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Description: Failure to keep a copy of each properly signed manifest for at least three years from the date the waste was accepted by the initial transporter. The manifest signed at the time the waste was accepted for transport shall be kept until receiving a signed copy from the designated facility which received the waste.
Violation Notes: Returned to compliance on 05/08/2018. OBSERVATION: Uniform Hazardous Waste Manifests for waste oil were not available at the time of inspection. CORRECTIVE ACTION: Locate a copy of all manifests for waste oil and maintain them on site for 3 years.
Violation Division: Tulare County Environmental Health
Violation Program: HW
Violation Source: CERS,

Site ID: 557460
Site Name: PROMOTIVE
Violation Date: 05-07-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes: Returned to compliance on 05/08/2018. OBSERVATION: The business failed to electronically submit and certify that the business plan is complete, accurate, and in compliance with EPCRA on or before the annual due date. CORRECTIVE ACTION: Electronically submit and certify that the business plan is complete, accurate, and in compliance with EPCRA within 30 days. On an ongoing basis, electronically submit and certify the business plan annually on or before the annual due date.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 557460
Site Name: PROMOTIVE
Violation Date: 01-21-2014
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 05/07/2018.
Violation Division: Tulare County Environmental Health
Violation Program: HW
Violation Source: CERS,

Site ID: 557460
Site Name: PROMOTIVE
Violation Date: 01-21-2014
Citation: 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Description: Failure to maintain uniform hazardous waste manifest, consolidated

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PROMOTIVE (Continued)

S120052108

Violation Notes: manifest, or bills of lading copies for three years.
Returned to compliance on 05/07/2018.
Violation Division: Tulare County Environmental Health
Violation Program: HW
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-21-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-21-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-07-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Brad Thompson - Owner
Eval Division: Tulare County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-07-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Brad Thompson - Owner
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Enforcement Action:
Site ID: 557460
Site Name: PROMOTIVE
Site Address: 1037 N BEN MADDOX WY
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 01-21-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HMRRP
Enf Action Source: CERS,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PROMOTIVE (Continued)

S120052108

Site ID: 557460
Site Name: PROMOTIVE
Site Address: 1037 N BEN MADDOX WY
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 01-21-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HW
Enf Action Source: CERS,

Site ID: 557460
Site Name: PROMOTIVE
Site Address: 1037 N BEN MADDOX WY
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 05-07-2018
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HMRRP
Enf Action Source: CERS,

Site ID: 557460
Site Name: PROMOTIVE
Site Address: 1037 N BEN MADDOX WY
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 05-07-2018
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HW
Enf Action Source: CERS,

Affiliation:

Affiliation Type Desc: Environmental Contact
Entity Name: Brad Thompson
Entity Title: Not reported
Affiliation Address: 1037 N BEN MADDOX WY
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93292
Affiliation Phone: ,

Affiliation Type Desc: CUPA District
Entity Name: Tulare County Environmental Health
Entity Title: Not reported
Affiliation Address: 5957 South Mooney Boulevard
Affiliation City: Visalia
Affiliation State: CA
Affiliation Country: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PROMOTIVE (Continued)

S120052108

Affiliation Zip: 93277
Affiliation Phone: (559) 624-7400,

Affiliation Type Desc: Operator
Entity Name: Brad Thompson
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (559) 713-0100,

Affiliation Type Desc: Document Preparer
Entity Name: Brad Thompson
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 1037 N BEN MADDOX WY
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93292
Affiliation Phone: ,

Affiliation Type Desc: Identification Signer
Entity Name: BRAD THOMPSON
Entity Title: OWNER
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Parent Corporation
Entity Name: PROMOTIVE
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: Brad Thompson
Entity Title: Not reported
Affiliation Address: 3143 S LAMESA CT

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

PROMOTIVE (Continued)

S120052108

Affiliation City: VISALIA
 Affiliation State: CA
 Affiliation Country: United States
 Affiliation Zip: 93292
 Affiliation Phone: (559) 713-0100,

J70
NW
1/8-1/4
0.170 mi.
895 ft.

PROMOTIVE AUTO INC
1037 N BEN MADDOX WAY
VISALIA, CA 93292

RCRA NonGen / NLR

1025867264
CAL000302927

Site 10 of 11 in cluster J

Relative:
Higher
Actual:
338 ft.

RCRA Listings:
 Date Form Received by Agency: 20060202
 Handler Name: Promotive Auto Inc
 Handler Address: 1037 N BEN MADDOX WAY
 Handler City,State,Zip: VISALIA, CA 93292-1749
 EPA ID: CAL000302927
 Contact Name: BRAD THOMPSON
 Contact Address: 1037 N BEN MADDOX WAY
 Contact City,State,Zip: VISALIA, CA 93292-3943
 Contact Telephone: 559-713-0100
 Contact Fax: 559-713-0169
 Contact Email: BRAD@PROMOTIVEAUTO.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: 1037 N BEN MADDOX WAY
 Mailing City,State,Zip: VISALIA, CA 93292-3943
 Owner Name: Promotive Auto Inc B Thompson
 Owner Type: Other
 Operator Name: Brad Thompson
 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: Yes
 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 State-Reg Handler: ---
 Federal Facility Indicator: Not reported
 Hazardous Secondary Material Indicator: N
 Sub-Part K Indicator: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PROMOTIVE AUTO INC (Continued)

1025867264

2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
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:	20190627
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:	Operator
Owner/Operator Name: BRAD THOMPSON	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1037 N BEN MADDOX WAY
Owner/Operator City,State,Zip:	VISALIA, CA 93292-3943
Owner/Operator Telephone:	559-713-0100
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: PROMOTIVE AUTO INC B THOMPSON	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1037 N BEN MADDOX WAY
Owner/Operator City,State,Zip:	VISALIA, CA 93292-1749
Owner/Operator Telephone:	559-713-0100
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20060202
Handler Name: PROMOTIVE AUTO INC	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

PROMOTIVE AUTO INC (Continued)

1025867264

Recognized Trader Importer:	Not reported
Recognized Trader Exporter:	Not reported
Spent Lead Acid Battery Importer:	Not reported
Spent Lead Acid Battery Exporter:	Not reported
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	811111
NAICS Description:	GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violations:

Violations:	No Violations Found
-------------	---------------------

Evaluation Action Summary:

Evaluations:	No Evaluations Found
--------------	----------------------

L71
SSE
1/8-1/4
0.171 mi.
901 ft.

SIERRA AUTOHAUSE
1740 E JANELLI CT
VISALIA, CA 93292
Site 5 of 9 in cluster L

CUPA Listings **S113053045**
HWTS **N/A**
HAZNET

Relative:
Higher
Actual:
338 ft.

CUPA TULARE:	
Name:	SIERRA AUTOHAUSE
Address:	1740 E JANELLI CT
City,State,Zip:	VISALIA, CA 93292-6644
CERS ID:	Not reported
Facility ID:	FA0005456
APN:	098-142-027
Latitude:	36.198068071
Longitude:	-119.08707275
PE:	2254
TB Fin Fees Description:	HW - SMALL GENERATOR
Current Status:	02
CD Fin billing Status Description:	Inactive, non-billable
Name:	SIERRA AUTOHAUSE
Address:	1740 E JANELLI CT
City,State,Zip:	VISALIA, CA 93292-6644
CERS ID:	Not reported
Facility ID:	FA0005456
APN:	098-142-027
Latitude:	36.198068071
Longitude:	-119.08707275
PE:	2277
TB Fin Fees Description:	CUPA OVERSIGHT CA SURCHARGE
Current Status:	02
CD Fin billing Status Description:	Inactive, non-billable

HWTS:

Name:	SIERRA AUTOHAUSE
Address:	1740 E JANELLI CT
Address 2:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SIERRA AUTOHAUSE (Continued)

S113053045

City,State,Zip: VISALIA, CA 93292
EPA ID: CAL000081329
Inactive Date: 01/11/2007
Create Date: 11/24/1992
Last Act Date: Not reported
Mailing Name: Not reported
Mailing Address: 1740 E JANELLI CT
Mailing Address 2: Not reported
Mailing City,State,Zip: VISALIA, CA 932926644
Owner Name: ALBERT G CURTIS
Owner Address: 1206 N CONYER ST
Owner Address 2: Not reported
Owner City,State,Zip: VISALIA, CA 932913314
Owner Phone: Not reported
Owner Fax: Not reported
Contact Name: ALBERT G CURTIS-OWNER
Contact Address: 1740 E JANELLI CT
Contact Address 2: Not reported
City,State,Zip: VISALIA, CA 932926644
Contact Phone: Not reported
Contact Fax: Not reported
Facility Status: Inactive
Facility Type: PERMANENT
Category: STATE
Latitude: 36.332354
Longitude: -119.273873

NAICS:

EPA ID: CAL000081329
Create Date: 2004-10-20 10:23:57.043
NAICS Code: 811111
NAICS Description: General Automotive Repair
Issued EPA ID Date: 1992-11-24 00:00:00
Inactive Date: 2007-01-11 00:00:00
Facility Name: SIERRA AUTOHAUSE
Facility Address: 1740 E JANELLI CT
Facility Address 2: Not reported
Facility City: VISALIA
Facility County: Not reported
Facility State: CA
Facility Zip: 932920000

HAZNET:

Name: SIERRA AUTOHAUSE
Address: 1740 E JANELLI CT
Address 2: Not reported
City,State,Zip: VISALIA, CA 932920000
Contact: ALBERT G CURTIS-OWNER
Telephone: 5596279494
Mailing Name: Not reported
Mailing Address: 1740 E JANELLI CT

Year: 2003
Gepaid: CAL000081329
TSD EPA ID: CAD093459485
CA Waste Code: 222 - Oil/water separation sludge

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SIERRA AUTOHAUSE (Continued)

S113053045

Disposal Method:	T01 - Treatment, Tank
Tons:	1.251
Year:	2001
Gepaid:	CAL000081329
TSD EPA ID:	CAT000613893
CA Waste Code:	343 - Unspecified organic liquid mixture
Disposal Method:	H01 - Transfer Station
Tons:	0.08
Year:	2000
Gepaid:	CAL000081329
TSD EPA ID:	CAT000613893
CA Waste Code:	343 - Unspecified organic liquid mixture
Disposal Method:	H01 - Transfer Station
Tons:	0.223
Additional Info:	
Year:	2003
Gen EPA ID:	CAL000081329
Shipment Date:	20031013
Creation Date:	8/4/2004 18:30:55
Receipt Date:	20031015
Manifest ID:	22635893
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSD EPA ID:	CAD093459485
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSD Alt EPA ID:	CAD093459485
TSD Alt Name:	Not reported
Waste Code Description:	222 - Oil/water separation sludge
RCRA Code:	Not reported
Meth Code:	T01 - Treatment, Tank
Quantity Tons:	1.251
Waste Quantity:	300
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Additional Info:	
Year:	2001
Gen EPA ID:	CAL000081329
Shipment Date:	20010906
Creation Date:	10/23/2001 0:00:00
Receipt Date:	20010911
Manifest ID:	20317060
Trans EPA ID:	SCR000075150
Trans Name:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SIERRA AUTOHAUSE (Continued)

S113053045

Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDf EPA ID: CAT000613893
Trans Name: Not reported
TSDf Alt EPA ID: CAT000613893
TSDf Alt Name: Not reported
Waste Code Description: 343 - Unspecified organic liquid mixture
RCRA Code: Not reported
Meth Code: H01 - Transfer Station
Quantity Tons: 0.08
Waste Quantity: 160
Quantity Unit: P
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Additional Info:

Year: 2000
Gen EPA ID: CAL000081329

Shipment Date: 20000803
Creation Date: 9/25/2000 0:00:00
Receipt Date: 20000810
Manifest ID: 99652092
Trans EPA ID: SCR000075150
Trans Name: Not reported
Trans 2 EPA ID: SCR000074591
Trans 2 Name: Not reported
TSDf EPA ID: CAT000613893
Trans Name: Not reported
TSDf Alt EPA ID: Not reported
TSDf Alt Name: Not reported
Waste Code Description: 343 - Unspecified organic liquid mixture
RCRA Code: Not reported
Meth Code: H01 - Transfer Station
Quantity Tons: 0.115
Waste Quantity: 230
Quantity Unit: P
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 20000304
Creation Date: 5/3/2000 0:00:00
Receipt Date: 20000309
Manifest ID: 98789453
Trans EPA ID: ILD984908202
Trans Name: Not reported
Trans 2 EPA ID: SCD987574647
Trans 2 Name: Not reported
TSDf EPA ID: CAT000613893
Trans Name: Not reported
TSDf Alt EPA ID: CAT000613893

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

SIERRA AUTOHAUSE (Continued)

S113053045

TSDf Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.108
Waste Quantity:	216
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

**J72
 NW
 1/8-1/4
 0.177 mi.
 934 ft.**

**SPEEDY ENTERPRISES LLC
 1200 N BEN MADDOX WAY
 VISALIA, CA 93292**

RCRA NonGen / NLR

**1024812113
 CAL000298214**

Site 11 of 11 in cluster J

**Relative:
 Higher
 Actual:
 338 ft.**

RCRA Listings:	20050906
Date Form Received by Agency:	Speedy Enterprises Llc
Handler Name:	1200 N BEN MADDOX WAY
Handler Address:	VISALIA, CA 93292-3940
Handler City,State,Zip:	CAL000298214
EPA ID:	MARC DWELLE
Contact Name:	1817 W MANOR AVE
Contact Address:	VISALIA, CA 93291
Contact City,State,Zip:	559-280-4640
Contact Telephone:	559-739-7527
Contact Fax:	AMY@SPEEDYENTERPRISES.COM
Contact Email:	Not reported
Contact Title:	09
EPA Region:	Not reported
Land Type:	Not a generator, verified
Federal Waste Generator Description:	Not reported
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:	1817 W MANOR AVE
Mailing City,State,Zip:	VISALIA, CA 93291-4460
Owner Name:	Speedy Enterprises Llc
Owner Type:	Other
Operator Name:	Marc Dwelle
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

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

SPEEDY ENTERPRISES LLC (Continued)

1024812113

Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
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
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: SPEEDY ENTERPRISES LLC	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1817 W MANOR AVE
Owner/Operator City,State,Zip:	VISALIA, CA 93291-4460
Owner/Operator Telephone:	559-280-4640
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: MARC DWELLE	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1817 W MANOR AVE
Owner/Operator City,State,Zip:	VISALIA, CA 93291
Owner/Operator Telephone:	559-280-4640
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SPEEDY ENTERPRISES LLC (Continued)

1024812113

Historic Generators:

Receive Date: 20050906
Handler Name: SPEEDY ENTERPRISES LLC
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: 44612
NAICS Description: COSMETICS, BEAUTY SUPPLIES, AND PERFUME STORES

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

L73
SSE
1/8-1/4
0.177 mi.
936 ft.

UTILIQUEST LLC
1725 E JANELLI CT
VISALIA, CA 93292
Site 6 of 9 in cluster L

RCRA NonGen / NLR 1024843765
CAL000395566

Relative:
Lower
Actual:
333 ft.

RCRA Listings:
Date Form Received by Agency: 20140404
Handler Name: Utiliquest Llc
Handler Address: 1725 E JANELLI CT
Handler City,State,Zip: VISALIA, CA 93292
EPA ID: CAL000395566
Contact Name: MICHAEL RUKAVINA
Contact Address: 4864 MARKET ST STE A
Contact City,State,Zip: VENTURA, CA 93003
Contact Telephone: 562-755-5181
Contact Fax: 805-658-0908
Contact Email: MICHAEL.RUKAVINA@UTILIQUEST.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: 1725 E JANELLI CT
Mailing City,State,Zip: VISALIA, CA 93292
Owner Name: Utiliquest Llc

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

UTILIQUEST LLC (Continued)

1024843765

Owner Type:	Other
Operator Name:	Michael Rukavina
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 State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC Renewals Baseline:	Not on the Baseline
202 GPRC Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
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:	20180906
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:	UTILIQUEST LLC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	2575 WESTSIDE PKWY
Owner/Operator City, State, Zip:	ALPHARETTA, GA 30004
Owner/Operator Telephone:	678-461-3900
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

UTILIQUEST LLC (Continued)

1024843765

Owner/Operator Indicator:	Operator
Owner/Operator Name:	MICHAEL RUKAVINA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	4864 MARKET ST STE A
Owner/Operator City,State,Zip:	VENTURA, CA 93003
Owner/Operator Telephone:	562-755-5181
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20140404
Handler Name:	UTILIQUEST LLC
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:	81391
NAICS Description:	BUSINESS ASSOCIATIONS

Facility Has Received Notices of Violations:

Violations:	No Violations Found
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Evaluation Action Summary:

Evaluations:	No Evaluations Found
--------------	----------------------

L74
South
1/8-1/4
0.182 mi.
960 ft.

SLOW FILL CNG FACILITY
335 N CAIN STREET
VISALIA, CA 93292
Site 7 of 9 in cluster L

CUPA Listings **S120051360**
NPDES **N/A**

Relative:
Lower

Relative:	CUPA TULARE:
Lower	Name: CITY OF VISALIA-SIGN SHOP
Actual:	Address: 335 N CAIN ST
332 ft.	City,State,Zip: VISALIA, CA 93292
	CERS ID: 10627885
	Facility ID: FA0010132
	APN: 098-142-062
	Latitude: 36.332537033
	Longitude: -119.27445257
	PE: 2223
	TB Fin Fees Description: Haz Mat - < 6 Reportable Quantities of Chem
	Current Status: 02
	CD Fin billing Status Description: Inactive, non-billable

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

SLOW FILL CNG FACILITY (Continued)

S120051360

Name: CITY OF VISALIA-SIGN SHOP
 Address: 335 N CAIN ST
 City,State,Zip: VISALIA, CA 93292
 CERS ID: 10627885
 Facility ID: FA0010132
 APN: 098-142-062
 Latitude: 36.332537033
 Longitude: -119.27445257
 PE: 2277
 TB Fin Fees Description: CUPA OVERSIGHT CA SURCHARGE
 Current Status: 02
 CD Fin billing Status Description: Inactive, non-billable

NPDES:

Name: SLOW FILL CNG FACILITY
 Address: 335 N CAIN STREET
 City,State,Zip: VISALIA, CA 93292
 Facility Status: Not reported
 NPDES Number: Not reported
 Region: Not reported
 Agency Number: Not reported
 Regulatory Measure ID: Not reported
 Place ID: Not reported
 Order Number: Not reported
 WDID: 5F54W000902
 Regulatory Measure Type: Construction
 Program Type: Not reported
 Adoption Date Of Regulatory Measure: Not reported
 Effective Date Of Regulatory Measure: Not reported
 Termination Date Of Regulatory Measure: Not reported
 Expiration Date Of Regulatory Measure: Not reported
 Discharge Address: Not reported
 Discharge Name: Not reported
 Discharge City: Not reported
 Discharge State: Not reported
 Discharge Zip: Not reported
 Status: Expired
 Status Date: 07/04/2023
 Operator Name: City of Visalia
 Operator Address: 315 E Acequia Avenue
 Operator City: Visalia
 Operator State: California
 Operator Zip: 93291

L75
South
1/8-1/4
0.182 mi.
960 ft.

VISALIA HHW SITE
335 N CAIN ST
VISALIA, CA 93292
Site 8 of 9 in cluster L

CUPA Listings S120052694
N/A

Relative:
Lower

CUPA TULARE:
 Name: VISALIA HHW SITE
 Address: 335 N CAIN ST
 City,State,Zip: VISALIA, CA 93292-6609
 CERS ID: 10607686
 Facility ID: FA0005598
 APN: 098-142-062

Actual:
332 ft.

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

VISALIA HHW SITE (Continued)

S120052694

Latitude:	36.332537033
Longitude:	-119.27445257
PE:	2258
TB Fin Fees Description:	HW - LARGE GENERATOR
Current Status:	02
CD Fin billing Status Description:	Inactive, non-billable
Name:	VISALIA HHW SITE
Address:	335 N CAIN ST
City,State,Zip:	VISALIA, CA 93292-6609
CERS ID:	10607686
Facility ID:	FA0005598
APN:	098-142-062
Latitude:	36.332537033
Longitude:	-119.27445257
PE:	2277
TB Fin Fees Description:	CUPA OVERSIGHT CA SURCHARGE
Current Status:	02
CD Fin billing Status Description:	Inactive, non-billable
Name:	VISALIA HHW SITE
Address:	335 N CAIN ST
City,State,Zip:	VISALIA, CA 93292-6609
CERS ID:	10607686
Facility ID:	FA0005598
APN:	098-142-062
Latitude:	36.332537033
Longitude:	-119.27445257
PE:	2277
TB Fin Fees Description:	CUPA OVERSIGHT CA SURCHARGE
Current Status:	04
CD Fin billing Status Description:	Active, exempt from billing
Name:	VISALIA HHW SITE
Address:	335 N CAIN ST
City,State,Zip:	VISALIA, CA 93292-6609
CERS ID:	10607686
Facility ID:	FA0005598
APN:	098-142-062
Latitude:	36.332537033
Longitude:	-119.27445257
PE:	2223
TB Fin Fees Description:	Haz Mat - < 6 Reportable Quantities of Chem
Current Status:	04
CD Fin billing Status Description:	Active, exempt from billing

N76
South
1/8-1/4
0.185 mi.
979 ft.

CITY OF VISALIA-SOLID WASTE
309 N CAIN ST
VISALIA, CA 93292
Site 1 of 2 in cluster N

CUPA Listings **S120051361**
EMI **N/A**
CERS

Relative:
Lower
Actual:
332 ft.

CUPA TULARE:
 Name: CITY OF VISALIA-SOLID WASTE
 Address: 309 N CAIN ST
 City,State,Zip: VISALIA, CA 93292
 CERS ID: 10610269
 Facility ID: FA0002378

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CITY OF VISALIA-SOLID WASTE (Continued)

S120051361

APN: 098-142-062
Latitude: 36.332021966
Longitude: -119.27449195
PE: 2223
TB Fin Fees Description: Haz Mat - < 6 Reportable Quantities of Chem
Current Status: 01
CD Fin billing Status Description: Active, billable

Name: CITY OF VISALIA-SOLID WASTE
Address: 309 N CAIN ST
City,State,Zip: VISALIA, CA 93292
CERS ID: 10610269
Facility ID: FA0002378
APN: 098-142-062
Latitude: 36.332021966
Longitude: -119.27449195
PE: 2277
TB Fin Fees Description: CUPA OVERSIGHT CA SURCHARGE
Current Status: 01
CD Fin billing Status Description: Active, billable

EMI:

Name: CITY OF VISALIA
Address: 309 N CAIN ST
City,State,Zip: VISALIA, CA
Year: 2019
County Code: 54
Air Basin: SJV
Facility ID: 9133
Air District Name: SJU
SIC Code: 9199
Air District Name: SAN JOAQUIN VALLEY APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.2380236305
Reactive Organic Gases Tons/Yr: 0.02216
Carbon Monoxide Emissions Tons/Yr: 0.00637
NOX - Oxides of Nitrogen Tons/Yr: 0.00091
SOX - Oxides of Sulphur Tons/Yr: 0.0002706
Particulate Matter Tons/Yr: 0.0010060362173
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.001

Name: CITY OF VISALIA
Address: 309 N CAIN ST
City,State,Zip: VISALIA, CA
Year: 2020
County Code: 54
Air Basin: SJV
Facility ID: 9133
Air District Name: SJU
SIC Code: 9199
Air District Name: SAN JOAQUIN VALLEY APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.2380236305
Reactive Organic Gases Tons/Yr: 0.02216
Carbon Monoxide Emissions Tons/Yr: 0.00637

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CITY OF VISALIA-SOLID WASTE (Continued)

S120051361

NOX - Oxides of Nitrogen Tons/Yr: 0.00091
SOX - Oxides of Sulphur Tons/Yr: 0.0002706
Particulate Matter Tons/Yr: 0.0010060362173
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.001

Name: CITY OF VISALIA
Address: 309 N CAIN ST
City,State,Zip: VISALIA, CA
Year: 2021
County Code: 54
Air Basin: SJV
Facility ID: 9133
Air District Name: SJU
SIC Code: 9199
Air District Name: SAN JOAQUIN VALLEY APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.2380236305
Reactive Organic Gases Tons/Yr: 0.011176
Carbon Monoxide Emissions Tons/Yr: 0.00339
NOX - Oxides of Nitrogen Tons/Yr: 0.000483
SOX - Oxides of Sulphur Tons/Yr: 0.000144
Particulate Matter Tons/Yr: 0.0010060362173
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.000531

CERS:

Name: CITY OF VISALIA-SOLID WASTE
Address: 309 N CAIN ST
City,State,Zip: VISALIA, CA 93292
Site ID: 173873
CERS ID: 10610269
CERS Description: Chemical Storage Facilities

Violations:

Site ID: 173873
Site Name: CITY OF VISALIA-SOLID WASTE
Violation Date: 08-03-2016
Citation: 19 CCR 6.95 25508(a)(1) - California Code of Regulations, Title 19, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.
Violation Notes: Returned to compliance on 10/02/2016.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Evaluation:

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-31-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: DANNY
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CITY OF VISALIA-SOLID WASTE (Continued)

S120051361

Eval Date: 08-03-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Enforcement Action:
Site ID: 173873
Site Name: CITY OF VISALIA-SOLID WASTE
Site Address: 309 N CAIN ST
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 08-03-2016
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HMRRP
Enf Action Source: CERS,

Coordinates:
Site ID: 173873
Facility Name: CITY OF VISALIA-SOLID WASTE
Env Int Type Code: HMBP
Program ID: 10610269
Coord Name: Not reported
Ref Point Type Desc: Entrance point of a facility or station,
Latitude: 36.332022
Longitude: -119.274490

Affiliation:
Affiliation Type Desc: Document Preparer
Entity Name: Danny Galindo
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 336 N BEN MADDOX WAY
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93292
Affiliation Phone: ,

Affiliation Type Desc: Identification Signer
Entity Name: Danny Galindo
Entity Title: Solid Waste Supervisor

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CITY OF VISALIA-SOLID WASTE (Continued)

S120051361

Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: CITY OF VISALIA
Entity Title: Not reported
Affiliation Address: 707 W ACEQUIA AVE
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 93291
Affiliation Phone: (559) 713-4299,

Affiliation Type Desc: Operator
Entity Name: DANNY GALINDO
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (559) 713-4299,

Affiliation Type Desc: Parent Corporation
Entity Name: CITY OF VISALIA-SOLID WASTE
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Environmental Contact
Entity Name: DANNY GALINDO
Entity Title: Not reported
Affiliation Address: 309 N CAIN ST
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93292
Affiliation Phone: ,

Affiliation Type Desc: CUPA District
Entity Name: Tulare County Environmental Health
Entity Title: Not reported
Affiliation Address: 5957 South Mooney Boulevard
Affiliation City: Visalia
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93277
Affiliation Phone: (559) 624-7400,

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CITY OF VISALIA-SOLID WASTE (Continued)

S120051361

Affiliation Type Desc: Property Owner
 Entity Name: City of Visalia
 Entity Title: Not reported
 Affiliation Address: 220 N Santa Fe
 Affiliation City: Visalia
 Affiliation State: CA
 Affiliation Country: United States
 Affiliation Zip: 93292
 Affiliation Phone: (559) 713-4300,

O77
WNW
1/8-1/4
0.187 mi.
987 ft.

UNITED RENTALS INC #641
925 N BEN MADDOX WAY
VISALIA, CA 93262

RCRA NonGen / NLR

1024799432
CAL000209751

Site 1 of 4 in cluster O

Relative:
Higher
Actual:
338 ft.

RCRA Listings:	
Date Form Received by Agency:	20000317
Handler Name:	United Rentals Inc #641
Handler Address:	925 N BEN MADDOX WAY
Handler City,State,Zip:	VISALIA, CA 93262-0000
EPA ID:	CAL000209751
Contact Name:	GRANT ZOLDOWSKI, PE
Contact Address:	791 EAST 64TH AVENUE
Contact City,State,Zip:	DENVER, CO 80229
Contact Telephone:	303-286-4394
Contact Fax:	Not reported
Contact Email:	GZOLDOWS@UR.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:	791 E. 64TH AVE
Mailing City,State,Zip:	DENVER, CO 80229
Owner Name:	United Rentals (North America), Inc
Owner Type:	Other
Operator Name:	Grant Zoldowski, Pe
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNITED RENTALS INC #641 (Continued)

1024799432

Active Site State-Reg Handler: ---
Federal Facility Indicator: Not reported
Hazardous Secondary Material Indicator: N
Sub-Part K Indicator: Not reported
2018 GPRC Permit Baseline: Not on the Baseline
2018 GPRC Renewals Baseline: Not on the Baseline
202 GPRC Corrective Action Baseline: No
Subject to Corrective Action Universe: No
Non-TSDFs Where RCRA CA has Been Imposed 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
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
Recycler Activity Without Storage: No
Manifest Broker: No
Sub-Part P Indicator: No

Handler - Owner Operator:

Owner/Operator Indicator: Owner
Owner/Operator Name: UNITED RENTALS (NORTH AMERICA), INC
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 100 FIRST STAMFORD PLACE
Owner/Operator City,State,Zip: STAMFORD, CT 06902-0000
Owner/Operator Telephone: 303-286-4394
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: GRANT ZOLDOWSKI, PE
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 791 EAST 64TH AVENUE
Owner/Operator City,State,Zip: DENVER, CO 80229
Owner/Operator Telephone: 303-286-4394
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 20000317

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

UNITED RENTALS INC #641 (Continued)

1024799432

Handler Name: UNITED RENTALS INC #641
 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: 532412
 NAICS Description: CONSTRUCTION, MINING, AND FORESTRY MACHINERY AND EQUIPMENT RENTAL AND LEASING

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

O78
WNW
1/8-1/4
0.187 mi.
987 ft.

UNITED RENTALS INC 641
925 N BEN MADDOX WY
VISALIA, CA 93292
Site 2 of 4 in cluster O

CUPA Listings S120052584
N/A

Relative:
Higher
Actual:
338 ft.

CUPA TULARE:
 Name: UNITED RENTALS INC 641
 Address: 925 N BEN MADDOX WY
 City,State,Zip: VISALIA, CA 93292
 CERS ID: 10435177
 Facility ID: FA1345722
 APN: 094-160-029
 Latitude: 36.337448701
 Longitude: -119.27938104
 PE: 2224
 TB Fin Fees Description: Haz Mat 6 - 15 Reportable Quantities of Chem
 Current Status: 01
 CD Fin billing Status Description: Active, billable

Name: UNITED RENTALS INC 641
 Address: 925 N BEN MADDOX WY
 City,State,Zip: VISALIA, CA 93292
 CERS ID: 10435177
 Facility ID: FA1345722
 APN: 094-160-029
 Latitude: 36.337448701
 Longitude: -119.27938104
 PE: 2277
 TB Fin Fees Description: CUPA OVERSIGHT CA SURCHARGE
 Current Status: 01
 CD Fin billing Status Description: Active, billable

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNITED RENTALS INC 641 (Continued)

S120052584

Name: UNITED RENTALS INC 641
Address: 925 N BEN MADDOX WY
City,State,Zip: VISALIA, CA 93292
CERS ID: 10435177
Facility ID: FA1345722
APN: 094-160-029
Latitude: 36.337448701
Longitude: -119.27938104
PE: 2313
TB Fin Fees Description: TANK FA >1,320 AND <10,000 GAL
Current Status: 01
CD Fin billing Status Description: Active, billable

**O79
WNW
1/8-1/4
0.187 mi.
987 ft.**

**UNITED RENTALS, INC. 641
925 N BEN MADDOX WAY
VISALIA, CA 93292**

**CERS HAZ WASTE
CERS TANKS
CERS**

**S121776661
N/A**

Site 3 of 4 in cluster O

**Relative:
Higher**

CERS HAZ WASTE:

**Actual:
338 ft.**

Name: UNITED RENTALS, INC. 641
Address: 925 N BEN MADDOX WAY
City,State,Zip: VISALIA, CA 93292
Site ID: 405007
CERS ID: 10435177
CERS Description: Hazardous Waste Generator

CERS TANKS:

Name: UNITED RENTALS, INC. 641
Address: 925 N BEN MADDOX WAY
City,State,Zip: VISALIA, CA 93292
Site ID: 405007
CERS ID: 10435177
CERS Description: Aboveground Petroleum Storage

CERS:

Name: UNITED RENTALS, INC. 641
Address: 925 N BEN MADDOX WAY
City,State,Zip: VISALIA, CA 93292
Site ID: 405007
CERS ID: 10435177
CERS Description: Chemical Storage Facilities

Violations:

Site ID: 405007
Site Name: United Rentals, Inc. 641
Violation Date: 07-06-2016
Citation: 22 CCR 16 66266.81(a)(4)(B) - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.81(a)(4)(B)

Violation Description: Failure to retain for at least three years a legible copy of each manifest or bill of lading which identifies spent lead-acid storage batteries shipped to a person who stores the batteries or who uses, reuses, recycles or reclaims the batteries or their components.

Violation Notes: Returned to compliance on 08/04/2016.
Violation Division: Tulare County Environmental Health
Violation Program: HW
Violation Source: CERS,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNITED RENTALS, INC. 641 (Continued)

S121776661

Site ID: 405007
Site Name: United Rentals, Inc. 641
Violation Date: 07-06-2016
Citation: 22 CCR 16 66266.81(b) - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.81(b)
Violation Description: Failure to properly store damaged lead acid batteries in a nonreactive, structurally secure, closed container, and/or failure to label damaged lead acid battery with the date that the first battery in the container was placed there with ink, paint or other weather-resistant material so as to minimize the release of acid and lead.
Violation Notes: Returned to compliance on 08/04/2016.
Violation Division: Tulare County Environmental Health
Violation Program: HW
Violation Source: CERS,

Site ID: 405007
Site Name: United Rentals, Inc. 641
Violation Date: 07-06-2016
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes: Returned to compliance on 08/04/2016.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 405007
Site Name: United Rentals, Inc. 641
Violation Date: 04-22-2019
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Returned to compliance on 05/20/2019. OBSERVATION: The business failed to complete and electronically submit a site map with all required content (headcount area, fire extinguisher locations, spill kit locations). CORRECTIVE ACTION: Complete and electronically submit a site map with all required content.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 405007
Site Name: United Rentals, Inc. 641
Violation Date: 07-06-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Returned to compliance on 08/04/2016.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNITED RENTALS, INC. 641 (Continued)

S121776661

Site ID: 405007
Site Name: United Rentals, Inc. 641
Violation Date: 07-06-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 08/04/2016.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 405007
Site Name: United Rentals, Inc. 641
Violation Date: 07-06-2016
Citation: 22 CCR 15 66265.16 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.16
Violation Description: Failure to provide employees with hazardous waste training within the first six months after the date of their employment or assignment to a facility, or to a new position at a facility and annually thereafter. Training records on current personnel shall be kept until closure of the facility and for former employees the record shall be kept for at least three years from the date the employee last worked at the facility.
Violation Notes: Returned to compliance on 08/04/2016.
Violation Division: Tulare County Environmental Health
Violation Program: HW
Violation Source: CERS,

Site ID: 405007
Site Name: United Rentals, Inc. 641
Violation Date: 07-06-2016
Citation: 40 CFR 1 265.173 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.173
Violation Description: Failure to meet the following container management requirements: (a) A container holding hazardous waste must always be closed during storage, except when it is necessary to add or remove waste. (b) A container holding hazardous waste must not be opened, handled, or stored in a manner which may rupture the container or cause it to leak.
Violation Notes: Returned to compliance on 08/04/2016.
Violation Division: Tulare County Environmental Health
Violation Program: HW
Violation Source: CERS,

Site ID: 405007
Site Name: United Rentals, Inc. 641
Violation Date: 04-22-2019
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 05/20/2019. OBSERVATION: The waste diesel

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNITED RENTALS, INC. 641 (Continued)

S121776661

and waste used absorbent containers were missing hazardous waste labels. The waste antifreeze container was missing the required label (missing the words "hazardous Waste"). CORRECTIVE ACTION: Submit a photo to the CUPA demonstrating that the container listed above has been properly labeled.

Violation Division: Tulare County Environmental Health
Violation Program: HW
Violation Source: CERS,

Site ID: 405007
Site Name: United Rentals, Inc. 641
Violation Date: 07-06-2016
Citation: 19 CCR 6.95 25508(a)(1) - California Code of Regulations, Title 19, Chapter 6.95, Section(s) 25508(a)(1)

Violation Description: Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.

Violation Notes: Returned to compliance on 08/04/2016.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Evaluation:

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-22-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Darrell Sisco - Branch Manager
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-22-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Darrell Sisco - Branch Manager
Eval Division: Tulare County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-06-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-06-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNITED RENTALS, INC. 641 (Continued)

S121776661

Enforcement Action:

Site ID: 405007
Site Name: United Rentals, Inc. 641
Site Address: 925 N BEN MADDOX WAY
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 04-22-2019
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HMRRP
Enf Action Source: CERS,

Site ID: 405007
Site Name: United Rentals, Inc. 641
Site Address: 925 N BEN MADDOX WAY
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 04-22-2019
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HW
Enf Action Source: CERS,

Site ID: 405007
Site Name: United Rentals, Inc. 641
Site Address: 925 N BEN MADDOX WAY
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 07-06-2016
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HMRRP
Enf Action Source: CERS,

Site ID: 405007
Site Name: United Rentals, Inc. 641
Site Address: 925 N BEN MADDOX WAY
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 07-06-2016
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HW
Enf Action Source: CERS,

Coordinates:

Site ID: 405007
Facility Name: United Rentals, Inc. 641

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNITED RENTALS, INC. 641 (Continued)

S121776661

Env Int Type Code: APSA
Program ID: 10435177
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 36.337630
Longitude: -119.279760

Affiliation:

Affiliation Type Desc: Document Preparer
Entity Name: Scott Toole
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Environmental Contact
Entity Name: GRANT ZOLDOWSKI
Entity Title: Not reported
Affiliation Address: 791 East 64th Avenue
Affiliation City: Denver
Affiliation State: CO
Affiliation Country: Not reported
Affiliation Zip: 80229
Affiliation Phone: ,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 791 East 64th Avenue
Affiliation City: Denver
Affiliation State: CO
Affiliation Country: Not reported
Affiliation Zip: 80
Affiliation Phone: ,

Affiliation Type Desc: Operator
Entity Name: United Rentals Branch 641
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (559) 627-5112,

Affiliation Type Desc: Parent Corporation
Entity Name: United Rentals (North America), Inc.
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNITED RENTALS, INC. 641 (Continued)

S121776661

Affiliation Type Desc: Identification Signer
Entity Name: Scott Toole
Entity Title: Mgr, Environmental Compliance
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: United Rentals (North America), Inc.
Entity Title: Not reported
Affiliation Address: 100 First Stamford Place, Suite 700
Affiliation City: Stamford
Affiliation State: CT
Affiliation Country: United States
Affiliation Zip: 06902
Affiliation Phone: (303) 286-4394,

Affiliation Type Desc: CUPA District
Entity Name: Tulare County Environmental Health
Entity Title: Not reported
Affiliation Address: 5957 South Mooney Boulevard
Affiliation City: Visalia
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93277
Affiliation Phone: (559) 624-7400,

O80
WNW
1/8-1/4
0.187 mi.
987 ft.

UNITED RENTALS, INC. 641
925 N BEN MADDOX WAY
VISALIA, CA 93292

AST A100425631
N/A

Site 4 of 4 in cluster O

Relative:
Higher

AST:

Actual:
338 ft.

Name: UNITED RENTALS, INC. 641
Address: 925 N BEN MADDOX WAY
City/Zip: VISALIA,93292
Certified Unified Program Agencies: Not reported
Owner: United Rentals, Inc.
Total Gallons: Not reported
CERSID: 10435177
Facility ID: Not reported
Business Name: United Rentals (North America), Inc.
Phone: 559-627-5118
Fax: Not reported
Mailing Address: 791 East 64th Avenue
Mailing Address City: Denver
Mailing Address State: CO
Mailing Address Zip Code: 80
Operator Name: United Rentals Inc. 641
Operator Phone: 559-627-5112
Owner Phone: 3032864394
Owner Mail Address: 100 First Stamford Place, Suite 700
Owner State: CT

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

UNITED RENTALS, INC. 641 (Continued)

A100425631

Owner Zip Code: 6902
 Owner Country: United States
 Property Owner Name: Not reported
 Property Owner Phone: Not reported
 Property Owner Mailing Address: Not reported
 Property Owner City: Not reported
 Property Owner Stat : Not reported
 Property Owner Zip Code: Not reported
 Property Owner Country: Not reported
 EPAID: CAL000209751

L81
SSE
1/8-1/4
0.194 mi.
1025 ft.

SILVER STAR
340 N CAIN ST
VISALIA, CA 93292

RCRA NonGen / NLR

1024832679
CAL000371002

Site 9 of 9 in cluster L

Relative:
Lower
Actual:
333 ft.

RCRA Listings:	
Date Form Received by Agency:	20120120
Handler Name:	Silver Star
Handler Address:	340 N CAIN ST
Handler City,State,Zip:	VISALIA, CA 93292-6610
EPA ID:	CAL000371002
Contact Name:	COSME MEJIA JR
Contact Address:	340 N CAIN ST
Contact City,State,Zip:	VISALIA, CA 93292-0000
Contact Telephone:	559-644-9404
Contact Fax:	000-738-9253
Contact Email:	MEJIA_615@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:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	340 N CAIN ST
Mailing City,State,Zip:	VISALIA, CA 93292-6610
Owner Name:	Cosme Mejia Jr
Owner Type:	Other
Operator Name:	Cosme Mejia Jr
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SILVER STAR (Continued)

1024832679

Active Site State-Reg Handler: ---
Federal Facility Indicator: Not reported
Hazardous Secondary Material Indicator: N
Sub-Part K Indicator: Not reported
2018 GPRC Permit Baseline: Not on the Baseline
2018 GPRC Renewals Baseline: Not on the Baseline
202 GPRC Corrective Action Baseline: No
Subject to Corrective Action Universe: No
Non-TSDFs Where RCRA CA has Been Imposed 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
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: 20180906
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: Operator
Owner/Operator Name: COSME MEJIA JR
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 340 N CAIN ST
Owner/Operator City,State,Zip: VISALIA, CA 93292-0000
Owner/Operator Telephone: 559-644-9404
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: COSME MEJIA JR
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 1692 KIME CT
Owner/Operator City,State,Zip: ORANGE COVE, CA 93646
Owner/Operator Telephone: 559-644-9404
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 20120120

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SILVER STAR (Continued)

1024832679

Handler Name: SILVER STAR
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: 811111
NAICS Description: GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

**P82
NW
1/8-1/4
0.195 mi.
1029 ft.**

**RAINBO BAKERY
1220 N BEN MADDOX
VUSALIA, CA 93277
Site 1 of 2 in cluster P**

**SWEEPS UST S101620280
CA FID UST N/A**

**Relative:
Higher
Actual:
338 ft.**

SWEEPS UST:
Name: RAINBO BAKERY
Address: 1220 N BEN MADDOX
City: VUSALIA
Status: Active
Comp Number: 109
Number: 9
Board Of Equalization: 44-029487
Referral Date: 04-20-88
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 1 OF 3
SWRCB Tank Id: 54-000-000109-000001
Tank Status: A
Capacity: 5000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: UNKNOWN
Number Of Tanks: 3

Name: RAINBO BAKERY
Address: 1220 N BEN MADDOX
City: VUSALIA
Status: Active
Comp Number: 109
Number: 9

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RAINBO BAKERY (Continued)

S101620280

Board Of Equalization: 44-029487
Referral Date: 04-20-88
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 2 OF 3
SWRCB Tank Id: 54-000-000109-000002
Tank Status: A
Capacity: 5000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: UNKNOWN
Number Of Tanks: Not reported

Name: RAINBO BAKERY
Address: 1220 N BEN MADDOX
City: VUSALIA
Status: Active
Comp Number: 109
Number: 9
Board Of Equalization: 44-029487
Referral Date: 04-20-88
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 3 OF 3
SWRCB Tank Id: 54-000-000109-000003
Tank Status: A
Capacity: 550
Active Date: 04-20-88
Tank Use: OIL
STG: W
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:

Facility ID: 54002010
Regulated By: UTKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2097346739
Mail To: Not reported
Mailing Address: 160 L ST
Mailing Address 2: Not reported
Mailing City,St,Zip: VUSALIA 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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

P83
NW
1/8-1/4
0.195 mi.
1029 ft.

RAINBO BAKERY
1220 N BEN MADDOX
VISALIA, CA 93277

Site 2 of 2 in cluster P

HIST UST **U001583451**
N/A

Relative:
Higher

HIST UST:

Actual:
338 ft.

Name: RAINBO BAKERY
Address: 1220 N BEN MADDOX
City,State,Zip: VISALIA, CA 93277
File Number: 0002bcc1
URL: <https://documents.geotracker.waterboards.ca.gov/ustpdfs/pdf/0002bcc1.pdf>
Region: STATE
Facility ID: 00000065737
Facility Type: Other
Other Type: SALES DEPOT
Contact Name: FRED KURTZ
Telephone: 2097346739
Owner Name: RAINBO BAKERIES OF SAN JOAQUIN
Owner Address: 160 "L" ST.
Owner City,St,Zip: FRESNO, CA 93721
Total Tanks: 0003

Tank Num: 001
Container Num: 1V
Year Installed: 1985
Tank Capacity: 00005000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: 1/4"
Leak Detection: Visual, Stock Inventor

Tank Num: 002
Container Num: 2V
Year Installed: 1985
Tank Capacity: 00005000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: 1/4"
Leak Detection: Visual, Stock Inventor

Tank Num: 003
Container Num: 3V
Year Installed: 1985
Tank Capacity: 00000550
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Container Construction Thickness: 1/4"
Leak Detection: Visual, Stock Inventor

[Click here for Geo Tracker PDF:](#)

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

Q84
SW
1/8-1/4
0.216 mi.
1143 ft.

SOUTHERN CALIFORNIA EDISON - VISALIA POLE YARD
432 N. BEN MADDOX WAY
VISALIA, CA 93277
Site 1 of 6 in cluster Q

RESPONSE
ENVIROSTOR
CPS-SLIC
HIST Cal-Sites
HIST UST
DEED
CERS

U001583512
N/A

Relative:
Higher

Actual:
336 ft.

RESPONSE:

Name: POLE STORAGE AREA (VISALIA POLE YARD)
 Address: 432 N BEN MADDOX WAY
 City,State,Zip: VISALIA, CA 93292
 Facility ID: 54490020
 Site Type: State Response
 Site Type Detail: State Response or NPL
 Acres: 16
 National Priorities List: NO
 Cleanup Oversight Agencies: SMBRP
 Lead Agency Description: DTSC - Site Cleanup Program
 Project Manager: Not reported
 Supervisor: Juan Peng
 Division Branch: Cleanup Sacramento
 Site Code: 100136
 Site Mgmt. Req.: NONE SPECIFIED
 Assembly: 32
 Senate: 12
 Special Program Status: EPA - Multi-Site Cooperative Agreement
 Status: Certified
 Status Date: 07/11/1995
 Restricted Use: NO
 Funding: Responsible Party
 Latitude: 36.33302
 Longitude: -119.2786
 APN: NONE SPECIFIED
 Past Use: MANUFACTURING - LUMBER/WOOD PRODUCTS
 Potential COC : Polynuclear aromatic hydrocarbons (PAHs TPH-diesel Pentachlorophenol)
 Confirmed COC: Polynuclear aromatic hydrocarbons (PAHs TPH-diesel Pentachlorophenol)
 Potential Description: SOIL
 Alias Name: SOUTHERN CAL EDISON (VISALIA POLE YARD)
 Alias Type: Alternate Name
 Alias Name: VISALIA POLE YARD (POLE STORAGE AREA)
 Alias Type: Alternate Name
 Alias Name: CAD980816466
 Alias Type: EPA Identification Number
 Alias Name: 110033612017
 Alias Type: EPA (FRS #)
 Alias Name: SLT5FS074427
 Alias Type: GeoTracker Global ID
 Alias Name: 100136
 Alias Type: Project Code (Site Code)
 Alias Name: 54490020
 Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Land Use Restriction - Site Inspection/Visit
 Completed Date: 07/08/2014
 Comments: Annual inspection report was complete, LUC requirements are being followed.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON - VISALIA POLE YARD (Continued)

U001583512

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 02/17/1995
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 02/17/1995
Comments: Removal Action and Certification (Pole Storage) -- Removal action at the pole storage area (PS) of Visalia Pole Yard was completed. Contaminated hot spots were removed and redeposited at the Pole Treatment (PT) area for subsequent bioremediation. Approx. 250 cubic yards of soil were moved, leaving approx. 16 acres cleaned up. The City of Visalia is interested in the land to expand the City equipment maintenance yard and city street. Related project Southern Cal Edison (Visalia Pole Yard) Idnum 54-49-0002.

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

ENVIROSTOR:

Name: EDISON/VISALIA POLE YARD
Address: 432 NORTH BEN MADDOX WAY
City,State,Zip: VISALIA, CA 93292
Facility ID: 54490002
Status: Certified O&M - Land Use Restrictions Only
Status Date: 09/14/2010
Site Code: 100136
Site Type: Federal Superfund
Site Type Detailed: State Response or NPL
Acres: 3
NPL: YES
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Andrew Reimanis
Supervisor: Juan Peng
Division Branch: Cleanup Sacramento
Assembly: 32
Senate: 12
Special Program: * RCRA 3012 - Past Haz Waste Disp Inven Site
Restricted Use: YES
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 36.33302
Longitude: -119.2786
APN: 098-142-050
Past Use: MANUFACTURING - LUMBER/WOOD PRODUCTS
Potential COC: Dioxin (as 2,3,7,8-TCDD TEQ TPH-diesel Pentachlorophenol)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON - VISALIA POLE YARD (Continued)

U001583512

Confirmed COC: Pentachlorophenol Dioxin (as 2,3,7,8-TCDD TEQ)
Potential Description: AQUI, SOIL
Alias Name: SOUTHERN CAL EDISON (VISALIA POLE YARD)
Alias Type: Alternate Name
Alias Name: SOUTHERN CAL EDISON (VISALIA POLEYARD)
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIF EDISON - VISALIA POLEYARD
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA EDISON (SCE)
Alias Type: Alternate Name
Alias Name: VISALIA POLE YARD
Alias Type: Alternate Name
Alias Name: 098-142-050
Alias Type: APN
Alias Name: CAD980816466
Alias Type: EPA Identification Number
Alias Name: 110009267872
Alias Type: EPA (FRS #)
Alias Name: P11094
Alias Type: PCode
Alias Name: 100136
Alias Type: Project Code (Site Code)
Alias Name: 54490002
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 05/23/2007
Comments: The restrictions on the property prohibited the following-a residence, including any mobile home or factory built house, hospital for humans, public or private school for persons under 21 years of age, a day care center for children. Also, activities that may disturb soil greater than(10) feet below the ground surface, and installation of a water well for any purpose, including drinking water and irrigation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Land Use Restriction Monitoring Report
Completed Date: 06/27/2011
Comments: On this date DTSC determined that the report adequately documented that the conditions, uses and activities at the site were in compliance with the LUC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Land Use Restriction Monitoring Report
Completed Date: 04/05/2010
Comments: On this date DTSC determined that the Annual Land Use Covenant report documents that conditions at the site are in conformance with the restrictions and prohibitions. Next furlough is due June 15, 2011.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Land Use Restriction Monitoring Report
Completed Date: 06/17/2016

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON - VISALIA POLE YARD (Continued)

U001583512

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Land Use Restriction Monitoring Report
Completed Date: 08/15/2017
Comments: Visalia Pole Yard Annual Inspection Report, 6/16/2017

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 02/25/2002
Comments: RMDL - PH2 - Activities at the site included steam injection, groundwater and vapor extraction, air and oxygen infiltration and physical and chemical groundwater treatment.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Engineering Evaluation / Cost Analysis - Non-Time Critical
Completed Date: 06/30/1991
Comments: FRIFS: Well cross-contamination study.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 12/31/1977
Comments: RA: Grout curtain constructed around poleyard to isolate contamination.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction Monitoring Report
Completed Date: 09/07/2021
Comments: Completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction Monitoring Report
Completed Date: 08/04/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 06/30/2009
Comments: The Southern California Edison Company has attained remedial standards for soil and groundwater at the Visalia Poleyard site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 12/09/2019
Comments: Conducted LUR Site Inspection with City of Visalia and meeting to discuss Brownfields grant opportunities.

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

SOUTHERN CALIFORNIA EDISON - VISALIA POLE YARD (Continued)

U001583512

Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 03/06/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/11/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 04/02/2020
Comments: Email to US EPA RPM informing them of new DTSC PM.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 08/20/2019
Comments: DTSC letter to City of Visalia on Annual LUC Inspection Report compliance.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 08/29/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/24/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Report
Completed Date: 09/09/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction Monitoring Report
Completed Date: 07/08/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction Monitoring Report
Completed Date: 10/19/2018
Comments: DTSC Response letter on completed 2017 Annual Land Use Covenant Inspection Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction Monitoring Report

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON - VISALIA POLE YARD (Continued)

U001583512

Completed Date: 09/06/2019
Comments: Visalia Pole Yard 2019 Annual LUC Inspection Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 05/17/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 02/22/2007
Comments: Final completion report was submitted by SCE and reviewed by DTSC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Reports
Completed Date: 09/29/2005
Comments: DTSC approved the 5 year review

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Reports
Completed Date: 07/23/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Reports
Completed Date: 09/03/2020
Comments: DTSC comments on draft 5-Year Review Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 02/25/2010
Comments: Conditions at the site in compliance with the LUC. City of Visalia is interested in purchasing land for their maintenance yard expansion.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Design/Implementation Workplan
Completed Date: 04/28/2000
Comments: DES - Remedial Design.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Design - Preliminary/Intermediate
Completed Date: 12/03/1996
Comments: DES (STEAM) Final dynamic underground stripping pilot study design approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Plan
Completed Date: 04/18/1994

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON - VISALIA POLE YARD (Continued)

U001583512

Comments: RAP -- Remedial Action Plan selection of the most effective viable and cost efficient remedies for remediation of soil and groundwater containing wood treating chemicals at the site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation / Feasibility Study
Completed Date: 10/14/1992
Comments: FRIFS acceptance letter issued with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 07/31/1991
Comments: Well abandonment completion report was approved by DTSC

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 02/10/1987
Comments: Site Screening done.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment Report
Completed Date: 05/01/1984
Comments: Preliminary Assessment Done (RCRA 3012): Operation is treatment of utility poles. Dip tank storage. Contamination of chemical preservatives. Waste includes creosote and pentachlorophenol.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 12/04/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Reports
Completed Date: 10/01/2015
Comments: Final document completed by EPA

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Consent Order
Completed Date: 12/31/1987
Comments: DTSC and SCE signed enforceable agreement to ensure that past releases of hazardous substances were investigated and appropriate remedial actions are taken.

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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON - VISALIA POLE YARD (Continued)

U001583512

Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Name: POLE STORAGE AREA (VISALIA POLE YARD)
Address: 432 N BEN MADDOX WAY
City,State,Zip: VISALIA, CA 93292
Facility ID: 54490020
Status: Certified
Status Date: 07/11/1995
Site Code: 100136
Site Type: State Response
Site Type Detailed: State Response or NPL
Acres: 16
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Juan Peng
Division Branch: Cleanup Sacramento
Assembly: 32
Senate: 12
Special Program: EPA - Multi-Site Cooperative Agreement
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 36.33302
Longitude: -119.2786
APN: NONE SPECIFIED
Past Use: MANUFACTURING - LUMBER/WOOD PRODUCTS
Potential COC: Polynuclear aromatic hydrocarbons (PAHs TPH-diesel Pentachlorophenol
Confirmed COC: Polynuclear aromatic hydrocarbons (PAHs TPH-diesel Pentachlorophenol
Potential Description: SOIL

Alias Name: SOUTHERN CAL EDISON (VISALIA POLE YARD)
Alias Type: Alternate Name
Alias Name: VISALIA POLE YARD (POLE STORAGE AREA)
Alias Type: Alternate Name
Alias Name: CAD980816466
Alias Type: EPA Identification Number
Alias Name: 110033612017
Alias Type: EPA (FRS #)
Alias Name: SLT5FS074427
Alias Type: GeoTracker Global ID
Alias Name: 100136
Alias Type: Project Code (Site Code)
Alias Name: 54490020
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 07/08/2014
Comments: Annual inspection report was complete, LUC requirements are being followed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON - VISALIA POLE YARD (Continued)

U001583512

Completed Date: 02/17/1995
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 02/17/1995
Comments: Removal Action and Certification (Pole Storage) -- Removal action at the pole storage area (PS) of Visalia Pole Yard was completed. Contaminated hot spots were removed and redeposited at the Pole Treatment (PT) area for subsequent bioremediation. Approx. 250 cubic yards of soil were moved, leaving approx. 16 acres cleaned up. The City of Visalia is interested in the land to expand the City equipment maintenance yard and city street. Related project Southern Cal Edison (Visalia Pole Yard) Idnum 54-49-0002.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

CPS-SLIC:

Name: SOUTHERN CALIFORNIA EDISON - VISALIA POLE YARD
Address: 432 N. BEN MADDOX WAY
City,State,Zip: VISALIA, CA 93277
Region: STATE
Facility Status: Completed - Case Closed
Status Date: 05/12/2010
Global Id: SLT5FS074427
Lead Agency: DEPARTMENT OF TOXIC SUBSTANCES CONTROL
Lead Agency Case Number: 54490020
Latitude: 36.332
Longitude: -119.2785
Case Type: Cleanup Program Site
Case Worker: EM
Local Agency: DEPARTMENT OF TOXIC SUBSTANCES CONTROL
RB Case Number: SLT5FS007
File Location: DTSC
Potential Media Affected: Aquifer used for drinking water supply, Other Groundwater (uses other than drinking water), Soil, Soil Vapor
Potential Contaminants of Concern: Not reported
EPA Region: 9
Coordinate Source: Manual Entry on Screens
Cuf Case: NO
Quantity Released Gallons: Not reported
Begin Date: 01/15/1976
Leak Reported Date: 01/02/1965
How Discovered: Groundwater Monitoring
How Discovered Description: Not reported
Discharge Source: Other, Piping
Discharge Cause: Unknown
Stop Method: Change Operating Procedures, Remove Contents

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON - VISALIA POLE YARD (Continued)

U001583512

Stop Description: Ceased Production in December of 1987
No Further Action Date: 05/12/2010
CA Water Watershed Name: South Valley Floor - Kaweah Delta (558.10)
Dwr Groundwater Subbasin Name: San Joaquin Valley - Kaweah (5-022.11)
Disadvantaged Community: Not reported
CA Enviroscreen 3 Score: 86-90%
CA Enviroscreen 4 Score: 80-85%
Military DOD Site: No
Facility Project Subtype: Not reported
RWQCB Region: CENTRAL VALLEY RWQCB (REGION 5F)
Site History: DTSC is the lead on this Site and more information can be found on Envirostor. During 1920's through 1980's, this site operated as an electrical transmission pole treatment facility. The site is owned and was operated by Southern California Edison (SCE). Chemicals used for operation were pentachlorophenol (PCP), creosote and polycyclic aromatic hydrocarbons (PAH). In 1966, SCE detected onsite domestic water supply well contamination, leakage to onsite shallow and deep aquifers from underground valves and a butt tank. The groundwater is the main migration pathway. The RWQCB issued an Order in 1976 to cleanup contaminated soil and groundwater. A groundwater extraction system was initiated; a subsurface grout curtain was constructed, some soils were removed and the plant was dismantled. The RWQCB Order was rescinded in 1996 and DTSC took over oversight of monitoring activities. This site was placed on the NPL in March 1987 however DTSC was identified as the lead agency. The site has been fenced and access restricted. DTSC entered into an enforceable agreement with SCE in December 1987. The RIFS was concluded in 1992 and a final RAP issued by DTSC in April 1994. US EPA concurrently approved as ROD recommending the same remedy. The preferred alternative included groundwater pump & treat and bioremediation for soil. The RAP also authorized the inclusion of new technologies that could be shown to enhance the selected alternatives. As a result, Dynamic Underground Stripping (DUS) utilizing steam injection/ vapor extraction was proposed as an innovative technology with the potential to expedite both soil and groundwater cleanup. A large scale DUS pilot study design was approved by DTSC in December 1996. Steam injection/extraction activity was concluded in 2000. A final design which included the pilot study and additional air injection and bioremediation facilities was approved by both DTSC and EPA in April 2000. EPA deemed a construction complete in September 2001. A Restricted Land Use Covenant was instituted in June of 2007.

[Click here to access the California GeoTracker records for this facility:](#)

Calsite:

Name: POLE STORAGE AREA (VISALIA POLE YARD)
Address: 432 N BEN MADDOX WAY
City: VISALIA
Region: SACRAMENTO
Facility ID: 54490020
Facility Type: RP
Type: RESPONSIBLE PARTY
Branch: CC
Branch Name: CENTRAL CALIFORNIA
File Name: SOUTHERN CAL EDISON (VISALIA POLE YARD)
State Senate District: 07111995
Status: CERTIFIED AS HAVING BEEN REMEDIATED SATISFACTORILY UNDER DTSC OVERSIGHT

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON - VISALIA POLE YARD (Continued)

U001583512

Status Name: CERTIFIED
Lead Agency: DEPT OF TOXIC SUBSTANCES CONTROL
NPL: Not reported
SIC Code: 49
SIC Name: ELECTRIC, GAS & SANITARY SERVICES
Access: Controlled
Cortese: Not reported
Hazardous Ranking Score: Not reported
Date Site Hazard Ranked: Not reported
Groundwater Contamination: Confirmed
Staff Member Responsible for Site: EMENSAH
Supervisor Responsible for Site: Not reported
Region Water Control Board: CV
Region Water Control Board Name: CENTRAL VALLEY
Lat/Long Direction: Not reported
Lat/Long (dms): 0 0 0 / 0 0 0
Lat/long Method: Not reported
Lat/Long Description: Not reported
State Assembly District Code: 34
State Senate District Code: 18
Facility ID: 54490020
Activity: CERT
Activity Name: CERTIFICATION
AWP Code: PS
Proposed Budget: 0
AWP Completion Date: Not reported
Revised Due Date: Not reported
Comments Date: 02171995
Est Person-Yrs to complete: 0
Estimated Size: Not reported
Request to Delete Activity: Not reported
Activity Status: CERT
Definition of Status: CERTIFIED
Liquids Removed (Gals): 0
Liquids Treated (Gals): 0
Action Included Capping: Not reported
Well Decommissioned: Not reported
Action Included Fencing: Not reported
Removal Action Certification: Not reported
Activity Comments: Not reported
For Commercial Reuse: 16
For Industrial Reuse: 0
For Residential Reuse: 0
Unknown Type: 0
Facility ID: 54490020
Activity: RA
Activity Name: REMOVAL ACTION
AWP Code: PS
Proposed Budget: 0
AWP Completion Date: Not reported
Revised Due Date: Not reported
Comments Date: 02171995
Est Person-Yrs to complete: 0
Estimated Size: Not reported
Request to Delete Activity: Not reported
Activity Status: CERT
Definition of Status: CERTIFIED

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON - VISALIA POLE YARD (Continued)

U001583512

Liquids Removed (Gals): 0
Liquids Treated (Gals): 250
Action Included Capping: Not reported
Well Decommissioned: Not reported
Action Included Fencing: Not reported
Removal Action Certification: N
Activity Comments: CONTAMINATED SOIL WAS EXCAVATED, REDEPOSITED ON SITE AND TREATED INSIDE THE SLURRY WALL OF THE PT AREA.

For Commercial Reuse: 0
For Industrial Reuse: 0
For Residential Reuse: 0
Unknown Type: 0

Alternate Address: 432 BEN MADDOX WAY
Alternate City,St,Zip: VISALIA, CA 93277
Alternate Address: 432 N BEN MADDOX WAY
Alternate City,St,Zip: VISALIA, CA 93292

Background Info: From the 1920's through the 1980's, this site operated as an electrical transmission pole treatment facility. The site is owned and was operated by Southern California Edison (SCE). Chemicals used for operation were pentachlorophenol (PCP), creosote and polycyclic aromatic hydrocarbons (PAHs). In 1966, SCE detected onsite domestic water supply well contamination, leakage to onsite shallow and deep aquifers from underground valves and butt tank. The groundwater is the main migration pathway. The RWQCB issued an Order in 1976 to cleanup contaminated groundwater. A groundwater extraction system was initiated; a subsurface grout curtain was constructed, some soils were removed and the plant was dismantled. This site was placed on the NPL in March 1987. The site has been fenced and access restricted. DTSC entered into an enforceable agreement with SCE in December 1987.

Comments Date: 02171995
Comments: Removal Action and Certification (Pole Storage) -- Removal
Comments Date: 02171995
Comments: action at the pole storage area (PS) of Visalia Pole Yard was
Comments Date: 02171995
Comments: completed. Contaminated hot spots were removed and redeposited
Comments Date: 02171995
Comments: at the Pole Treatment (PT) area for subsequent bioremediation.
Comments Date: 02171995
Comments: Approx. 250 cubic yards of soil were moved, leaving approx.
Comments Date: 02171995
Comments: 16 acres cleaned up. The City of Visalia is interested in the
Comments Date: 02171995
Comments: land to expand the City equipment maintenance yard and city
Comments Date: 02171995
Comments: street.
Comments Date: 02171995
Comments: Not reported
Comments Date: 02171995
Comments: Related project Southern Cal Edison (Visalia Pole Yard)
Comments Date: 02171995
Comments: Idnum 54-49-0002.
ID Name: EPA IDENTIFICATION NUMBER
ID Value: CAD980816466
ID Name: CALSTARS CODE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON - VISALIA POLE YARD (Continued)

U001583512

ID Value: 100136
Alternate Name: VISALIA POLE YARD (POLE STORAGE AREA)
Alternate Name: SOUTHERN CAL EDISON (VISALIA POLE YARD)
Alternate Name: POLE STORAGE AREA (VISALIA POLE YARD)
Alternate Name: Not reported
Special Programs Code: MSCA
Special Programs Name: MULTI-SITE COOPERATIVE AGREEMENT

HIST UST:

Name: VISALIA POLEYARD FACILITY
Address: 432 N BEN MADDOX WAY
City,State,Zip: VISALIA, CA 93277
File Number: Not reported
URL: Not reported
Region: STATE
Facility ID: 00000066305
Facility Type: Other
Other Type: ELECTRIC UTILITY
Contact Name: Not reported
Telephone: 8183021801
Owner Name: SOUTHERN CALIFORNIA EDISON COM
Owner Address: 2244 WALNUT GROVE AVENUE
Owner City,St,Zip: ROSEMEAD, CA 91770
Total Tanks: 0005

Tank Num: 001
Container Num: 507
Year Installed: Not reported
Tank Capacity: 00003000
Tank Used for: WASTE
Type of Fuel: 4
Container Construction Thickness: X
Leak Detection: None

Tank Num: 002
Container Num: 508
Year Installed: Not reported
Tank Capacity: 00000000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 003
Container Num: 509
Year Installed: Not reported
Tank Capacity: 00000000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 004
Container Num: 549
Year Installed: Not reported
Tank Capacity: 00000000
Tank Used for: WASTE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA EDISON - VISALIA POLE YARD (Continued)

U001583512

Type of Fuel: 5
Container Construction Thickness: X
Leak Detection: None

Tank Num: 005
Container Num: 552
Year Installed: Not reported
Tank Capacity: 00000000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: None

DEED:

Name: EDISON/VISALIA POLE YARD
Address: 432 NORTH BEN MADDOX WAY
City,State,Zip: VISALIA, CA 93292
Envirostor ID: 54490002
Area: PROJECT WIDE
Sub Area: Not reported
Site Type: FEDERAL SUPERFUND
Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY
Agency: Not reported
Covenant Uploaded: Not reported
Deed Date(s): Not reported
File Name: Envirostor Land Use Restrictions

CERS:

Name: SOUTHERN CALIFORNIA EDISON - VISALIA POLE YARD
Address: 432 N. BEN MADDOX WAY
City,State,Zip: VISALIA, CA 93277
Site ID: 687088
CERS ID: SLT5FS074427
CERS Description: Cleanup Program Site

Affiliation:

Affiliation Type Desc: Local Agency Caseworker
Entity Name: EMMANUEL MENSAH - DEPARTMENT OF TOXIC SUBSTANCES CONTROL
Entity Title: Not reported
Affiliation Address: 8800 CAL CENTER DRIVE
Affiliation City: SACRAMENTO
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Q85
SW
1/8-1/4
0.216 mi.
1143 ft.

SCE - BEN MADDOX
432 N BEN MADDOX WY
VISALIA, CA 93292

CUPA Listings **S120052225**
N/A

Site 2 of 6 in cluster Q

Relative:
Higher
Actual:
336 ft.

CUPA TULARE:
Name: SCE - BEN MADDOX
Address: 432 N BEN MADDOX WY
City,State,Zip: VISALIA, CA 93292

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SCE - BEN MADDOX (Continued)

S120052225

CERS ID: Not reported
Facility ID: FA0000243
APN: 098-142-050
Latitude: 36.3450207
Longitude: -119.37107323
PE: 2224
TB Fin Fees Description: Haz Mat 6 - 15 Reportable Quantities of Chem
Current Status: 02
CD Fin billing Status Description: Inactive, non-billable

Name: SCE - BEN MADDOX
Address: 432 N BEN MADDOX WY
City,State,Zip: VISALIA, CA 93292
CERS ID: Not reported
Facility ID: FA0000243
APN: 098-142-050
Latitude: 36.3450207
Longitude: -119.37107323
PE: 2258
TB Fin Fees Description: HW - LARGE GENERATOR
Current Status: 02
CD Fin billing Status Description: Inactive, non-billable

Name: SCE - BEN MADDOX
Address: 432 N BEN MADDOX WY
City,State,Zip: VISALIA, CA 93292
CERS ID: Not reported
Facility ID: FA0000243
APN: 098-142-050
Latitude: 36.3450207
Longitude: -119.37107323
PE: 2277
TB Fin Fees Description: CUPA OVERSIGHT CA SURCHARGE
Current Status: 02
CD Fin billing Status Description: Inactive, non-billable

M86
WNW
1/8-1/4
0.217 mi.
1144 ft.

1134 E DOUGLAS
VISALIA, CA
Site 3 of 4 in cluster M

AST A100344419
N/A

Relative:
Higher
Actual:
338 ft.

AST:
Name: Not reported
Address: 1134 E DOUGLAS
City/Zip: VISALIA,
Certified Unified Program Agencies: Tulare
Owner: JOHN GORSKY CONSTRUCTION CO
Total Gallons: 2000
CERSID: Not reported
Facility ID: Not reported
Business Name: Not reported
Phone: Not reported
Fax: Not reported
Mailing Address: Not reported
Mailing Address City: Not reported
Mailing Address State: Not reported
Mailing Address Zip Code: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

(Continued)

A100344419

Operator Name: Not reported
 Operator Phone: Not reported
 Owner Phone: Not reported
 Owner Mail Address: Not reported
 Owner State: Not reported
 Owner Zip Code: Not reported
 Owner Country: Not reported
 Property Owner Name: Not reported
 Property Owner Phone: Not reported
 Property Owner Mailing Address: Not reported
 Property Owner City: Not reported
 Property Owner Stat : Not reported
 Property Owner Zip Code: Not reported
 Property Owner Country: Not reported
 EPAID: Not reported

M87
WNW
1/8-1/4
0.217 mi.
1144 ft.

JOHN GORSKY CONSTRUCTION CO
1134 E DOUGLAS AVE
VISALIA, CA 93292
Site 4 of 4 in cluster M

CUPA Listings S113135685
N/A

Relative:
Higher
Actual:
338 ft.

CUPA TULARE:

Name: JOHN GORSKY CONSTRUCTION CO
 Address: 1134 E DOUGLAS AVE
 City,State,Zip: VISALIA, CA 93292
 CERS ID: Not reported
 Facility ID: FA1347297
 APN: 094-150-032
 Latitude: 36.339163827
 Longitude: -119.28022139
 PE: 2223
 TB Fin Fees Description: Haz Mat - < 6 Reportable Quantities of Chem
 Current Status: 02
 CD Fin billing Status Description: Inactive, non-billable

Name: JOHN GORSKY CONSTRUCTION CO
 Address: 1134 E DOUGLAS AVE
 City,State,Zip: VISALIA, CA 93292
 CERS ID: Not reported
 Facility ID: FA1347297
 APN: 094-150-032
 Latitude: 36.339163827
 Longitude: -119.28022139
 PE: 2254
 TB Fin Fees Description: HW - SMALL GENERATOR
 Current Status: 02
 CD Fin billing Status Description: Inactive, non-billable

Name: JOHN GORSKY CONSTRUCTION CO
 Address: 1134 E DOUGLAS AVE
 City,State,Zip: VISALIA, CA 93292
 CERS ID: Not reported
 Facility ID: FA1347297
 APN: 094-150-032
 Latitude: 36.339163827
 Longitude: -119.28022139
 PE: 2277

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

JOHN GORSKY CONSTRUCTION CO (Continued)

S113135685

TB Fin Fees Description: CUPA OVERSIGHT CA SURCHARGE
Current Status: 02
CD Fin billing Status Description: Inactive, non-billable

Name: JOHN GORSKY CONSTRUCTION CO
Address: 1134 E DOUGLAS AVE
City,State,Zip: VISALIA, CA 93292
CERS ID: Not reported
Facility ID: FA1347297
APN: 094-150-032
Latitude: 36.339163827
Longitude: -119.28022139
PE: 2313
TB Fin Fees Description: TANK FA >1,320 AND <10,000 GAL
Current Status: 02
CD Fin billing Status Description: Inactive, non-billable

Q88
SW
1/8-1/4
0.220 mi.
1161 ft.

EDISON/VISALIA POLE YARD
432 BEN MADDOX WAY
VISALIA, CA 93277
Site 3 of 6 in cluster Q

HIST Cal-Sites S101482823
N/A

Relative:
Higher
Actual:
337 ft.

Calsite:
Name: EDISON/VISALIA POLE YARD
Address: 432 BEN MADDOX WAY
City: VISALIA
Region: SACRAMENTO
Facility ID: 54490002
Facility Type: NPRP
Type: NPL SITE, RP-FUNDED
Branch: CC
Branch Name: CENTRAL CALIFORNIA
File Name: Not reported
State Senate District: 06011985
Status: ANNUAL WORKPLAN (AWP) - ACTIVE SITE
Status Name: ANNUAL WORKPLAN - ACTIVE SITE
Lead Agency: DEPT OF TOXIC SUBSTANCES CONTROL
NPL: Listed
SIC Code: 49
SIC Name: ELECTRIC, GAS & SANITARY SERVICES
Access: Controlled
Cortese: Not reported
Hazardous Ranking Score: Not reported
Date Site Hazard Ranked: Not reported
Groundwater Contamination: Confirmed
Staff Member Responsible for Site: EMENSAH
Supervisor Responsible for Site: Not reported
Region Water Control Board: CV
Region Water Control Board Name: CENTRAL VALLEY
Lat/Long Direction: Not reported
Lat/Long (dms): 0 0 0 / 0 0 0
Lat/long Method: Not reported
Lat/Long Description: Not reported
State Assembly District Code: 34
State Senate District Code: 18
Facility ID: 54490002
Activity: RA

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EDISON/VISALIA POLE YARD (Continued)

S101482823

Activity Name: REMOVAL ACTION
AWP Code: GW
Proposed Budget: 0
AWP Completion Date: Not reported
Revised Due Date: Not reported
Comments Date: 10311977
Est Person-Yrs to complete: 0
Estimated Size: Not reported
Request to Delete Activity: Not reported
Activity Status: AWP
Definition of Status: ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals): 0
Liquids Treated (Gals): 0
Action Included Capping: Not reported
Well Decommissioned: Not reported
Action Included Fencing: Not reported
Removal Action Certification: Not reported
Activity Comments: Not reported
For Commercial Reuse: 0
For Industrial Reuse: 0
For Residential Reuse: 0
Unknown Type: 0
Facility ID: 54490002
Activity: RA
Activity Name: REMOVAL ACTION
AWP Code: CURTN
Proposed Budget: 0
AWP Completion Date: Not reported
Revised Due Date: Not reported
Comments Date: 12311977
Est Person-Yrs to complete: 0
Estimated Size: Not reported
Request to Delete Activity: Not reported
Activity Status: AWP
Definition of Status: ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals): 0
Liquids Treated (Gals): 0
Action Included Capping: Not reported
Well Decommissioned: Not reported
Action Included Fencing: Not reported
Removal Action Certification: Not reported
Activity Comments: Not reported
For Commercial Reuse: 0
For Industrial Reuse: 0
For Residential Reuse: 0
Unknown Type: 0
Facility ID: 54490002
Activity: SS
Activity Name: SITE SCREENING
AWP Code: Not reported
Proposed Budget: 0
AWP Completion Date: Not reported
Revised Due Date: Not reported
Comments Date: 02101987
Est Person-Yrs to complete: 0
Estimated Size: Not reported
Request to Delete Activity: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EDISON/VISALIA POLE YARD (Continued)

S101482823

Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	54490002
Activity:	ORDER
Activity Name:	I/SE, IORSE, FFA, FFSRA, VCA, EA
AWP Code:	AGREE
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	12311987
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	54490002
Activity:	RA
Activity Name:	REMOVAL ACTION
AWP Code:	WELL
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	07311991
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	X
Action Included Fencing:	Not reported
Removal Action Certification:	N
Activity Comments:	DESTRUCTION OF 11 MONITORING WELLS TO ELIMINATE THE POTENTIAL

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EDISON/VISALIA POLE YARD (Continued)

S101482823

FORHYDRAULIC INTERCONNECTION BETWEEN AQUIFERS. BULK OF WORK DONE 4/91, WITH SOME RESIDUAL WORK DONE 7/91.

For Commercial Reuse: 0
For Industrial Reuse: 0
For Residential Reuse: 0
Unknown Type: 0
Facility ID: 54490002
Activity: FRIFS
Activity Name: FOCUSED REMEDIAL INVESTIGATION/FEASIBILITY STUDY
AWP Code: WELL
Proposed Budget: 0
AWP Completion Date: Not reported
Revised Due Date: Not reported
Comments Date: 06301991
Est Person-Yrs to complete: 0
Estimated Size: Not reported
Request to Delete Activity: Not reported
Activity Status: AWP
Definition of Status: ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals): 0
Liquids Treated (Gals): 0
Action Included Capping: Not reported
Well Decommissioned: Not reported
Action Included Fencing: Not reported
Removal Action Certification: Not reported
Activity Comments: Not reported
For Commercial Reuse: 0
For Industrial Reuse: 0
For Residential Reuse: 0
Unknown Type: 0
Facility ID: 54490002
Activity: RIFS
Activity Name: REMEDIAL INVESTIGATION / FEASIBILITY STUDY
AWP Code: Not reported
Proposed Budget: 0
AWP Completion Date: Not reported
Revised Due Date: Not reported
Comments Date: 10141992
Est Person-Yrs to complete: 0
Estimated Size: Not reported
Request to Delete Activity: Not reported
Activity Status: AWP
Definition of Status: ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals): 0
Liquids Treated (Gals): 0
Action Included Capping: Not reported
Well Decommissioned: Not reported
Action Included Fencing: Not reported
Removal Action Certification: Not reported
Activity Comments: Not reported
For Commercial Reuse: 0
For Industrial Reuse: 0
For Residential Reuse: 0
Unknown Type: 0
Facility ID: 54490002
Activity: RAP
Activity Name: REMEDIAL ACTION PLAN / RECORD OF DECISION

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EDISON/VISALIA POLE YARD (Continued)

S101482823

AWP Code: 1
Proposed Budget: 0
AWP Completion Date: Not reported
Revised Due Date: Not reported
Comments Date: 04181994
Est Person-Yrs to complete: 0
Estimated Size: Not reported
Request to Delete Activity: Not reported
Activity Status: AWP
Definition of Status: ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals): 0
Liquids Treated (Gals): 0
Action Included Capping: Not reported
Well Decommissioned: Not reported
Action Included Fencing: Not reported
Removal Action Certification: Not reported
Activity Comments: Not reported
For Commercial Reuse: 0
For Industrial Reuse: 0
For Residential Reuse: 0
Unknown Type: 0
Facility ID: 54490002
Activity: DES
Activity Name: DESIGN
AWP Code: STEAM
Proposed Budget: 0
AWP Completion Date: Not reported
Revised Due Date: Not reported
Comments Date: 12031996
Est Person-Yrs to complete: 0
Estimated Size: Not reported
Request to Delete Activity: Not reported
Activity Status: AWP
Definition of Status: ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals): 0
Liquids Treated (Gals): 0
Action Included Capping: Not reported
Well Decommissioned: Not reported
Action Included Fencing: Not reported
Removal Action Certification: Not reported
Activity Comments: Not reported
For Commercial Reuse: 0
For Industrial Reuse: 0
For Residential Reuse: 0
Unknown Type: 0
Facility ID: 54490002
Activity: RMDL
Activity Name: REMEDIAL ACTION (RAP REQUIRED)
AWP Code: PH2
Proposed Budget: 0
AWP Completion Date: Not reported
Revised Due Date: Not reported
Comments Date: 02252002
Est Person-Yrs to complete: 0
Estimated Size: Not reported
Request to Delete Activity: Not reported
Activity Status: AWP

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EDISON/VISALIA POLE YARD (Continued)

S101482823

Definition of Status: ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals): 0
Liquids Treated (Gals): 0
Action Included Capping: Not reported
Well Decommissioned: Not reported
Action Included Fencing: Not reported
Removal Action Certification: Not reported
Activity Comments: Not reported
For Commercial Reuse: 0
For Industrial Reuse: 0
For Residential Reuse: 0
Unknown Type: 0
Facility ID: 54490002
Activity: OM
Activity Name: OPERATION & MAINTENANCE
AWP Code: Not reported
Proposed Budget: 0
AWP Completion Date: 03312015
Revised Due Date: Not reported
Comments Date: Not reported
Est Person-Yrs to complete: 0
Estimated Size: Not reported
Request to Delete Activity: Not reported
Activity Status: AWP
Definition of Status: ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals): 0
Liquids Treated (Gals): 0
Action Included Capping: Not reported
Well Decommissioned: Not reported
Action Included Fencing: Not reported
Removal Action Certification: Not reported
Activity Comments: Not reported
For Commercial Reuse: 0
For Industrial Reuse: 0
For Residential Reuse: 0
Unknown Type: 0
Facility ID: 54490002
Activity: CERT
Activity Name: CERTIFICATION
AWP Code: Not reported
Proposed Budget: 0
AWP Completion Date: 12312005
Revised Due Date: Not reported
Comments Date: Not reported
Est Person-Yrs to complete: 0
Estimated Size: Not reported
Request to Delete Activity: Not reported
Activity Status: AWP
Definition of Status: ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals): 0
Liquids Treated (Gals): 0
Action Included Capping: Not reported
Well Decommissioned: Not reported
Action Included Fencing: Not reported
Removal Action Certification: Not reported
Activity Comments: Not reported
For Commercial Reuse: 0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EDISON/VISALIA POLE YARD (Continued)

S101482823

For Industrial Reuse: 0
For Residential Reuse: 0
Unknown Type: 0
Facility ID: 54490002
Activity: DES
Activity Name: DESIGN
AWP Code: PH2
Proposed Budget: 0
AWP Completion Date: Not reported
Revised Due Date: Not reported
Comments Date: 04282000
Est Person-Yrs to complete: 0
Estimated Size: Not reported
Request to Delete Activity: Not reported
Activity Status: AWP
Definition of Status: ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals): 0
Liquids Treated (Gals): 0
Action Included Capping: Not reported
Well Decommissioned: Not reported
Action Included Fencing: Not reported
Removal Action Certification: Not reported
Activity Comments: Not reported
For Commercial Reuse: 0
For Industrial Reuse: 0
For Residential Reuse: 0
Unknown Type: 0
Facility ID: 54490002
Activity: DEED
Activity Name: DEED RESTRICTIONS
AWP Code: Not reported
Proposed Budget: 0
AWP Completion Date: 08312005
Revised Due Date: Not reported
Comments Date: Not reported
Est Person-Yrs to complete: 0
Estimated Size: Not reported
Request to Delete Activity: Not reported
Activity Status: AWP
Definition of Status: ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals): 0
Liquids Treated (Gals): 0
Action Included Capping: Not reported
Well Decommissioned: Not reported
Action Included Fencing: Not reported
Removal Action Certification: Not reported
Activity Comments: Not reported
For Commercial Reuse: 0
For Industrial Reuse: 0
For Residential Reuse: 0
Unknown Type: 0
Alternate Address: 432 BEN MADDOX WAY
Alternate City,St,Zip: VISALIA, CA 93277
Background Info: During 1920's through 1980's, this site operated as an electrical transmission pole treatment facility. The site is owned and was operated by Southern California Edison (SCE). Chemicals used for operation were pentachlorophenol

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EDISON/VISALIA POLE YARD (Continued)

S101482823

(PCP), creosote and polycyclic aromatic hydrocarbons (PAH). In 1966, SCE detected onsite domestic water supply well contamination, leakage to onsite shallow and deep aquifers from underground valves and a butt tank. The groundwater is the main migration pathway.

The RWQCB issued an Order in 1976 to cleanup contaminated soil and groundwater. A groundwater extraction system was initiated; a subsurface grout curtain was constructed, some soils were removed and the plant was dismantled. The RWQCB Order was recinded in 1996 and DTSC took over oversight of monitoring activities

This site was placed on the NPL in March 1987 however DTSC was identified as the lead agency. The site has been fenced and access restricted. DTSC entered into an enforceable agreement with SCE in December 1987. The RIFS was concluded in 1992 and a final RAP issued by DTSC in April 1994. US EPA concurrently approved as ROD recommending the same remedy. The preferred alternative included groundwater pump & treat and bioremediation for soil. The RAP also authorized the inclusion of new technologies that could be shown to enhance the selected alternatives. As a result, Dynamic Underground Stripping (DUS) utilizing steam injection/vapor extraction was proposed as an innovative technology with the potential to expedite both soil and groundwater cleanup. A large scale DUS pilot study design was approved by DTSC in December 1996. Steam injection/extraction activity was concluded in 2000. A final design which included the pilot study and additional air injection and bioremediation facilities was approved by both DTSC and EPA in April 2000. EPA deemed a construction complete in September 2001.

Comments Date: 10311977
Comments: RA: Groundwater extraction & treatment.
Comments Date: 12031996
Comments: DES (STEAM) Final dynamic underground stripping pilot study
Comments Date: 12031996
Comments: design approved.
Comments Date: 12311977
Comments: RA: Grout curtain constructed around poleyard to isolate
Comments Date: 12311977
Comments: contamination.
Comments Date: 01011972
Comments: Leakage from large dip tank.
Comments Date: 01011973
Comments: RCP and creosote detected in soil and groundwater.
Comments Date: 01011976
Comments: RWQCB issued Clean-up & Abatement Order (CAO).
Comments Date: 01011984
Comments: Company submits monthly and annual monitoring reports.
Comments Date: 01011984
Comments: Significant contamination.
Comments Date: 01091985
Comments: Preliminary Assessment submitted to EPA.
Comments Date: 02101987
Comments: Site Screening done.
Comments Date: 02252002
Comments: RMDL - PH2 - Activities at the site included steam injection,
Comments Date: 02252002

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EDISON/VISALIA POLE YARD (Continued)

S101482823

Comments: groundwater and vapor extraction, air and oxygen infiltration
Comments Date: 02252002
Comments: and physical and chemical groundwater treatment.
Comments Date: 04181994
Comments: RAP -- Remedial Action Plan selection of the most effective
Comments Date: 04181994
Comments: viable and cost efficient remedies for remediation of soil
Comments Date: 04181994
Comments: and groundwater containing wood treating chemicals at the
Comments Date: 04181994
Comments: site.
Comments Date: 04282000
Comments: DES - Remedial Design.
Comments Date: 04301991
Comments: RA: Destruction of eleven monitoring wells to eliminate the
Comments Date: 04301991
Comments: potential for hydraulic interconnection between aquifers and
Comments Date: 04301991
Comments: to eliminate wells that are no longer usable.
Comments Date: 05011984
Comments: Preliminary Assessment Done (RCRA 3012): Operation is
Comments Date: 05011984
Comments: treatment of utility poles. Dip tank storage. Contamination
Comments Date: 05011984
Comments: of chemical preservatives. Waste includes creosote and
Comments Date: 05011984
Comments: pentachlorophenol.
Comments Date: 06301991
Comments: FRIFS: Well cross-contamination study.
Comments Date: 07251991
Comments: Inactive power pole treating facility. Contaminants include
Comments Date: 07251991
Comments: PAH, PCP, and creosote.
Comments Date: 08301983
Comments: Facility Drive-By: Vacant commercial building. Fenced and
Comments Date: 08301983
Comments: locked. Repair area in back.
Comments Date: 09011987
Comments: Site reported for Proposition 65.
Comments Date: 09271983
Comments: Central Valley RWQCB overseeing cleanup.
Comments Date: 10011981
Comments: Water monitoring and improvement program.
Comments Date: 10141992
Comments: FRIFS acceptance letter issued with comments.
ID Name: BEP DATABASE PCODE
ID Value: P11094
ID Name: EPA IDENTIFICATION NUMBER
ID Value: CAD980816466
ID Name: CALSTARS CODE
ID Value: 100136
Alternate Name: SOUTHERN CALIF EDISON - VISALIA POLEYARD
Alternate Name: VISALIA POLE YARD
Alternate Name: SOUTHERN CALIFORNIA EDISON (SCE)
Alternate Name: SOUTHERN CAL EDISON (VISALIA POLEYARD)
Alternate Name: SOUTHERN CAL EDISON (VISALIA POLE YARD)
Alternate Name: EDISON/VISALIA POLE YARD

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

EDISON/VISALIA POLE YARD (Continued)

S101482823

Alternate Name: Not reported
 Special Programs Code: MSCA
 Special Programs Name: MULTI-SITE COOPERATIVE AGREEMENT
 Special Programs Code: R3012
 Special Programs Name: RCRA 3012

Q89
SW
 1/8-1/4
 0.223 mi.
 1179 ft.

SO. CAL. EDISON POLE YARD
432 BEN MADDOX WAY N
VISALIA, CA 93291

Site 4 of 6 in cluster Q

LUST
CA BOND EXP. PLAN
Cortese
HIST CORTESE
CERS

S100833402
N/A

Relative:
Higher
Actual:
336 ft.

LUST:
 Name: SO. CAL. EDISON POLE YARD
 Address: 432 BEN MADDOX WAY N
 City,State,Zip: VISALIA, CA 93291
 Lead Agency: TULARE COUNTY
 Case Type: LUST Cleanup Site
 Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0610700046
 Global Id: T0610700046
 Latitude: 36.3330601
 Longitude: -119.2787069
 Status: Completed - Case Closed
 Status Date: 04/29/1990
 Case Worker: JOE
 RB Case Number: 5T54000045
 Local Agency: TULARE COUNTY
 File Location: Not reported
 Local Case Number: 462
 Potential Media Affect: Soil
 Potential Contaminants of Concern: Diesel
 EPA Region: 9
 Coordinate Source: Google Geocode
 Cuf Case: NO
 Quantity Released Gallons: Not reported
 Begin Date: 06/03/1985
 Leak Reported Date: 11/27/1990
 How Discovered: Tank Closure
 How Discovered Description: Not reported
 Discharge Source: Other
 Discharge Cause: Unknown
 Stop Method: Not reported
 Stop Description: Not reported
 No Further Action Date: 04/29/1990
 CA Water Watershed Name: South Valley Floor - Kaweah Delta (558.10)
 Dwr Groundwater Subbasin Name: San Joaquin Valley - Kaweah (5-022.11)
 Disadvantaged Community: Not reported
 CA Enviroscreen 3 Score: 86-90%
 CA Enviroscreen 4 Score: 80-85%
 Military DOD Site: No
 Facility Project Subtype: Not reported
 RWQCB Region: CENTRAL VALLEY RWQCB (REGION 5F)
 Site History: Not reported

LUST:
 Global Id: T0610700046
 Contact Type: Local Agency Caseworker - Primary Caseworker
 Contact Name: JOEL MARTENS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO. CAL. EDISON POLE YARD (Continued)

S100833402

Organization Name: TULARE COUNTY
Address: 5957 So. Mooney Blvd
City: Visalia
Email: jmartens@tularehhsa.org
Phone Number: 5596247419

LUST:

Global Id: T0610700046
Action Type: ENFORCEMENT
Date: 08/09/1988
Action: * Historical Enforcement

Global Id: T0610700046
Action Type: ENFORCEMENT
Date: 08/09/1988
Action: * No Action

Global Id: T0610700046
Action Type: Other
Date: 08/21/1990
Action: Leak Discovery

Global Id: T0610700046
Action Type: Other
Date: 11/27/1990
Action: Leak Reported

Global Id: T0610700046
Action Type: Other
Date: 08/21/1990
Action: Leak Stopped

LUST:

Global Id: T0610700046
Status: Open - Case Begin Date
Status Date: 06/03/1985

Global Id: T0610700046
Status: Open - Remediation
Status Date: 06/03/1985

Global Id: T0610700046
Status: Open - Site Assessment
Status Date: 06/14/1985

Global Id: T0610700046
Status: Open - Site Assessment
Status Date: 11/19/1985

Global Id: T0610700046
Status: Open - Site Assessment
Status Date: 05/23/1988

Global Id: T0610700046
Status: Completed - Case Closed
Status Date: 04/29/1990

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO. CAL. EDISON POLE YARD (Continued)

S100833402

LUST REG 5:

Name: SO. CAL. EDISON POLE YARD
Address: 432 BEN MADDOX WAY N
City: VISALIA
Region: 5
Status: Case Closed
Case Number: 5T54000045
Case Type: Soil only
Substance: DIESEL
Staff Initials: DAM
Lead Agency: Local
Program: LUST
MTBE Code: N/A

CA BOND EXP. PLAN:

Responsible Party: NPL SITE CLEANUP WORKPLAN
Project Revenue Source Company: Not reported
Project Revenue Source Addr: Not reported
Project Revenue Source City,St,Zip: Not reported
Project Revenue Source Desc: The responsible party has entered into an enforceable agreement with DHS for oversight/monitoring of their cleanup efforts. The responsible party will pay all costs associated with cleanup and has provided an initial deposit of \$21,500 to be used against costs recoverable by DHS. In the event that the Company fails to complete or make satisfactory progress on the project, federal funds may be used to complete the project. This would require the expenditure of State matching funds. The Department has budgeted \$100,000 of State Bond funds for oversight. If Bond funds are expended, the Department will take appropriate cost recovery actions.

Site Description: This site is an inactive power pole treating facility. Pole treating compounds (wood preservatives) from a leaking tank contaminated soil and ground water. The site is owned and was operated by Southern California Edison (SCE).

Hazardous Waste Desc: Pentachlorophenol (PCP), dioxins and dibenzofurans have been found in ground water (shallow and deep aquifers) and in soil.

Threat To Public Health & Env: Ground water is the main migration pathway. The responsible party has implemented a ground water extraction interim remedial measure (IRM). Without this IRM, local ground water supplies would be affected. The site is fenced to control access.

Site Activity Status: SCE has installed a slurry wall to reduce ground water migration offsite, and is extracting contaminated ground water and pumping it to the Visalia sewage treatment plant. SCE has built a pretreatment plant on the site, which would initially treat the extracted water prior to its disposal to the sewage treatment plant. DHS has negotiated an enforceable agreement with SCE; the facility was placed on the proposed NPL before negotiations were completed. SCE has performed some remedial investigation work on the site; additional work will be required in the agreement.

CORTESE:

Name: SO. CAL. EDISON POLE YARD
Address: 432 BEN MADDOX WAY N
City,State,Zip: VISALIA, CA 93291
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0610700046
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO. CAL. EDISON POLE YARD (Continued)

S100833402

Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

HIST CORTESE:

edr_fname: EDISON/VISALIA POLE YARD
edr_fadd1: 432 BEN MADDOX
City,State,Zip: VISALIA, CA 93291
Region: CORTESE
Facility County Code: 54
Reg By: CALSI
Reg Id: 54490002

edr_fname: SO. CAL. EDISON POLE YARD
edr_fadd1: 432 BEN MADDOX
City,State,Zip: VISALIA, CA 93291
Region: CORTESE
Facility County Code: 54
Reg By: LTNKA
Reg Id: 5T54000045

edr_fname: POLE STORAGE AREA (VISALI
edr_fadd1: 432 BEN MADDOX
City,State,Zip: VISALIA, CA 93291
Region: CORTESE
Facility County Code: 54
Reg By: CALSI
Reg Id: 54490020

CERS:

Name: SO. CAL. EDISON POLE YARD
Address: 432 BEN MADDOX WAY N
City,State,Zip: VISALIA, CA 93291
Site ID: 686671
CERS ID: T0610700046
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Local Agency Caseworker
Entity Name: JOEL MARTENS - TULARE COUNTY
Entity Title: Not reported
Affiliation Address: 5957 So. Mooney Blvd
Affiliation City: Visalia
Affiliation State: CA
Affiliation Country: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

SO. CAL. EDISON POLE YARD (Continued)

S100833402

Affiliation Zip: Not reported
 Affiliation Phone: 5596247419,

N90
SSE
1/8-1/4
0.225 mi.
1187 ft.

CAMPAS CUSTOM PAINT
1736 FINNI COURT
VISALIA, CA 93277

RCRA NonGen / NLR

1024875971
CAL922414105

Site 2 of 2 in cluster N

Relative:
Higher
Actual:
335 ft.

RCRA Listings:	
Date Form Received by Agency:	19920828
Handler Name:	Campas Custom Paint
Handler Address:	1736 FINNI COURT
Handler City,State,Zip:	VISALIA, CA 93277-0000
EPA ID:	CAL922414105
Contact Name:	ROY CAMPA
Contact Address:	INACT PER 98VQ FINAL NOTICE
Contact City,State,Zip:	VISALIA, CA 93277-0000
Contact Telephone:	209-625-8459
Contact Fax:	Not reported
Contact Email:	Not reported
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:	1736 E FINNI CT
Mailing City,State,Zip:	VISALIA, CA 93292-6601
Owner Name:	Roy Campa
Owner Type:	Other
Operator Name:	Roy Campa
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 State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CAMPAS CUSTOM PAINT (Continued)

1024875971

Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
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:	20180907
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:	Operator
Owner/Operator Name: ROY CAMPA	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	INACT PER 98VQ FINAL NOTICE
Owner/Operator City,State,Zip:	VISALIA, CA 93277-0000
Owner/Operator Telephone:	209-625-8459
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: ROY CAMPA	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1736 FINNI COURT
Owner/Operator City,State,Zip:	VISALIA, CA 93292-0000
Owner/Operator Telephone:	559-625-8459
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:	
Receive Date:	19920828
Handler Name: CAMPAS CUSTOM PAINT	
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

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CAMPAS CUSTOM PAINT (Continued)

1024875971

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:	811121
NAICS Description:	AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE

Facility Has Received Notices of Violations:

Violations:	No Violations Found
-------------	---------------------

Evaluation Action Summary:

Evaluations:	No Evaluations Found
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R91
SSE
1/8-1/4
0.227 mi.
1197 ft.

CHUY'S AUTO BODY & COLLISION
1738 E FINNI CT
VISALIA, CA 93292
Site 1 of 2 in cluster R

RCRA NonGen / NLR **1026490394**
CAL000455120

Relative:
Higher
Actual:
337 ft.

RCRA Listings:	
Date Form Received by Agency:	20200618
Handler Name:	Chuy'S Auto Body & Collision
Handler Address:	1738 E FINNI CT
Handler City,State,Zip:	VISALIA, CA 93292
EPA ID:	CAL000455120
Contact Name:	JESUS QUEVEDO
Contact Address:	1738 E FINNI CT
Contact City,State,Zip:	VISALIA, CA 93292
Contact Telephone:	559-802-5758
Contact Fax:	559-802-5441
Contact Email:	CHUYSAUTOBODY1738@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:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	1738 E FINNI CT
Mailing City,State,Zip:	VISALIA, CA 93292
Owner Name:	Jesus Quevedo
Owner Type:	Other
Operator Name:	Jesus Quevedo
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

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CHUY'S AUTO BODY & COLLISION (Continued)

1026490394

Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
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:	20200710
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:	JESUS QUEVEDO
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1738 E FINNI CT
Owner/Operator City,State,Zip:	VISALIA, CA 93292
Owner/Operator Telephone:	559-802-5758
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	JESUS QUEVEDO
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1738 E FINNI CT
Owner/Operator City,State,Zip:	VISALIA, CA 93292
Owner/Operator Telephone:	559-802-5758

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CHUY'S AUTO BODY & COLLISION (Continued)

1026490394

Owner/Operator Telephone Ext: Not reported
 Owner/Operator Fax: Not reported
 Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 20200618
 Handler Name: CHUY'S AUTO BODY & COLLISION
 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: 811111
 NAICS Description: GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

92
 SSW
 1/8-1/4
 0.230 mi.
 1215 ft.

CITY OF VISALIA CORPORATION YA
336 BEN MADDOX
VISALIA, CA 93291

HIST UST S112889126
HWTS N/A
HAZNET

Relative:
Higher
Actual:
335 ft.

HIST UST:
 Name: CITY OF VISALIA CORPORATION YA
 Address: 336 BEN MADDOX
 City,State,Zip: VISALIA, CA 93291
 File Number: 00023751
 URL: <https://documents.geotracker.waterboards.ca.gov/ustpdfs/pdf/00023751.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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CITY OF VISALIA CORPORATION YA (Continued)

S112889126

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:](#)

HWTS:

Name: CITY OF VISALIA CORPORATION YARD
Address: 336 BEN MADDOX WAY
Address 2: Not reported
City,State,Zip: VISALIA, CA 93277
EPA ID: CAC001410496
Inactive Date: 10/25/2000
Create Date: 09/18/1998
Last Act Date: Not reported
Mailing Name: Not reported
Mailing Address: PO BOX 4002
Mailing Address 2: Not reported
Mailing City,State,Zip: VISALIA, CA 932780000
Owner Name: CITY OF VISALIA
Owner Address: PO BOX 4002
Owner Address 2: Not reported
Owner City,State,Zip: VISALIA, CA 932780000
Owner Phone: Not reported
Owner Fax: Not reported
Contact Name: BOB HILL
Contact Address: PO BOX 4002
Contact Address 2: Not reported
City,State,Zip: VISALIA, CA 932780000
Contact Phone: Not reported
Contact Fax: Not reported
Facility Status: Inactive
Facility Type: TEMPORARY
Category: STATE
Latitude: 36.332412
Longitude: -119.278677

HAZNET:

Name: CITY OF VISALIA CORPORATION YARD
Address: 336 BEN MADDOX WAY
Address 2: Not reported
City,State,Zip: VISALIA, CA 932770000
Contact: BOB HILL
Telephone: 2096882977
Mailing Name: Not reported
Mailing Address: PO BOX 4002

Year: 1998
Gepaid: CAC001410496
TSD EPA ID: CAT080013352
CA Waste Code: 135 - Unspecified aqueous solution
Disposal Method: R01 - Recycler
Tons: 4.41

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CITY OF VISALIA CORPORATION YA (Continued)

S112889126

Additional Info:

Year: 1998
Gen EPA ID: CAC001410496

Shipment Date: 19980922
Creation Date: 12/7/1998 0:00:00
Receipt Date: 19980923
Manifest ID: 98353609
Trans EPA ID: CAD981435621
Trans Name: Not reported
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDf EPA ID: CAT080013352
Trans Name: Not reported
TSDf Alt EPA ID: Not reported
TSDf Alt Name: Not reported
Waste Code Description: 135 - Unspecified aqueous solution
RCRA Code: Not reported
Meth Code: R01 - Recycler
Quantity Tons: 4.41
Waste Quantity: 1050
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Q93
SW
1/8-1/4
0.232 mi.
1226 ft.

RJ AUTOMOTIVE
413 N BEN MADDOX WY
VISALIA, CA 93292

CERS HAZ WASTE
CUPA Listings
CERS

S120052174
N/A

Site 5 of 6 in cluster Q

Relative:
Higher
Actual:
336 ft.

CERS HAZ WASTE:
Name: RJ AUTOMOTIVE
Address: 413 N BEN MADDOX WY
City,State,Zip: VISALIA, CA 93292
Site ID: 557058
CERS ID: 10607233
CERS Description: Hazardous Waste Generator

CUPA TULARE:

Name: RJ AUTOMOTIVE
Address: 413 N BEN MADDOX WY
City,State,Zip: VISALIA, CA 93292
CERS ID: 10607233
Facility ID: FA1349152
APN: 094-180-008
Latitude: 36.333152939
Longitude: -119.27916375
PE: 2277
TB Fin Fees Description: CUPA OVERSIGHT CA SURCHARGE
Current Status: 01
CD Fin billing Status Description: Active, billable

Name: RJ AUTOMOTIVE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RJ AUTOMOTIVE (Continued)

S120052174

Address: 413 N BEN MADDOX WY
City,State,Zip: VISALIA, CA 93292
CERS ID: 10607233
Facility ID: FA1349152
APN: 094-180-008
Latitude: 36.333152939
Longitude: -119.27916375
PE: 2223
TB Fin Fees Description: Haz Mat - < 6 Reportable Quantities of Chem
Current Status: 04
CD Fin billing Status Description: Active, exempt from billing

CERS:

Name: RJ AUTOMOTIVE
Address: 413 N BEN MADDOX WY
City,State,Zip: VISALIA, CA 93292
Site ID: 557058
CERS ID: 10607233
CERS Description: Chemical Storage Facilities

Violations:

Site ID: 557058
Site Name: RJ AUTOMOTIVE
Violation Date: 05-17-2017
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Returned to compliance on 06/08/2017.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 557058
Site Name: RJ AUTOMOTIVE
Violation Date: 05-17-2017
Citation: HSC 6.5 25244.19 - California Health and Safety Code, Chapter 6.5, Section(s) 25244.19
Violation Description: Failure of a generator to conduct, when required, a source reduction evaluation review and plan every four years, and/or failure of the review and plan to contain all required information.
Violation Notes: Returned to compliance on 06/08/2017.
Violation Division: Tulare County Environmental Health
Violation Program: HW
Violation Source: CERS,

Site ID: 557058
Site Name: RJ AUTOMOTIVE
Violation Date: 05-17-2017
Citation: 22 CCR 23 66273.40(a)(3) - California Code of Regulations, Title 22, Chapter 23, Section(s) 66273.40(a)(3)
Violation Description: Failure of the universal waste handler who sends electronic devices, CRTs, and/or CRT glass to any foreign destination to complete the following: (1) Notify the Department 60 days prior to the intended export before any electronic devices, CRTs, and/or CRT glass are scheduled to leave the United States and cover all export activities extending over the next twelve (12) month or lesser period; (2)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RJ AUTOMOTIVE (Continued)

S120052174

Violation Notes: Concurrently send a copy of the notification required pursuant to subsection of this section, to the CUPA having jurisdiction over the universal waste handler s facility.
Violation Division: Returned to compliance on 06/08/2017.
Violation Program: Tulare County Environmental Health
Violation Source: HW
CERS,

Site ID: 557058
Site Name: RJ AUTOMOTIVE
Violation Date: 05-17-2017
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Violation Notes: Returned to compliance on 06/08/2017.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 557058
Site Name: RJ AUTOMOTIVE
Violation Date: 05-17-2017
Citation: 22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description: Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.

Violation Notes: Returned to compliance on 06/08/2017.
Violation Division: Tulare County Environmental Health
Violation Program: HW
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-17-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-17-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: HW
Eval Source: CERS,

Enforcement Action:
Site ID: 557058

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RJ AUTOMOTIVE (Continued)

S120052174

Site Name: RJ AUTOMOTIVE
Site Address: 413 N BEN MADDOX WY
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 05-17-2017
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HMRRP
Enf Action Source: CERS,

Site ID: 557058
Site Name: RJ AUTOMOTIVE
Site Address: 413 N BEN MADDOX WY
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 05-17-2017
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HW
Enf Action Source: CERS,

Affiliation:

Affiliation Type Desc: Document Preparer
Entity Name: THELMMA GALLARDO
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 413 N BEN MADDOX WAY
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93292
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: LOUIE GALLARDO
Entity Title: Not reported
Affiliation Address: 413 N BEN MADDOX WAY
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 93292
Affiliation Phone: (559) 627-0308,

Affiliation Type Desc: Environmental Contact

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RJ AUTOMOTIVE (Continued)

S120052174

Entity Name: LOUIE GALLARDO
Entity Title: Not reported
Affiliation Address: 413 N BEN MADDOX WAY
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93292
Affiliation Phone: ,

Affiliation Type Desc: Identification Signer
Entity Name: THELMA GALLARDO
Entity Title: OFFICE MANAGER
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Operator
Entity Name: LOUIE GALLARDO
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (559) 627-0308,

Affiliation Type Desc: Parent Corporation
Entity Name: RJ AUTOMOTIVE
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: CUPA District
Entity Name: Tulare County Environmental Health
Entity Title: Not reported
Affiliation Address: 5957 South Mooney Boulevard
Affiliation City: Visalia
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93277
Affiliation Phone: (559) 624-7400,

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

Q94
SW
1/8-1/4
0.232 mi.
1226 ft.

RJ AUTOMOTIVE
413 N BEN MADDOX WAY
VISALIA, CA 93292

RCRA NonGen / NLR

1024812432
CAL000476774

Site 6 of 6 in cluster Q

Relative:
Higher

Actual:
336 ft.

RCRA Listings:	20230228
Date Form Received by Agency:	
Handler Name:	Rj Automotive
Handler Address:	413 N BEN MADDOX WAY
Handler City,State,Zip:	VISALIA, CA 93292-6628
EPA ID:	CAL000299745
Contact Name:	LOUIE GALLARDO
Contact Address:	413 N BEN MADDOX WAY
Contact City,State,Zip:	VISALIA, CA 93292
Contact Telephone:	559-627-0308
Contact Fax:	559-627-4112
Contact Email:	THELMA@GALLARDOINS.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:	413 N BEN MADDOX WAY
Mailing City,State,Zip:	VISALIA, CA 93292-0000
Owner Name:	Not reported
Owner Type:	Not reported
Operator Name:	Jose Luis Gallardo
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:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC Renewals Baseline:	Not on the Baseline
202 GPRC Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RJ AUTOMOTIVE (Continued)

1024812432

Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
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:	20230322
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:	Operator
Owner/Operator Name: LOUIE GALLARDO	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	413 N BEN MADDOX WAY
Owner/Operator City,State,Zip:	VISALIA, CA 93292
Owner/Operator Telephone:	559-627-0308
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: RJ AUTOMOTIVE	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	413 N BEN MADDOX WAY
Owner/Operator City,State,Zip:	VISALIA, CA 93292-0000
Owner/Operator Telephone:	559-627-0308
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: JOSE LUIS GALLARDO	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	413 N BEN MADDOX WAY
Owner/Operator City,State,Zip:	VISALIA, CA 93292-6628
Owner/Operator Telephone:	559-627-0308
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	559-627-4112
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20230228
---------------	----------

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

RJ AUTOMOTIVE (Continued)

1024812432

Handler Name: RJ AUTOMOTIVE
 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

Receive Date: 20051024
 Handler Name: RJ AUTOMOTIVE
 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: No
 Non Storage Recycler Activity: Not reported
 Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Code: 811118
 NAICS Description: OTHER AUTOMOTIVE MECHANICAL AND ELECTRICAL REPAIR AND MAINTENANCE

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

S95
SSE
1/8-1/4
0.232 mi.
1227 ft.

SISCO'S
1741 FINNI CT
VISALIA, CA 93292
Site 1 of 2 in cluster S

CUPA Listings S120052347
N/A

Relative:
Higher

CUPA TULARE:

Actual:
335 ft.

Name: SISCO'S
 Address: 1741 FINNI CT
 City,State,Zip: VISALIA, CA 93292
 CERS ID: Not reported
 Facility ID: FA1350904
 APN: 098-142-034
 Latitude: 36.331379
 Longitude: -119.273856
 PE: 2223
 TB Fin Fees Description: Haz Mat - < 6 Reportable Quantities of Chem
 Current Status: 02
 CD Fin billing Status Description: Inactive, non-billable

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SISCO'S (Continued)

S120052347

Name: SISCO'S
Address: 1741 FINNI CT
City,State,Zip: VISALIA, CA 93292
CERS ID: Not reported
Facility ID: FA1350904
APN: 098-142-034
Latitude: 36.331379
Longitude: -119.273856
PE: 2277
TB Fin Fees Description: CUPA OVERSIGHT CA SURCHARGE
Current Status: 02
CD Fin billing Status Description: Inactive, non-billable

T96
WNW
1/8-1/4
0.233 mi.
1231 ft.

JAMES MOBILE AUTO REPAIR LLC
1119 E DOUGLAS AVE
VISALIA, CA 93292

RCRA NonGen / NLR

1026722240
CAL000459297

Site 1 of 3 in cluster T

Relative:
Higher
Actual:
337 ft.

RCRA Listings:
Date Form Received by Agency: 20210111
Handler Name: James Mobile Auto Repair Llc
Handler Address: 1119 E DOUGLAS AVE
Handler City,State,Zip: VISALIA, CA 93292
EPA ID: CAL000459297
Contact Name: JAMES BRECKENRIDGE
Contact Address: 1119 E DOUGLAS AVE
Contact City,State,Zip: VISALIA, CA 93292
Contact Telephone: 559-736-2659
Contact Fax: Not reported
Contact Email: JBRECKENRIDGE84@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: Not reported
State District Owner: Not reported
State District: Not reported
Mailing Address: 1119 E DOUGLAS AVE
Mailing City,State,Zip: VISALIA, CA 93292
Owner Name: James Mobile Auto Repair Llc
Owner Type: Other
Operator Name: James Breckenridge
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: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

JAMES MOBILE AUTO REPAIR LLC (Continued)

1026722240

Universal Waste Destination Facility: No
Federal Universal Waste: No
Active Site State-Reg Handler: ---
Federal Facility Indicator: Not reported
Hazardous Secondary Material Indicator: N
Sub-Part K Indicator: Not reported
2018 GPRA Permit Baseline: Not on the Baseline
2018 GPRA Renewals Baseline: Not on the Baseline
202 GPRA Corrective Action Baseline: No
Subject to Corrective Action Universe: No
Non-TSDFs Where RCRA CA has Been Imposed 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
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: 20210226
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: JAMES MOBILE AUTO REPAIR LLC
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 1119 E DOUGLAS AVE
Owner/Operator City,State,Zip: VISALIA, CA 93292
Owner/Operator Telephone: 559-736-2659
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: JAMES BRECKENRIDGE
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 1119 E DOUGLAS AVE
Owner/Operator City,State,Zip: VISALIA, CA 93292
Owner/Operator Telephone: 559-736-2659
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

JAMES MOBILE AUTO REPAIR LLC (Continued)

1026722240

Historic Generators:

Receive Date: 20210111
Handler Name: JAMES MOBILE AUTO REPAIR LLC
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: 811111
NAICS Description: GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

R97
SSE
1/8-1/4
0.233 mi.
1232 ft.

AUTO MD MOTORSPORTS INC
1751 E FINNI CT
VISALIA, CA 93292

RCRA NonGen / NLR

1024867370
CAL000435963

Site 2 of 2 in cluster R

Relative:

RCRA Listings:

Higher
Actual:
335 ft.

Date Form Received by Agency: 20180509
Handler Name: Auto Md Motorsports Inc
Handler Address: 1751 E FINNI CT
Handler City,State,Zip: VISALIA, CA 93292
EPA ID: CAL000435963
Contact Name: DARRIN WOODBRIDGE
Contact Address: 1818 E ROOSEVELT CT
Contact City,State,Zip: VISALIA, CA 93292
Contact Telephone: 559-739-7829
Contact Fax: 559-739-8047
Contact Email: MONICA.AUTOMD@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: 1751 E FINNI CT
Mailing City,State,Zip: VISALIA, CA 93292
Owner Name: Darrin Woodbridge

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

AUTO MD MOTORSPORTS INC (Continued)

1024867370

Owner Type:	Other
Operator Name:	Darrin Woodbridge
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 State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC Renewals Baseline:	Not on the Baseline
202 GPRC Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
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:	20180907
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:	DARRIN WOODBRIDGE
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1818 E ROOSEVELT CT
Owner/Operator City,State,Zip:	VISALIA, CA 93292
Owner/Operator Telephone:	559-739-7829
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AUTO MD MOTORSPORTS INC (Continued)

1024867370

Owner/Operator Indicator: Operator
Owner/Operator Name: DARRIN WOODBRIDGE
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 1818 E ROOSEVELT CT
Owner/Operator City,State,Zip: VISALIA, CA 93292
Owner/Operator Telephone: 559-739-7829
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 20180509
Handler Name: AUTO MD MOTORSPORTS INC
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: 811111
NAICS Description: GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

U98
North
1/8-1/4
0.236 mi.
1248 ft.

CARLOS LAZO
1311 NORTH CAIN STREET
VISALIA, CA 93292

Site 1 of 2 in cluster U

RCRA NonGen / NLR 1027526036
CAC003218638

Relative:
Higher
Actual:
340 ft.

RCRA Listings:
Date Form Received by Agency: 20230220
Handler Name: Carlos Lazo
Handler Address: 1311 NORTH CAIN STREET
Handler City,State,Zip: VISALIA, CA 93292
EPA ID: CAC003218638
Contact Name: CARLOS LAZO
Contact Address: 1311 NORTH CAIN STREET
Contact City,State,Zip: VISALIA, CA 93292
Contact Telephone: 559-909-6233
Contact Fax: Not reported
Contact Email: LAZOYESSI@GMAIL.COM
Contact Title: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CARLOS LAZO (Continued)

1027526036

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:	1311 NORTH CAIN STREET
Mailing City,State,Zip:	VISALIA, CA 93292
Owner Name:	Carlos Lazo
Owner Type:	Other
Operator Name:	Carlos Lazo
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:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC Renewals Baseline:	Not on the Baseline
202 GPRC Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDs Where RCRA CA has Been Imposed 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
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:	20230220
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CARLOS LAZO (Continued)

1027526036

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	CARLOS LAZO
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1311 NORTH CAIN STREET
Owner/Operator City,State,Zip:	VISALIA, CA 93292
Owner/Operator Telephone:	559-909-6233
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	CARLOS LAZO
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1311 NORTH CAIN STREET
Owner/Operator City,State,Zip:	VISALIA, CA 93292
Owner/Operator Telephone:	559-909-6233
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20230220
Handler Name:	CARLOS LAZO
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
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Evaluation Action Summary:

Evaluations:	No Evaluations Found
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Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SALAZAR ZEFERINO (Continued)

1026719786

Human Exposure Controls Indicator: N/A
Groundwater Controls Indicator: N/A
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: 20210312
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: Operator
Owner/Operator Name: SALAZAR ZEFERINO
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 1311 NORTH STOVER STREET
Owner/Operator City,State,Zip: VISALIA, CA 93292
Owner/Operator Telephone: 559-602-7023
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: SALAZAR ZEFERINO
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 1311 NORTH STOVER STREET
Owner/Operator City,State,Zip: VISALIA, CA 93292
Owner/Operator Telephone: 559-602-7023
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 20210304
Handler Name: SALAZAR ZEFERINO
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SALAZAR ZEFERINO (Continued)

1026719786

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

V100
South
1/8-1/4
0.238 mi.
1257 ft.

CARVER PUMP SERVICE
139 N CAIN ST
VISALIA, CA 93292
Site 1 of 3 in cluster V

CUPA Listings **S120051206**
CERS **N/A**

Relative:
Lower
Actual:
334 ft.

CUPA TULARE:
Name: CARVER PUMP SERVICE
Address: 139 N CAIN ST
City,State,Zip: VISALIA, CA 93292
CERS ID: 10684261
Facility ID: FA1352076
APN: 098-142-040
Latitude: 36.331069
Longitude: -119.274518
PE: 2223
TB Fin Fees Description: Haz Mat - < 6 Reportable Quantities of Chem
Current Status: 01
CD Fin billing Status Description: Active, billable

Name: CARVER PUMP SERVICE
Address: 139 N CAIN ST
City,State,Zip: VISALIA, CA 93292
CERS ID: 10684261
Facility ID: FA1352076
APN: 098-142-040
Latitude: 36.331069
Longitude: -119.274518
PE: 2277
TB Fin Fees Description: CUPA OVERSIGHT CA SURCHARGE
Current Status: 01
CD Fin billing Status Description: Active, billable

CERS:
Name: CARVER PUMP SERVICE
Address: 139 N CAIN ST
City,State,Zip: VISALIA, CA 93292
Site ID: 373713
CERS ID: 10684261
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 373713
Site Name: CARVER PUMP SERVICE
Violation Date: 08-25-2015

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CARVER PUMP SERVICE (Continued)

S120051206

Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description: Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 08/02/2018.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 373713
Site Name: CARVER PUMP SERVICE
Violation Date: 08-25-2015
Citation: 19 CCR 6.95 25508(a)(1) - California Code of Regulations, Title 19, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.
Violation Notes: Returned to compliance on 08/02/2018.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 373713
Site Name: CARVER PUMP SERVICE
Violation Date: 08-25-2015
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Description: Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 08/02/2018.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 373713
Site Name: CARVER PUMP SERVICE
Violation Date: 08-25-2015
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Returned to compliance on 01/22/2019.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 373713
Site Name: CARVER PUMP SERVICE
Violation Date: 08-25-2015
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 08/02/2018.
Violation Division: Tulare County Environmental Health

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CARVER PUMP SERVICE (Continued)

S120051206

Violation Program: HMRRP
Violation Source: CERS,

Site ID: 373713
Site Name: CARVER PUMP SERVICE
Violation Date: 08-25-2015
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.
Violation Notes: Returned to compliance on 01/22/2019.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 373713
Site Name: CARVER PUMP SERVICE
Violation Date: 08-25-2015
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes: Returned to compliance on 08/02/2018.
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 373713
Site Name: CARVER PUMP SERVICE
Violation Date: 08-25-2015
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes: Returned to compliance on 08/21/2018. No Violation Observed (NO) when inspected 8/21/2018
Violation Division: Tulare County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-21-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Brian
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-25-2015
Violations Found: Yes

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CARVER PUMP SERVICE (Continued)

S120051206

Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Enforcement Action:

Site ID: 373713
Site Name: CARVER PUMP SERVICE
Site Address: 139 N CAIN ST
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 08-25-2015
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HMRRP
Enf Action Source: CERS,

Coordinates:

Site ID: 373713
Facility Name: CARVER PUMP SERVICE
Env Int Type Code: HMBP
Program ID: 10684261
Coord Name: Not reported
Ref Point Type Desc: Entrance point of a facility or station,
Latitude: 36.331069
Longitude: -119.274510

Affiliation:

Affiliation Type Desc: Environmental Contact
Entity Name: BRIAN T GEARY
Entity Title: Not reported
Affiliation Address: 139 N CAIN ST
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93292-6612
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: TOMMY'S PUMP SERVICE INC.
Entity Title: Not reported
Affiliation Address: 139 North Cain St
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 93277
Affiliation Phone: (559) 622-0622,

Affiliation Type Desc: Identification Signer
Entity Name: Brian Geary
Entity Title: Owner
Affiliation Address: Not reported
Affiliation City: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CARVER PUMP SERVICE (Continued)

S120051206

Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Operator
Entity Name: BRIAN T GEARY
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (559) 686-7481,

Affiliation Type Desc: Parent Corporation
Entity Name: CARVER PUMP SERVICE
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Document Preparer
Entity Name: Brian Geary
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: CUPA District
Entity Name: Tulare County Environmental Health
Entity Title: Not reported
Affiliation Address: 5957 South Mooney Boulevard
Affiliation City: Visalia
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93277
Affiliation Phone: (559) 624-7400,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 139 N CAIN ST
Affiliation City: VISALIA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93292-6612
Affiliation Phone: ,

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

V101
South
1/8-1/4
0.238 mi.
1257 ft.

BOB MACK CO., INC.
139 N CAIN ST
VISALIA, CA 93291

SWEEPS UST **S101596034**
CA FID UST **N/A**

Site 2 of 3 in cluster V

Relative:
Lower
Actual:
334 ft.

SWEEPS UST:
 Name: BOB MACK CO., INC.
 Address: 139 N CAIN ST
 City: VISALIA
 Status: Active
 Comp Number: 167
 Number: 9
 Board Of Equalization: 44-029520
 Referral Date: 04-20-88
 Action Date: Not reported
 Created Date: 02-29-88
 Owner Tank Id: 1
 SWRCB Tank Id: 54-000-000167-000001
 Tank Status: A
 Capacity: 1000
 Active Date: 04-20-88
 Tank Use: M.V. FUEL
 STG: P
 Content: UNKNOWN
 Number Of Tanks: 2

Name: BOB MACK CO., INC.
 Address: 139 N CAIN ST
 City: VISALIA
 Status: Active
 Comp Number: 167
 Number: 9
 Board Of Equalization: 44-029520
 Referral Date: 04-20-88
 Action Date: Not reported
 Created Date: 02-29-88
 Owner Tank Id: 2
 SWRCB Tank Id: 54-000-000167-000002
 Tank Status: A
 Capacity: 1000
 Active Date: 04-20-88
 Tank Use: M.V. FUEL
 STG: P
 Content: UNKNOWN
 Number Of Tanks: Not reported

CA FID UST:
 Facility ID: 54001488
 Regulated By: UTNKA
 Regulated ID: Not reported
 Cortese Code: Not reported
 SIC Code: Not reported
 Facility Phone: 2096276788
 Mail To: Not reported
 Mailing Address: 139 N CAIN ST
 Mailing Address 2: Not reported
 Mailing City,St,Zip: VISALIA 93291
 Contact: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BOB MACK CO., INC. (Continued)

S101596034

Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

V102
South
1/8-1/4
0.238 mi.
1257 ft.

FMG
139 N CAIN ST
VISALIA, CA 93292

CUPA Listings S120051590
N/A

Site 3 of 3 in cluster V

Relative:
Lower
Actual:
334 ft.

CUPA TULARE:

Name: FMG
Address: 139 N CAIN ST
City,State,Zip: VISALIA, CA 93292-6612
CERS ID: Not reported
Facility ID: FA1000167
APN: 098-142-040
Latitude: 36.331070036
Longitude: -119.27451632
PE: 2224
TB Fin Fees Description: Haz Mat 6 - 15 Reportable Quantities of Chem
Current Status: 02
CD Fin billing Status Description: Inactive, non-billable

Name: FMG
Address: 139 N CAIN ST
City,State,Zip: VISALIA, CA 93292-6612
CERS ID: Not reported
Facility ID: FA1000167
APN: 098-142-040
Latitude: 36.331070036
Longitude: -119.27451632
PE: 2277
TB Fin Fees Description: CUPA OVERSIGHT CA SURCHARGE
Current Status: 02
CD Fin billing Status Description: Inactive, non-billable

Name: FMG
Address: 139 N CAIN ST
City,State,Zip: VISALIA, CA 93292-6612
CERS ID: Not reported
Facility ID: FA1000167
APN: 098-142-040
Latitude: 36.331070036
Longitude: -119.27451632
PE: 2254
TB Fin Fees Description: HW - SMALL GENERATOR
Current Status: 02
CD Fin billing Status Description: Inactive, non-billable

Name: FMG
Address: 139 N CAIN ST
City,State,Zip: VISALIA, CA 93292-6612
CERS ID: Not reported
Facility ID: FA1000167

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

FMG (Continued)

S120051590

APN: 098-142-040
 Latitude: 36.331070036
 Longitude: -119.27451632
 PE: 2312
 TB Fin Fees Description: EXEMPT TANK FA - STORAGE<20,000
 Current Status: 02
 CD Fin billing Status Description: Inactive, non-billable

Name: FMG
 Address: 139 N CAIN ST
 City,State,Zip: VISALIA, CA 93292-6612
 CERS ID: Not reported
 Facility ID: FA1000167
 APN: 098-142-040
 Latitude: 36.331070036
 Longitude: -119.27451632
 PE: 2313
 TB Fin Fees Description: TANK FA >1,320 AND <10,000 GAL
 Current Status: 02
 CD Fin billing Status Description: Inactive, non-billable

**W103
 NNW
 1/8-1/4
 0.246 mi.
 1299 ft.**

**O'REILLY AUTO PARTS #2992
 1310 N BEN MADDOX WAY
 VISALIA, CA 93292**

**CERS HAZ WASTE
 CERS**

**S121744194
 N/A**

Site 1 of 3 in cluster W

**Relative:
 Higher
 Actual:
 338 ft.**

CERS HAZ WASTE:
 Name: O'REILLY AUTO PARTS #2992
 Address: 1310 N BEN MADDOX WAY
 City,State,Zip: VISALIA, CA 93292
 Site ID: 139260
 CERS ID: 10440616
 CERS Description: Hazardous Waste Generator

CERS:
 Name: O'REILLY AUTO PARTS #2992
 Address: 1310 N BEN MADDOX WAY
 City,State,Zip: VISALIA, CA 93292
 Site ID: 139260
 CERS ID: 10440616
 CERS Description: Chemical Storage Facilities

Violations:
 Site ID: 139260
 Site Name: O'Reilly Auto Parts #2992
 Violation Date: 12-11-2019
 Citation: 22 CCR 15 66265.174 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.174
 Violation Description: Failure to inspect weekly, areas where hazardous waste containers are stored or transferred. The owner or operator shall look for leaking containers and for deterioration of containers and the containment system caused by corrosion or other factors.
 Violation Notes: Did not observe weekly inspection logs for waste containers and waste location. Provide weekly inspection logs for hazardous waste containers.
 Violation Division: Tulare County Environmental Health
 Violation Program: HW

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

O'REILLY AUTO PARTS #2992 (Continued)

S121744194

Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-11-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Mike Pipkin
Eval Division: Tulare County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-15-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: HW
Eval Source: CERS,

Enforcement Action:
Site ID: 139260
Site Name: O'Reilly Auto Parts #2992
Site Address: 1310 N BEN MADDOX WAY
Site City: VISALIA
Site Zip: 93292
Enf Action Date: 12-11-2019
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Tulare County Environmental Health
Enf Action Program: HW
Enf Action Source: CERS,

Coordinates:
Site ID: 139260
Facility Name: O'Reilly Auto Parts #2992
Env Int Type Code: HWG
Program ID: 10440616
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 36.340810
Longitude: -119.278240

Affiliation:
Affiliation Type Desc: Legal Owner
Entity Name: O'Reilly Auto Enterprises, L.L.C.
Entity Title: Not reported
Affiliation Address: 233 S Patterson Ave
Affiliation City: Springfield
Affiliation State: MO
Affiliation Country: United States
Affiliation Zip: 65802
Affiliation Phone: (417) 862-3333,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

O'REILLY AUTO PARTS #2992 (Continued)

S121744194

Affiliation Type Desc: Parent Corporation
Entity Name: O'Reilly Auto Parts
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: CUPA District
Entity Name: Tulare County Environmental Health
Entity Title: Not reported
Affiliation Address: 5957 South Mooney Boulevard
Affiliation City: Visalia
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93277
Affiliation Phone: (559) 624-7400,

Affiliation Type Desc: Environmental Contact
Entity Name: 3E/Regulatory Department/O'Reilly Auto Parts
Entity Title: Not reported
Affiliation Address: 3207 Grey Hawk Court, Suite 200
Affiliation City: Carlsbad
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92010
Affiliation Phone: ,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 3E, Regulatory Dept/O'Reilly Auto Parts,3207 Grey Hawk Ct,Ste200
Affiliation City: Carlsbad
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92010
Affiliation Phone: ,

Affiliation Type Desc: Operator
Entity Name: O'Reilly Auto Enterprises, L.L.C.
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (417) 862-3333,

Affiliation Type Desc: Document Preparer
Entity Name: Kevyn Teh, Agent for O'Reilly Auto Enterprises, L.L.C.
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

O'REILLY AUTO PARTS #2992 (Continued)

S121744194

Affiliation Zip: Not reported
 Affiliation Phone: ,
 Affiliation Type Desc: Identification Signer
 Entity Name: Kevyn Teh, Agent for O'Reilly Auto Enterprises, L.L.C.
 Entity Title: Regulatory Compliance Specialist, 3E
 Affiliation Address: Not reported
 Affiliation City: Not reported
 Affiliation State: Not reported
 Affiliation Country: Not reported
 Affiliation Zip: Not reported
 Affiliation Phone: ,

W104
NNW
1/8-1/4
0.246 mi.
1299 ft.

O'REILLY AUTO PARTS STORE 2992
1310 N BEN MADDOX WAY
VISALIA, CA 93292

RCRA NonGen / NLR

1024842338
CAL000392739

Site 2 of 3 in cluster W

Relative:
Higher
Actual:
338 ft.

RCRA Listings:
 Date Form Received by Agency: 20140114
 Handler Name: O'Reilly Auto Parts Store 2992
 Handler Address: 1310 N BEN MADDOX WAY
 Handler City,State,Zip: VISALIA, CA 93292-3938
 EPA ID: CAL000392739
 Contact Name: JOHN BOUNDS
 Contact Address: 233 S. PATTERSON AVE.
 Contact City,State,Zip: SPRINGFIELD, MO 65802
 Contact Telephone: 417-520-4589
 Contact Fax: 417-874-7102
 Contact Email: JBOUNDS2@OREILLYAUTO.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: 233 S PATTERSON
 Mailing City,State,Zip: SPRINGFIELD, MO 65802-0000
 Owner Name: O'Reilly Auto Parts
 Owner Type: Other
 Operator Name: John Bounds
 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

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

O'REILLY AUTO PARTS STORE 2992 (Continued)

1024842338

Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC Renewals Baseline:	Not on the Baseline
202 GPRC Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
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:	20180906
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:	Operator
Owner/Operator Name: JOHN BOUNDS	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	233 S. PATTERSON AVE.
Owner/Operator City,State,Zip:	SPRINGFIELD, MO 65802
Owner/Operator Telephone:	417-520-4589
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: O'REILLY AUTO PARTS	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	233 S PATTERSON
Owner/Operator City,State,Zip:	SPRINGFIELD, MO 65802-0000
Owner/Operator Telephone:	417-862-3333
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

O'REILLY AUTO PARTS STORE 2992 (Continued)

1024842338

Historic Generators:

Receive Date: 20140114
Handler Name: O'REILLY AUTO PARTS STORE 2992
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: 44131
NAICS Description: AUTOMOTIVE PARTS AND ACCESSORIES STORES

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

W105
NNW
1/8-1/4
0.246 mi.
1299 ft.

O'REILLY AUTO PARTS #2992
1310 N BEN MADDOX WY
VISALIA, CA 93292
Site 3 of 3 in cluster W

CUPA Listings S120051987
N/A

Relative:
Higher

CUPA TULARE:

Name: O'REILLY AUTO PARTS #2992
Address: 1310 N BEN MADDOX WY
City,State,Zip: VISALIA, CA 93292
CERS ID: 10440616
Facility ID: FA1346322
APN: 098-191-032
Latitude: 36.3408138
Longitude: -119.27824
PE: 2224
TB Fin Fees Description: Haz Mat 6 - 15 Reportable Quantities of Chem
Current Status: 02
CD Fin billing Status Description: Inactive, non-billable

Actual:
338 ft.

Name: O'REILLY AUTO PARTS #2992
Address: 1310 N BEN MADDOX WY
City,State,Zip: VISALIA, CA 93292
CERS ID: 10440616
Facility ID: FA1346322
APN: 098-191-032
Latitude: 36.3408138
Longitude: -119.27824
PE: 2277
TB Fin Fees Description: CUPA OVERSIGHT CA SURCHARGE
Current Status: 01

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

O'REILLY AUTO PARTS #2992 (Continued)

S120051987

CD Fin billing Status Description: Active, billable

Name: O'REILLY AUTO PARTS #2992
Address: 1310 N BEN MADDOX WY
City,State,Zip: VISALIA, CA 93292
CERS ID: 10440616
Facility ID: FA1346322
APN: 098-191-032
Latitude: 36.3408138
Longitude: -119.27824
PE: 2223
TB Fin Fees Description: Haz Mat - < 6 Reportable Quantities of Chem
Current Status: 01
CD Fin billing Status Description: Active, billable

**T106
WNW
1/8-1/4
0.247 mi.
1304 ft.**

**VISALIA REFRIGERATION & ENGR
1110 E DOUGLAS
VISALIA, CA 93277**

**SWEEPS UST
HIST UST
CA FID UST**

**S101620295
N/A**

Site 2 of 3 in cluster T

**Relative:
Higher
Actual:
337 ft.**

SWEEPS UST:
Name: VISALIA REFRIGERATION & ENGR
Address: 1110 E DOUGLAS
City: VISALIA
Status: Active
Comp Number: 11631
Number: 9
Board Of Equalization: 44-029998
Referral Date: 04-20-88
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 1
SWRCB Tank Id: 54-000-011631-000001
Tank Status: A
Capacity: 2000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: UNKNOWN
Number Of Tanks: 1

HIST UST:
Name: VISALIA REFRIGERATION AND ENGR
Address: 1110 E DOUGLAS
City,State,Zip: VISALIA, CA 93277
File Number: 0002c0e0
URL: <https://documents.geotracker.waterboards.ca.gov/ustpdfs/pdf/0002c0e0.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

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

VISALIA REFRIGERATION & ENGR (Continued)

S101620295

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:

CA FID UST:

Facility ID: 54000639
 Regulated By: UTNKA
 Regulated ID: Not reported
 Cortese Code: Not reported
 SIC Code: Not reported
 Facility Phone: 2097328038
 Mail To: Not reported
 Mailing Address: 1110 E DOUGLAS
 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

T107
WNW
1/8-1/4
0.247 mi.
1304 ft.

VISALIA REFRIGERATION & ENGR.
1110 E DOUGLAS AVE
VISALIA, CA 93277
Site 3 of 3 in cluster T

HIST UST **U001583514**
N/A

Relative:
Higher
Actual:
337 ft.

HIST UST:
 Name: VISALIA REFRIGERATION & ENGR.
 Address: 1110 E DOUGLAS AVE
 City,State,Zip: VISALIA, CA 93277
 File Number: Not reported
 URL: Not reported
 Region: STATE
 Facility ID: 00000011631
 Facility Type: Other
 Other Type: CONTRACTOR
 Contact Name: WAYNE BURNWORTH
 Telephone: 2097328038
 Owner Name: WAYNE BURNWORTH
 Owner Address: 1110 E. DOUGLAS
 Owner City,St,Zip: VISALIA, CA 93277
 Total Tanks: 0001
 Tank Num: 001
 Container Num: 1

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISALIA REFRIGERATION & ENGR. (Continued)

U001583514

Year Installed: 1974
Tank Capacity: 00002000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: 10
Leak Detection: None

S108
SSE
1/8-1/4
0.249 mi.
1317 ft.

WELL 30-01 - RAW
VISALIA, CA
Site 2 of 2 in cluster S

PFAS S127521159
N/A

Relative:
Higher
Actual:
336 ft.

PFAS:
Name: WELL 30-01 - RAW
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_035_035
Matrix: Liquid
Chemical: HFPA-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: 12/14/2019
Field Pt Class: PUBW
Site Use: Drinking Water Wells
Site Type: DDW Well
Latitude: 36.331121
Longitude: -119.273973
Geo Tracker URL: Not reported

Name: WELL 30-01 - RAW
Address: Not reported
City,State,Zip: VISALIA, CA

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WELL 30-01 - RAW (Continued)

S127521159

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_035_035
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:	12/14/2019
Field Pt Class:	PUBW
Site Use:	Drinking Water Wells
Site Type:	DDW Well
Latitude:	36.331121
Longitude:	-119.273973
Geo Tracker URL:	Not reported
Name:	WELL 30-01 - RAW
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WELL 30-01 - RAW (Continued)

S127521159

Begin Date: Not reported
RB Case Number: Not reported
source_type: All PFAS Chemicals
Location ID: CA5410016_035_035
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: 12/14/2019
Field Pt Class: PUBW
Site Use: Drinking Water Wells
Site Type: DDW Well
Latitude: 36.331121
Longitude: -119.273973
Geo Tracker URL: Not reported

Name: WELL 30-01 - RAW
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_035_035
Matrix: Liquid
Chemical: NMEFOSAA
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: 12/14/2019
Field Pt Class: PUBW
Site Use: Drinking Water Wells

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WELL 30-01 - RAW (Continued)

S127521159

Site Type:	DDW Well
Latitude:	36.331121
Longitude:	-119.273973
Geo Tracker URL:	Not reported
Name:	WELL 30-01 - RAW
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_035_035
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:	12/14/2019
Field Pt Class:	PUBW
Site Use:	Drinking Water Wells
Site Type:	DDW Well
Latitude:	36.331121
Longitude:	-119.273973
Geo Tracker URL:	Not reported
Name:	WELL 30-01 - RAW
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

WELL 30-01 - RAW (Continued)

S127521159

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_035_035
Matrix: Liquid
Chemical: PFUNDCA
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: 12/14/2019
Field Pt Class: PUBW
Site Use: Drinking Water Wells
Site Type: DDW Well
Latitude: 36.331121
Longitude: -119.273973
Geo Tracker URL: Not reported

Name: WELL 30-01 - RAW
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_035_035
Matrix: Liquid
Chemical: PFDOA
Qualifier: <

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WELL 30-01 - RAW (Continued)

S127521159

Value: 3
Reporting Limit: Not reported
Detection Limit: Not reported
Lab Notes: Not reported
Quarterly Running Annual Average: Not reported
Units: NG/L
Date: 12/14/2019
Field Pt Class: PUBW
Site Use: Drinking Water Wells
Site Type: DDW Well
Latitude: 36.331121
Longitude: -119.273973
Geo Tracker URL: Not reported

Name: WELL 30-01 - RAW
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_035_035
Matrix: Liquid
Chemical: PFTRIDA
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: 12/14/2019
Field Pt Class: PUBW
Site Use: Drinking Water Wells
Site Type: DDW Well
Latitude: 36.331121
Longitude: -119.273973
Geo Tracker URL: Not reported

Name: WELL 30-01 - RAW
Address: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WELL 30-01 - RAW (Continued)

S127521159

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_035_035
Matrix: Liquid
Chemical: PFNA
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: 12/14/2019
Field Pt Class: PUBW
Site Use: Drinking Water Wells
Site Type: DDW Well
Latitude: 36.331121
Longitude: -119.273973
Geo Tracker URL: Not reported

Name: WELL 30-01 - RAW
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

WELL 30-01 - RAW (Continued)

S127521159

Site History: Not reported
Begin Date: Not reported
RB Case Number: Not reported
source_type: All PFAS Chemicals
Location ID: CA5410016_035_035
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: 12/14/2019
Field Pt Class: PUBW
Site Use: Drinking Water Wells
Site Type: DDW Well
Latitude: 36.331121
Longitude: -119.273973
Geo Tracker URL: Not reported

Name: WELL 30-01 - RAW
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_035_035
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: 12/14/2019

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WELL 30-01 - RAW (Continued)

S127521159

Field Pt Class: PUBW
Site Use: Drinking Water Wells
Site Type: DDW Well
Latitude: 36.331121
Longitude: -119.273973
Geo Tracker URL: Not reported

[Click this hyperlink](#) while viewing on your computer to access 8 additional CA PFAS: record(s) in the EDR Site Report.

109
SSW
1/4-1/2
0.284 mi.
1501 ft.

BEN MADDOX WAY LDFL
336 BEN MADDOX WY
VISALIA, CA 93291

SEMS-ARCHIVE **1003879028**
CAD981982556

Relative:
Higher

Actual:
336 ft.

SEMS Archive:
Site ID: 0902517
EPA ID: CAD981982556
Name: BEN MADDOX WAY LDFL
Address: 336 BEN MADDOX WY
Address 2: Not reported
City,State,Zip: VISALIA, CA 93291
Cong District: 17
FIPS Code: 06107
FF: N
NPL: Not on the NPL
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

SEMS Archive Detail:

Region: 09
Site ID: 0902517
EPA ID: CAD981982556
Site Name: BEN MADDOX WAY LDFL
NPL: N
FF: N
OU: 00
Action Code: VS
Action Name: ARCH SITE
SEQ: 1
Start Date: Not reported
Finish Date: 1988-03-01 05:00:00
Qual: Not reported
Current Action Lead: EPA Perf In-Hse

Region: 09
Site ID: 0902517
EPA ID: CAD981982556
Site Name: BEN MADDOX WAY LDFL
NPL: N
FF: N
OU: 00
Action Code: PA
Action Name: PA
SEQ: 1
Start Date: Not reported
Finish Date: 1988-03-01 05:00:00
Qual: N

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEN MADDOX WAY LDFL (Continued)

1003879028

Current Action Lead: EPA Perf
Region: 09
Site ID: 0902517
EPA ID: CAD981982556
Site Name: BEN MADDOX WAY LDFL
NPL: N
FF: N
OU: 00
Action Code: DS
Action Name: DISCVRY
SEQ: 1
Start Date: 1987-04-01 05:00:00
Finish Date: 1987-04-01 05:00:00
Qual: Not reported
Current Action Lead: EPA Perf

110
NNW
1/4-1/2
0.309 mi.
1629 ft.

**EVERS, JOE (2) - WAREHOUSE
E HOUSTON NEAR BEN MADDOX WAY
VISALIA, CA 93277**

**ENVIROSTOR S100190584
N/A**

**Relative:
Higher
Actual:
338 ft.**

ENVIROSTOR:
Name: EVERS, JOE (2) - WAREHOUSE
Address: E HOUSTON NEAR BEN MADDOX WAY
City,State,Zip: VISALIA, CA 93277
Facility ID: 54070074
Status: No Further Action
Status Date: 09/19/1983
Site Code: Not reported
Site Type: Historical
Site Type Detailed: * Historical
Acres: 1
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Kevin Shaddy
Division Branch: Cleanup San Joaquin
Assembly: 32
Senate: 12
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 36.3081
Longitude: -119.2718
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: AMERICAN STEEL CO
Alias Type: Alternate Name
Alias Name: 54070074
Alias Type: Envirostor ID Number

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

EVERS, JOE (2) - WAREHOUSE (Continued)

S100190584

Completed Info:

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: * Discovery
 Completed Date: 04/11/1983
 Comments: FACILITY IDENTIFIED IDENTIFIED FROM POLK DIRECTORY

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

111
 SSE
 1/4-1/2
 0.354 mi.
 1871 ft.

B.S. & E. COMPANY
1924 MAIN
VISALIA, CA 93292

LUST S104404642
Cortese N/A
HIST CORTESE
CERS

Relative:
Higher

LUST:

Actual:
339 ft.

Name: B. S. & E. COMPANY
 Address: 1924 MAIN E
 City,State,Zip: VISALIA, CA 93292
 Lead Agency: TULARE COUNTY
 Case Type: LUST Cleanup Site
 Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0610700270
 Global Id: T0610700270
 Latitude: 36.33065
 Longitude: -119.271277
 Status: Completed - Case Closed
 Status Date: 06/09/1995
 Case Worker: JOE
 RB Case Number: 5T54000276
 Local Agency: TULARE COUNTY
 File Location: Not reported
 Local Case Number: 649
 Potential Media Affect: Soil
 Potential Contaminants of Concern: Gasoline
 EPA Region: 9
 Coordinate Source: Google Geocode
 Cuf Case: NO
 Quantity Released Gallons: Not reported
 Begin Date: 08/18/1992
 Leak Reported Date: 08/28/1992
 How Discovered: Tank Closure
 How Discovered Description: Not reported
 Discharge Source: Other
 Discharge Cause: Unknown
 Stop Method: Not reported
 Stop Description: Not reported
 No Further Action Date: 06/09/1995
 CA Water Watershed Name: South Valley Floor - Kaweah Delta (558.10)
 Dwr Groundwater Subbasin Name: San Joaquin Valley - Kaweah (5-022.11)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

B.S. & E. COMPANY (Continued)

S104404642

Disadvantaged Community: Not reported
CA Enviroscreen 3 Score: 86-90%
CA Enviroscreen 4 Score: 80-85%
Military DOD Site: No
Facility Project Subtype: Not reported
RWQCB Region: CENTRAL VALLEY RWQCB (REGION 5F)
Site History: Not reported

LUST:

Global Id: T0610700270
Contact Type: Local Agency Caseworker - Primary Caseworker
Contact Name: JOEL MARTENS
Organization Name: TULARE COUNTY
Address: 5957 So. Mooney Blvd
City: Visalia
Email: jmartens@tularehhsa.org
Phone Number: 5596247419

LUST:

Global Id: T0610700270
Action Type: ENFORCEMENT
Date: 08/31/1992
Action: * Historical Enforcement

Global Id: T0610700270
Action Type: ENFORCEMENT
Date: 08/31/1992
Action: Staff Letter

Global Id: T0610700270
Action Type: Other
Date: 08/18/1992
Action: Leak Discovery

Global Id: T0610700270
Action Type: Other
Date: 08/28/1992
Action: Leak Reported

Global Id: T0610700270
Action Type: Other
Date: 08/18/1992
Action: Leak Stopped

LUST:

Global Id: T0610700270
Status: Open - Case Begin Date
Status Date: 08/18/1992

Global Id: T0610700270
Status: Open - Site Assessment
Status Date: 01/13/1993

Global Id: T0610700270
Status: Open - Site Assessment
Status Date: 01/25/1993

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

B.S. & E. COMPANY (Continued)

S104404642

Global Id: T0610700270
Status: Open - Remediation
Status Date: 05/07/1993

Global Id: T0610700270
Status: Open - Verification Monitoring
Status Date: 05/07/1993

Global Id: T0610700270
Status: Completed - Case Closed
Status Date: 06/09/1995

LUST REG 5:

Name: B. S. & E. COMPANY
Address: 1924 MAIN E
City: VISALIA
Region: 5
Status: Case Closed
Case Number: 5T54000276
Case Type: Soil only
Substance: GASOLINE
Staff Initials: DAM
Lead Agency: Local
Program: LUST
MTBE Code: N/A

CORTESE:

Name: B. S. & E. COMPANY
Address: 1924 MAIN E
City,State,Zip: VISALIA, CA 93292
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0610700270
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

HIST CORTESE:

edr_fname: B.S. & E. COMPANY
edr_fadd1: 1924 MAIN

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

B.S. & E. COMPANY (Continued)

S104404642

City,State,Zip: VISALIA, CA 93292
 Region: CORTESE
 Facility County Code: 54
 Reg By: LTNKA
 Reg Id: 5T54000276

CERS:

Name: B. S. & E. COMPANY
 Address: 1924 MAIN E
 City,State,Zip: VISALIA, CA 93292
 Site ID: 636555
 CERS ID: T0610700270
 CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Local Agency Caseworker
 Entity Name: JOEL MARTENS - TULARE COUNTY
 Entity Title: Not reported
 Affiliation Address: 5957 So. Mooney Blvd
 Affiliation City: Visalia
 Affiliation State: CA
 Affiliation Country: Not reported
 Affiliation Zip: Not reported
 Affiliation Phone: 5596247419,

X112
 SSW
 1/4-1/2
 0.361 mi.
 1904 ft.

CITY PARK - MAIN & BEN MADDOX
116 N BEN MADDOX WAY
VISALIA, CA 93292

US BROWNFIELDS 1016356347
FINDS N/A

Site 1 of 2 in cluster X

Relative:
Higher
Actual:
338 ft.

US BROWNFIELDS:
 Name: CITY PARK - MAIN & BEN MADDOX
 Address: 116 N BEN MADDOX WAY
 Recipient name: Visalia, City of
 Grant type: Assessment
 Property Number: 098-320-031
 Parcel size: 1.4
 Latitude: 36.330347099999997
 Longitude: -119.2785713
 Highlights: -
 Start Date: -
 Redev Completion Date: -
 Completed Date: -
 Acres Cleaned Up: -
 Cleanup Funding: -
 Cleanup Funding Source: -
 Assessment Funding: 4208
 Assessment Funding Source: -
 Redevelopment Funding: -
 Redev. Funding Source: -
 Redev. Funding Entity Name: -
 Redevelopment Start Date: -
 Assessment Funding Entity: EPA
 Cleanup Funding Entity: -
 Grant Type: Hazardous
 Accomplishment Type: Phase I Environmental Assessment

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CITY PARK - MAIN & BEN MADDOX (Continued)

1016356347

Cooperative Agreement Number:	96986401
Start Date:	3/16/2009
Ownership Entity:	Government
Completion Date:	6/1/2009
Current Owner:	City of Visalia
Cleanup Required:	N
Video Available:	-
Photo Available:	-
Institutional Controls Required:	N
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	-
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	-
IC in place:	N
State/tribal program date:	-
State/tribal program ID:	-
Contaminant Found:	Not reported
Contaminant Cleanup:	Not reported
Media Affected:	Not reported
Media Cleanup:	Not reported
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	-
Past use commercial acreage:	-
Past use industrial acreage:	-
Future use greenspace acreage:	1.4
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-
Future Use: Multistory	-
Past Use: Multistory	-
Property Description:	-
Below Poverty Number:	199
Below Poverty Percent:	28.35
Meidan Income:	962
Meidan Income Number:	498
Meidan Income Percent:	70.94
Vacant Housing Number:	14
Vacant Housing Percent:	5.26
Unemployed Number:	73
Unemployed Percent:	10.4

FINDS:

Registry ID: 110042112237

[Click Here for FRS Facility Detail Report:](#)

Environmental Interest/Information System:

The 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 (TBA) performed by EPA Regions.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

X113
SSW
1/4-1/2
0.362 mi.
1913 ft.

UNION PACIFIC RAILROAD
NORTHWEST OF MAIN ST AND BEN MADDOX INTERSECTION
VISALIA, CA 93291

US BROWNFIELDS **1016345695**
FINDS **N/A**

Site 2 of 2 in cluster X

Relative:
Higher

US BROWNFIELDS:

Actual:
338 ft.

Name: UNION PACIFIC RAILROAD
 Address: NORTHWEST OF MAIN ST AND BEN MADDOX INTERSECTION
 Recipient name: Visalia, City of
 Grant type: Assessment
 Property Number: 094-18-005, 094-190-012, 094-190-013, 094-240-036, and 094-201-025
 Parcel size: 28.1
 Latitude: 36.330329999999996
 Longitude: -119.27834
 Highlights: Former Use: The property is in the southeast quadrant of Section 29 in Township 18 South Range 25 East, Mount Diablo Base & Meridian in the City of Visalia, County of Tulare, State of California. It is northwest of the Main Street and Ben Maddox Way inter

Start Date: -
 Redev Completion Date: -
 Completed Date: -
 Acres Cleaned Up: -
 Cleanup Funding: -
 Cleanup Funding Source: -
 Assessment Funding: 110451
 Assessment Funding Source: -
 Redevelopment Funding: -
 Redev. Funding Source: -
 Redev. Funding Entity Name: -
 Redevelopment Start Date: -
 Assessment Funding Entity: -
 Cleanup Funding Entity: -
 Grant Type: Hazardous
 Accomplishment Type: Phase I Environmental Assessment
 Cooperative Agreement Number: 96913301
 Start Date: 10/1/2005
 Ownership Entity: Government
 Completion Date: -
 Current Owner: City of Visalia
 Cleanup Required: U
 Video Available: N
 Photo Available: Y
 Institutional Controls Required: -
 IC Category Proprietary Controls: -
 IC Cat. Info. Devices: -
 IC Cat. Gov. Controls: -
 IC Cat. Enforcement Permit Tools: -
 IC in place date: -
 IC in place: U
 State/tribal program date: -
 State/tribal program ID: -
 Contaminant Found: Not reported
 Contaminant Cleanup: Not reported
 Media Affected: Not reported
 Media Cleanup: Not reported
 Num. of cleanup and re-dev. jobs: -
 Past use greenspace acreage: -
 Past use residential acreage: -

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

UNION PACIFIC RAILROAD (Continued)

1016345695

Past use commercial acreage: -
 Past use industrial acreage: -
 Future use greenspace acreage: -
 Future use residential acreage: -
 Future use commercial acreage: -
 Future use industrial acreage: -
 Future Use: Multistory -
 Past Use: Multistory -

Property Description: The property is in the southeast quadrant of Section 29 in Township 18 South Range 25 East, Mount Diablo Base & Meridian in the City of Visalia, County of Tulare, State of California. It is northwest of the Main Street and Ben Maddox Way intersection in t

Below Poverty Number: 199
 Below Poverty Percent: 28.39
 Median Income: 948
 Median Income Number: 498
 Median Income Percent: 71.04
 Vacant Housing Number: 14
 Vacant Housing Percent: 5.27
 Unemployed Number: 72
 Unemployed Percent: 10.27

FINDS:

Registry ID: 110038698175

[Click Here for FRS Facility Detail Report:](#)

Environmental Interest/Information System:

The 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 (TBA) performed by EPA Regions.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

114
 NW
 1/4-1/2
 0.370 mi.
 1952 ft.

**M & C MOBIL TIRE SERVICE
 1138 HOUSTON E
 VISALIA, CA 93291**

**LUST S104404599
 Cortese N/A
 HIST CORTESE
 CERS**

**Relative:
 Higher
 Actual:
 338 ft.**

LUST:

Name: M & C MOBIL TIRE SERVICE
 Address: 1138 HOUSTON E
 City,State,Zip: VISALIA, CA 93291
 Lead Agency: TULARE COUNTY
 Case Type: LUST Cleanup Site
 Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0610700112
 Global Id: T0610700112
 Latitude: 36.342148
 Longitude: -119.280131
 Status: Completed - Case Closed
 Status Date: 10/19/1992
 Case Worker: JOE
 RB Case Number: 5T54000111
 Local Agency: TULARE COUNTY
 File Location: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

M & C MOBIL TIRE SERVICE (Continued)

S104404599

Local Case Number: 505
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
EPA Region: 9
Coordinate Source: Google Geocode
Cuf Case: NO
Quantity Released Gallons: Not reported
Begin Date: 04/28/1988
Leak Reported Date: 05/31/1988
How Discovered: Tank Closure
How Discovered Description: Not reported
Discharge Source: Not reported
Discharge Cause: Not reported
Stop Method: Not reported
Stop Description: Not reported
No Further Action Date: 10/19/1992
CA Water Watershed Name: South Valley Floor - Kaweah Delta (558.10)
Dwr Groundwater Subbasin Name: San Joaquin Valley - Kaweah (5-022.11)
Disadvantaged Community: Not reported
CA Enviroscreen 3 Score: 61-65%
CA Enviroscreen 4 Score: 60-65%
Military DOD Site: No
Facility Project Subtype: Not reported
RWQCB Region: CENTRAL VALLEY RWQCB (REGION 5F)
Site History: Not reported

LUST:

Global Id: T0610700112
Contact Type: Local Agency Caseworker - Primary Caseworker
Contact Name: JOEL MARTENS
Organization Name: TULARE COUNTY
Address: 5957 So. Mooney Blvd
City: Visalia
Email: jmartens@tularehhsa.org
Phone Number: 5596247419

LUST:

Global Id: T0610700112
Action Type: ENFORCEMENT
Date: 06/02/1988
Action: * Historical Enforcement

Global Id: T0610700112
Action Type: ENFORCEMENT
Date: 06/02/1988
Action: * No Action

Global Id: T0610700112
Action Type: Other
Date: 05/31/1988
Action: Leak Reported

Global Id: T0610700112
Action Type: Other
Date: 05/26/1988
Action: Leak Discovery

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

M & C MOBIL TIRE SERVICE (Continued)

S104404599

Global Id: T0610700112
Action Type: Other
Date: 04/28/1988
Action: Leak Stopped

LUST:

Global Id: T0610700112
Status: Open - Case Begin Date
Status Date: 04/28/1988

Global Id: T0610700112
Status: Open - Site Assessment
Status Date: 05/31/1988

Global Id: T0610700112
Status: Open - Site Assessment
Status Date: 04/22/1990

Global Id: T0610700112
Status: Open - Remediation
Status Date: 03/05/1992

Global Id: T0610700112
Status: Open - Verification Monitoring
Status Date: 04/27/1992

Global Id: T0610700112
Status: Completed - Case Closed
Status Date: 10/19/1992

LUST REG 5:

Name: M & C MOBIL TIRE SERVICE
Address: 1138 HOUSTON E
City: VISALIA
Region: 5
Status: Case Closed
Case Number: 5T54000111
Case Type: Soil only
Substance: GASOLINE
Staff Initials: DAM
Lead Agency: Local
Program: LUST
MTBE Code: N/A

CORTESE:

Name: M & C MOBIL TIRE SERVICE
Address: 1138 HOUSTON E
City,State,Zip: VISALIA, CA 93291
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0610700112
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

M & C MOBIL TIRE SERVICE (Continued)

S104404599

Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

HIST CORTESE:

edr_fname: M & C MOBIL TIRE SERVICE
edr_fadd1: 1138 HOUSTON
City,State,Zip: VISALIA, CA 93291
Region: CORTESE
Facility County Code: 54
Reg By: LTNKA
Reg Id: 5T54000111

CERS:

Name: M & C MOBIL TIRE SERVICE
Address: 1138 HOUSTON E
City,State,Zip: VISALIA, CA 93291
Site ID: 666433
CERS ID: T0610700112
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Local Agency Caseworker
Entity Name: JOEL MARTENS - TULARE COUNTY
Entity Title: Not reported
Affiliation Address: 5957 So. Mooney Blvd
Affiliation City: Visalia
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 5596247419,

Y115
SW
1/4-1/2
0.381 mi.
2011 ft.

FORMER VIKING READY MIX - CENTER AVE
1100 E CENTER AVENUE
VISALIA, CA 93291

US BROWNFIELDS 1015878803
FINDS N/A

Site 1 of 2 in cluster Y

**Relative:
Higher**

US BROWNFIELDS:

**Actual:
337 ft.**

Name: FORMER VIKING READY MIX - CENTER AVE
Address: 1100 E CENTER AVENUE
Recipient name: Visalia, City of
Grant type: Assessment
Property Number: 094-190-005
Parcel size: 1.34

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FORMER VIKING READY MIX - CENTER AVE (Continued)

1015878803

Latitude: 36.331212000000001
Longitude: -119.279959000000001
Highlights: No RECs were identified at the site. No significant petroleum hydrocarbons were detected in the vicinity of the former USTs. Moderate lead and cadmium concentrations were detected in shallow soil below the industrial CHHSL, but above the residential CHHSL

Start Date: -
Redev Completion Date: -
Completed Date: -
Acres Cleaned Up: -
Cleanup Funding: -
Cleanup Funding Source: -
Assessment Funding: 23717
Assessment Funding Source: -
Redevelopment Funding: -
Redev. Funding Source: -
Redev. Funding Entity Name: -
Redevelopment Start Date: -
Assessment Funding Entity: EPA
Cleanup Funding Entity: -
Grant Type: Petroleum
Accomplishment Type: Phase II Environmental Assessment
Cooperative Agreement Number: 96986401
Start Date: 12/1/2012
Ownership Entity: Private
Completion Date: 6/26/2013
Current Owner: Concrete Holding Company, Inc.
Cleanup Required: U
Video Available: N
Photo Available: Y
Institutional Controls Required: N
IC Category Proprietary Controls: -
IC Cat. Info. Devices: -
IC Cat. Gov. Controls: -
IC Cat. Enforcement Permit Tools: -
IC in place date: -
IC in place: N
State/tribal program date: -
State/tribal program ID: -
Contaminant Found: Not reported
Contaminant Cleanup: Not reported
Media Affected: Not reported
Media Cleanup: Not reported
Num. of cleanup and re-dev. jobs: -
Past use greenspace acreage: -
Past use residential acreage: -
Past use commercial acreage: -
Past use industrial acreage: 1.34
Future use greenspace acreage: 1.34
Future use residential acreage: -
Future use commercial acreage: -
Future use industrial acreage: -
Future Use: Multistory -
Past Use: Multistory -
Property Description: The Site is in a commercially developed area in the northeast-central portion of Visalia, California. With the exception of a chain-link fence that extends along the southern side of the Site, the Site is

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FORMER VIKING READY MIX - CENTER AVE (Continued)

1015878803

vacant, undeveloped land. Mill Creek (an ephemeral
Below Poverty Number: 292
Below Poverty Percent: 30.64
Meidan Income: 835
Meidan Income Number: 682
Meidan Income Percent: 71.56
Vacant Housing Number: 22
Vacant Housing Percent: 6.11
Unemployed Number: 97
Unemployed Percent: 10.18

Name: FORMER VIKING READY MIX - CENTER AVE
Address: 1100 E CENTER AVENUE
Recipient name: Visalia, City of
Grant type: Assessment
Property Number: 094-190-005
Parcel size: 1.34
Latitude: 36.331212000000001
Longitude: -119.279959000000001
Highlights: No RECs were identified at the site. No significant petroleum hydrocarbons were detected in the vicinity of the former USTs. Moderate lead and cadmium concentrations were detected in shallow soil below the industrial CHHSL, but above the residential CHHSL

Start Date: -
Redev Completion Date: -
Completed Date: -
Acres Cleaned Up: -
Cleanup Funding: -
Cleanup Funding Source: -
Assessment Funding: 6672
Assessment Funding Source: -
Redevelopment Funding: -
Redev. Funding Source: -
Redev. Funding Entity Name: -
Redevelopment Start Date: -
Assessment Funding Entity: EPA
Cleanup Funding Entity: -
Grant Type: Petroleum
Accomplishment Type: Phase II Environmental Assessment
Cooperative Agreement Number: 96986401
Start Date: 12/1/2012
Ownership Entity: Private
Completion Date: 6/26/2013
Current Owner: Concrete Holding Company, Inc.
Cleanup Required: U
Video Available: N
Photo Available: Y
Institutional Controls Required: N
IC Category Proprietary Controls: -
IC Cat. Info. Devices: -
IC Cat. Gov. Controls: -
IC Cat. Enforcement Permit Tools: -
IC in place date: -
IC in place: N
State/tribal program date: -
State/tribal program ID: -
Contaminant Found: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FORMER VIKING READY MIX - CENTER AVE (Continued)

1015878803

Start Date:	2/1/2012
Ownership Entity:	Private
Completion Date:	3/2/2012
Current Owner:	Concrete Holding Company, Inc.
Cleanup Required:	U
Video Available:	N
Photo Available:	Y
Institutional Controls Required:	N
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	-
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	-
IC in place:	N
State/tribal program date:	-
State/tribal program ID:	-
Contaminant Found:	Not reported
Contaminant Cleanup:	Not reported
Media Affected:	Not reported
Media Cleanup:	Not reported
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	-
Past use commercial acreage:	-
Past use industrial acreage:	1.34
Future use greenspace acreage:	1.34
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-
Future Use: Multistory	-
Past Use: Multistory	-
Property Description:	The Site is in a commercially developed area in the northeast-central portion of Visalia, California. With the exception of a chain-link fence that extends along the southern side of the Site, the Site is vacant, undeveloped land. Mill Creek (an ephemeral
Below Poverty Number:	292
Below Poverty Percent:	30.64
Meidan Income:	835
Meidan Income Number:	682
Meidan Income Percent:	71.56
Vacant Housing Number:	22
Vacant Housing Percent:	6.11
Unemployed Number:	97
Unemployed Percent:	10.18
Name:	FORMER VIKING READY MIX - CENTER AVE
Address:	1100 E CENTER AVENUE
Recipient name:	Visalia, City of
Grant type:	Assessment
Property Number:	094-190-005
Parcel size:	1.34
Latitude:	36.331212000000001
Longitude:	-119.279959000000001
Highlights:	No RECs were identified at the site. No significant petroleum hydrocarbons were detected in the vicinity of the former USTs. Moderate lead and cadmium concentrations were detected in shallow soil below the industrial CHHSL, but above the residential CHHSL

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

FORMER VIKING READY MIX - CENTER AVE (Continued)

1015878803

Start Date:	-
Redev Completion Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	6672
Assessment Funding Source:	-
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	EPA
Cleanup Funding Entity:	-
Grant Type:	Petroleum
Accomplishment Type:	Phase II Environmental Assessment
Cooperative Agreement Number:	96986401
Start Date:	12/1/2012
Ownership Entity:	Private
Completion Date:	6/26/2013
Current Owner:	Concrete Holding Company, Inc.
Cleanup Required:	U
Video Available:	N
Photo Available:	Y
Institutional Controls Required:	N
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	-
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	-
IC in place:	N
State/tribal program date:	-
State/tribal program ID:	-
Contaminant Found:	Not reported
Contaminant Cleanup:	Not reported
Media Affected:	Not reported
Media Cleanup:	Not reported
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	-
Past use commercial acreage:	-
Past use industrial acreage:	1.34
Future use greenspace acreage:	1.34
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-
Future Use: Multistory	-
Past Use: Multistory	-
Property Description:	The Site is in a commercially developed area in the northeast-central portion of Visalia, California. With the exception of a chain-link fence that extends along the southern side of the Site, the Site is vacant, undeveloped land. Mill Creek (an ephemeral
Below Poverty Number:	292
Below Poverty Percent:	30.64
Meidan Income:	835
Meidan Income Number:	682
Meidan Income Percent:	71.56

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

FORMER VIKING READY MIX - CENTER AVE (Continued)

1015878803

Vacant Housing Number:	22
Vacant Housing Percent:	6.11
Unemployed Number:	97
Unemployed Percent:	10.18
Name:	FORMER VIKING READY MIX - CENTER AVE
Address:	1100 E CENTER AVENUE
Recipient name:	Visalia, City of
Grant type:	Assessment
Property Number:	094-190-005
Parcel size:	1.34
Latitude:	36.331212000000001
Longitude:	-119.279959000000001
Highlights:	No RECs were identified at the site. No significant petroleum hydrocarbons were detected in the vicinity of the former USTs. Moderate lead and cadmium concentrations were detected in shallow soil below the industrial CHHSL, but above the residential CHHSL
Start Date:	-
Redev Completion Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	3550
Assessment Funding Source:	-
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	EPA
Cleanup Funding Entity:	-
Grant Type:	Petroleum
Accomplishment Type:	Phase I Environmental Assessment
Cooperative Agreement Number:	96986401
Start Date:	2/1/2012
Ownership Entity:	Private
Completion Date:	3/2/2012
Current Owner:	Concrete Holding Company, Inc.
Cleanup Required:	U
Video Available:	N
Photo Available:	Y
Institutional Controls Required:	N
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	-
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	-
IC in place:	N
State/tribal program date:	-
State/tribal program ID:	-
Contaminant Found:	Not reported
Contaminant Cleanup:	Not reported
Media Affected:	Not reported
Media Cleanup:	Not reported
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	-

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

FORMER VIKING READY MIX - CENTER AVE (Continued)

1015878803

Past use commercial acreage:	-
Past use industrial acreage:	1.34
Future use greenspace acreage:	1.34
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-
Future Use: Multistory	-
Past Use: Multistory	-
Property Description:	The Site is in a commercially developed area in the northeast-central portion of Visalia, California. With the exception of a chain-link fence that extends along the southern side of the Site, the Site is vacant, undeveloped land. Mill Creek (an ephemeral
Below Poverty Number:	292
Below Poverty Percent:	30.64
Meidan Income:	835
Meidan Income Number:	682
Meidan Income Percent:	71.56
Vacant Housing Number:	22
Vacant Housing Percent:	6.11
Unemployed Number:	97
Unemployed Percent:	10.18
Name:	FORMER VIKING READY MIX - CENTER AVE
Address:	1100 E CENTER AVENUE
Recipient name:	Visalia, City of
Grant type:	Assessment
Property Number:	094-190-005
Parcel size:	1.34
Latitude:	36.331212000000001
Longitude:	-119.279959000000001
Highlights:	No RECs were identified at the site. No significant petroleum hydrocarbons were detected in the vicinity of the former USTs. Moderate lead and cadmium concentrations were detected in shallow soil below the industrial CHHSL, but above the residential CHHSL
Start Date:	-
Redev Completion Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	6672
Assessment Funding Source:	-
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	EPA
Cleanup Funding Entity:	-
Grant Type:	Petroleum
Accomplishment Type:	Phase II Environmental Assessment
Cooperative Agreement Number:	96986401
Start Date:	12/1/2012
Ownership Entity:	Private
Completion Date:	6/26/2013
Current Owner:	Concrete Holding Company, Inc.
Cleanup Required:	U
Video Available:	N

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

FORMER VIKING READY MIX - CENTER AVE (Continued)

1015878803

<p>Photo Available: Y Institutional Controls Required: N IC Category Proprietary Controls: - IC Cat. Info. Devices: - IC Cat. Gov. Controls: - IC Cat. Enforcement Permit Tools: - IC in place date: - IC in place: N State/tribal program date: - State/tribal program ID: - Contaminant Found: Not reported Contaminant Cleanup: Not reported Media Affected: Not reported Media Cleanup: Not reported Num. of cleanup and re-dev. jobs: - Past use greenspace acreage: - Past use residential acreage: - Past use commercial acreage: - Past use industrial acreage: 1.34 Future use greenspace acreage: 1.34 Future use residential acreage: - Future use commercial acreage: - Future use industrial acreage: - Future Use: Multistory - Past Use: Multistory - Property Description:</p>	<p>The Site is in a commercially developed area in the northeast-central portion of Visalia, California. With the exception of a chain-link fence that extends along the southern side of the Site, the Site is vacant, undeveloped land. Mill Creek (an ephemeral</p>
<p>Below Poverty Number: 292 Below Poverty Percent: 30.64 Meidan Income: 835 Meidan Income Number: 682 Meidan Income Percent: 71.56 Vacant Housing Number: 22 Vacant Housing Percent: 6.11 Unemployed Number: 97 Unemployed Percent: 10.18</p>	
<p>Name: FORMER VIKING READY MIX - CENTER AVE Address: 1100 E CENTER AVENUE Recipient name: Visalia, City of Grant type: Assessment Property Number: 094-190-005 Parcel size: 1.34 Latitude: 36.331212000000001 Longitude: -119.279959000000001 Highlights:</p>	<p>No RECs were identified at the site. No significant petroleum hydrocarbons were detected in the vicinity of the former USTs. Moderate lead and cadmium concentrations were detected in shallow soil below the industrial CHHSL, but above the residential CHHSL</p>
<p>Start Date: - Redev Completion Date: - Completed Date: - Acres Cleaned Up: - Cleanup Funding: - Cleanup Funding Source: -</p>	

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

FORMER VIKING READY MIX - CENTER AVE (Continued)

1015878803

Assessment Funding: Assessment Funding Source: Redevelopment Funding: Redev. Funding Source: Redev. Funding Entity Name: Redevelopment Start Date: Assessment Funding Entity: Cleanup Funding Entity: Grant Type: Accomplishment Type: Cooperative Agreement Number: Start Date: Ownership Entity: Completion Date: Current Owner: Cleanup Required: Video Available: Photo Available: Institutional Controls Required: IC Category Proprietary Controls: IC Cat. Info. Devices: IC Cat. Gov. Controls: IC Cat. Enforcement Permit Tools: IC in place date: IC in place: State/tribal program date: State/tribal program ID: Contaminant Found: Contaminant Cleanup: Media Affected: Media Cleanup: Num. of cleanup and re-dev. jobs: Past use greenspace acreage: Past use residential acreage: Past use commercial acreage: Past use industrial acreage: Future use greenspace acreage: Future use residential acreage: Future use commercial acreage: Future use industrial acreage: Future Use: Multistory Past Use: Multistory Property Description: Below Poverty Number: Below Poverty Percent: Median Income: Median Income Number: Median Income Percent: Vacant Housing Number: Vacant Housing Percent: Unemployed Number: Unemployed Percent:	5275 - - - - - EPA - Petroleum Phase II Environmental Assessment 96986401 12/1/2012 Private 6/26/2013 Concrete Holding Company, Inc. U N Y N - - - - - - N - - Not reported Not reported Not reported Not reported - - - - 1.34 1.34 - - - - - - 292 30.64 835 682 71.56 22 6.11 97 10.18
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Name: FORMER VIKING READY MIX - CENTER AVE

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

FORMER VIKING READY MIX - CENTER AVE (Continued)

1015878803

Address:	1100 E CENTER AVENUE
Recipient name:	Visalia, City of
Grant type:	Assessment
Property Number:	094-190-005
Parcel size:	1.34
Latitude:	36.331212000000001
Longitude:	-119.279959000000001
Highlights:	No RECs were identified at the site. No significant petroleum hydrocarbons were detected in the vicinity of the former USTs. Moderate lead and cadmium concentrations were detected in shallow soil below the industrial CHHSL, but above the residential CHHSL
Start Date:	-
Redev Completion Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	5275
Assessment Funding Source:	-
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	EPA
Cleanup Funding Entity:	-
Grant Type:	Petroleum
Accomplishment Type:	Phase II Environmental Assessment
Cooperative Agreement Number:	96986401
Start Date:	12/1/2012
Ownership Entity:	Private
Completion Date:	6/26/2013
Current Owner:	Concrete Holding Company, Inc.
Cleanup Required:	U
Video Available:	N
Photo Available:	Y
Institutional Controls Required:	N
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	-
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	-
IC in place:	N
State/tribal program date:	-
State/tribal program ID:	-
Contaminant Found:	Not reported
Contaminant Cleanup:	Not reported
Media Affected:	Not reported
Media Cleanup:	Not reported
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	-
Past use commercial acreage:	-
Past use industrial acreage:	1.34
Future use greenspace acreage:	1.34
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FORMER VIKING READY MIX - CENTER AVE (Continued)

1015878803

Future Use: Multistory -
Past Use: Multistory -
Property Description: The Site is in a commercially developed area in the northeast-central portion of Visalia, California. With the exception of a chain-link fence that extends along the southern side of the Site, the Site is vacant, undeveloped land. Mill Creek (an ephemeral

Below Poverty Number: 292
Below Poverty Percent: 30.64
Meidan Income: 835
Meidan Income Number: 682
Meidan Income Percent: 71.56
Vacant Housing Number: 22
Vacant Housing Percent: 6.11
Unemployed Number: 97
Unemployed Percent: 10.18

Name: FORMER VIKING READY MIX - CENTER AVE
Address: 1100 E CENTER AVENUE
Recipient name: Visalia, City of
Grant type: Assessment
Property Number: 094-190-005
Parcel size: 1.34
Latitude: 36.331212000000001
Longitude: -119.279959000000001
Highlights: No RECs were identified at the site. No significant petroleum hydrocarbons were detected in the vicinity of the former USTs. Moderate lead and cadmium concentrations were detected in shallow soil below the industrial CHHSL, but above the residential CHHSL

Start Date: -
Redev Completion Date: -
Completed Date: -
Acres Cleaned Up: -
Cleanup Funding: -
Cleanup Funding Source: -
Assessment Funding: 23717
Assessment Funding Source: -
Redevelopment Funding: -
Redev. Funding Source: -
Redev. Funding Entity Name: -
Redevelopment Start Date: -
Assessment Funding Entity: EPA
Cleanup Funding Entity: -
Grant Type: Petroleum
Accomplishment Type: Phase II Environmental Assessment
Cooperative Agreement Number: 96986401
Start Date: 12/1/2012
Ownership Entity: Private
Completion Date: 6/26/2013
Current Owner: Concrete Holding Company, Inc.
Cleanup Required: U
Video Available: N
Photo Available: Y
Institutional Controls Required: N
IC Category Proprietary Controls: -
IC Cat. Info. Devices: -
IC Cat. Gov. Controls: -
IC Cat. Enforcement Permit Tools: -

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FORMER VIKING READY MIX - CENTER AVE (Continued)

1015878803

IC in place date:	-
IC in place:	N
State/tribal program date:	-
State/tribal program ID:	-
Contaminant Found:	Not reported
Contaminant Cleanup:	Not reported
Media Affected:	Not reported
Media Cleanup:	Not reported
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	-
Past use commercial acreage:	-
Past use industrial acreage:	1.34
Future use greenspace acreage:	1.34
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-
Future Use: Multistory	-
Past Use: Multistory	-
Property Description:	The Site is in a commercially developed area in the northeast-central portion of Visalia, California. With the exception of a chain-link fence that extends along the southern side of the Site, the Site is vacant, undeveloped land. Mill Creek (an ephemeral
Below Poverty Number:	292
Below Poverty Percent:	30.64
Median Income:	835
Median Income Number:	682
Median Income Percent:	71.56
Vacant Housing Number:	22
Vacant Housing Percent:	6.11
Unemployed Number:	97
Unemployed Percent:	10.18
Name:	FORMER VIKING READY MIX - CENTER AVE
Address:	1100 E CENTER AVENUE
Recipient name:	Visalia, City of
Grant type:	Assessment
Property Number:	094-190-005
Parcel size:	1.34
Latitude:	36.331212000000001
Longitude:	-119.279959000000001
Highlights:	No RECs were identified at the site. No significant petroleum hydrocarbons were detected in the vicinity of the former USTs. Moderate lead and cadmium concentrations were detected in shallow soil below the industrial CHHSL, but above the residential CHHSL
Start Date:	-
Redev Completion Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	2000
Assessment Funding Source:	-
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FORMER VIKING READY MIX - CENTER AVE (Continued)

1015878803

Assessment Funding Entity:	EPA
Cleanup Funding Entity:	-
Grant Type:	Petroleum
Accomplishment Type:	Phase I Environmental Assessment
Cooperative Agreement Number:	96986401
Start Date:	12/5/2012
Ownership Entity:	Private
Completion Date:	1/30/2013
Current Owner:	Concrete Holding Company, Inc.
Cleanup Required:	U
Video Available:	N
Photo Available:	Y
Institutional Controls Required:	N
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	-
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	-
IC in place:	N
State/tribal program date:	-
State/tribal program ID:	-
Contaminant Found:	Not reported
Contaminant Cleanup:	Not reported
Media Affected:	Not reported
Media Cleanup:	Not reported
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	-
Past use commercial acreage:	-
Past use industrial acreage:	1.34
Future use greenspace acreage:	1.34
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-
Future Use: Multistory	-
Past Use: Multistory	-
Property Description:	The Site is in a commercially developed area in the northeast-central portion of Visalia, California. With the exception of a chain-link fence that extends along the southern side of the Site, the Site is vacant, undeveloped land. Mill Creek (an ephemeral
Below Poverty Number:	292
Below Poverty Percent:	30.64
Median Income:	835
Median Income Number:	682
Median Income Percent:	71.56
Vacant Housing Number:	22
Vacant Housing Percent:	6.11
Unemployed Number:	97
Unemployed Percent:	10.18

[Click this hyperlink](#) while viewing on your computer to access 15 additional US BROWNFIELDS: record(s) in the EDR Site Report.

Name:	FORMER VIKING READY MIX - CENTER AVE
Address:	1100 E CENTER AVENUE
Recipient name:	Visalia, City of
Grant type:	Assessment

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

FORMER VIKING READY MIX - CENTER AVE (Continued)

1015878803

Property Number:	094-190-005
Parcel size:	1.34
Latitude:	36.331212000000001
Longitude:	-119.279959000000001
Highlights:	No RECs were identified at the site. No significant petroleum hydrocarbons were detected in the vicinity of the former USTs. Moderate lead and cadmium concentrations were detected in shallow soil below the industrial CHHSL, but above the residential CHHSL
Start Date:	-
Redev Completion Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	5275
Assessment Funding Source:	-
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	EPA
Cleanup Funding Entity:	-
Grant Type:	Petroleum
Accomplishment Type:	Phase II Environmental Assessment
Cooperative Agreement Number:	96986401
Start Date:	12/1/2012
Ownership Entity:	Private
Completion Date:	6/26/2013
Current Owner:	Concrete Holding Company, Inc.
Cleanup Required:	U
Video Available:	N
Photo Available:	Y
Institutional Controls Required:	N
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	-
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	-
IC in place:	N
State/tribal program date:	-
State/tribal program ID:	-
Contaminant Found:	Not reported
Contaminant Cleanup:	Not reported
Media Affected:	Not reported
Media Cleanup:	Not reported
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	-
Past use commercial acreage:	-
Past use industrial acreage:	1.34
Future use greenspace acreage:	1.34
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-
Future Use: Multistory	-
Past Use: Multistory	-
Property Description:	The Site is in a commercially developed area in the northeast-central

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

FORMER VIKING READY MIX - CENTER AVE (Continued)

1015878803

portion of Visalia, California. With the exception of a chain-link fence that extends along the southern side of the Site, the Site is vacant, undeveloped land. Mill Creek (an ephemeral

Below Poverty Number:	292
Below Poverty Percent:	30.64
Meidan Income:	835
Meidan Income Number:	682
Meidan Income Percent:	71.56
Vacant Housing Number:	22
Vacant Housing Percent:	6.11
Unemployed Number:	97
Unemployed Percent:	10.18

[Click this hyperlink](#) while viewing on your computer to access 15 additional US BROWNFIELDS: record(s) in the EDR Site Report.

FINDS:

Registry ID: 110046425864

[Click Here for FRS Facility Detail Report:](#)

Environmental Interest/Information System:

The 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 (TBA) performed by EPA Regions.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

**Z116
 NW
 1/4-1/2
 0.386 mi.
 2037 ft.**

**BC RECYCLING
 1043 E HOUSTON AVE
 VISALIA, CA 93292**

Site 1 of 2 in cluster Z

**HWTS S107136697
 NPDES N/A
 PROC
 CIWQS
 CERS**

**Relative:
 Higher**

HWTS:

**Actual:
 338 ft.**

Name:	BC RECYCLING
Address:	1043 E HOUSTON AVE
Address 2:	Not reported
City,State,Zip:	VISALIA, CA 93292
EPA ID:	CAL000343280
Inactive Date:	06/30/2021
Create Date:	05/21/2009
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	3124 S THOMAS ST
Mailing Address 2:	Not reported
Mailing City,State,Zip:	VISALIA, CA 932924448
Owner Name:	ADOLFO RAMIREZ
Owner Address:	3124 S THOMAS ST
Owner Address 2:	Not reported
Owner City,State,Zip:	VISALIA, CA 932924448
Owner Phone:	Not reported
Owner Fax:	Not reported
Contact Name:	MONICA SARZI
Contact Address:	3912 S VICKIE CT.
Contact Address 2:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BC RECYCLING (Continued)

S107136697

City,State,Zip: VISALIA, CA 93277
Contact Phone: Not reported
Contact Fax: Not reported
Facility Status: Inactive
Facility Type: PERMANENT
Category: STATE
Latitude: 36.341858
Longitude: -119.281534

NAICS:
EPA ID: CAL000343280
Create Date: 2009-05-21 12:57:04.770
NAICS Code: 99999
NAICS Description: Not Otherwise Specified
Issued EPA ID Date: 2009-05-21 12:57:04.75300
Inactive Date: Not reported
Facility Name: BC RECYCLING
Facility Address: 1043 E HOUSTON AVE
Facility Address 2: Not reported
Facility City: VISALIA
Facility County: Not reported
Facility State: CA
Facility Zip: 932923847

NPDES:
Name: BC RECYCLING
Address: 1043 E HOUSTON AVE
City,State,Zip: VISALIA, CA 93292
Facility Status: Not reported
NPDES Number: Not reported
Region: Not reported
Agency Number: Not reported
Regulatory Measure ID: Not reported
Place ID: Not reported
Order Number: Not reported
WDID: 5F54I025800
Regulatory Measure Type: Industrial
Program Type: Not reported
Adoption Date Of Regulatory Measure: Not reported
Effective Date Of Regulatory Measure: Not reported
Termination Date Of Regulatory Measure: Not reported
Expiration Date Of Regulatory Measure: Not reported
Discharge Address: Not reported
Discharge Name: Not reported
Discharge City: Not reported
Discharge State: Not reported
Discharge Zip: Not reported
Status: Active
Status Date: 07/08/2015
Operator Name: BC Recycling
Operator Address: 1043 E Houston Ave
Operator City: Visalia
Operator State: California
Operator Zip: 93292

NPDES as of 03/2018:
NPDES Number: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BC RECYCLING (Continued)

S107136697

Status:	Not reported
Agency Number:	Not reported
Region:	5F
Regulatory Measure ID:	457045
Order Number:	Not reported
Regulatory Measure Type:	Industrial
Place ID:	Not reported
WDID:	5F54I025800
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	06/30/2015
Processed Date:	07/08/2015
Status:	Active
Status Date:	07/08/2015
Place Size:	1.9
Place Size Unit:	Acres
Contact:	Adolfo Ramirez
Contact Title:	owner
Contact Phone:	559-735-9200
Contact Phone Ext:	Not reported
Contact Email:	roybcrecycling@yahoo.com
Operator Name:	BC Recycling
Operator Address:	1043 E Houston Ave
Operator City:	Visalia
Operator State:	California
Operator Zip:	93292
Operator Contact:	Adolfo Ramirez
Operator Contact Title:	owner
Operator Contact Phone:	559-735-9200
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	roybcrecycling@yahoo.com
Operator Type:	Private Business
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	California
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commercial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BC RECYCLING (Continued)

S107136697

Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	N
Receiving Water Name:	Mill Creek
Certifier:	Adolfo Ramirez
Certifier Title:	owner
Certification Date:	30-JUN-15
Primary Sic:	5093-Scrap and Waste Materials
Secondary Sic:	Not reported
Tertiary Sic:	Not reported
NPDES Number:	CAS000001
Status:	Active
Agency Number:	0
Region:	5F
Regulatory Measure ID:	457045
Order Number:	97-03-DWQ
Regulatory Measure Type:	Enrollee
Place ID:	Not reported
WDID:	5F54I025800
Program Type:	Industrial
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	07/08/2015
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	BC Recycling
Discharge Address:	1043 E Houston Ave
Discharge City:	Visalia
Discharge State:	California
Discharge Zip:	93292
Received Date:	Not reported
Processed Date:	Not reported
Status:	Not reported
Status Date:	Not reported
Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported
Contact Phone:	Not reported
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported
Operator Contact:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BC RECYCLING (Continued)

S107136697

Operator Contact Email: Not reported
Operator Type: Not reported
Developer: Not reported
Developer Address: Not reported
Developer City: Not reported
Developer State: Not reported
Developer Zip: Not reported
Developer Contact: Not reported
Developer Contact Title: Not reported
Constype Linear Utility Ind: Not reported
Emergency Phone: Not reported
Emergency Phone Ext: Not reported
Constype Above Ground Ind: Not reported
Constype Below Ground Ind: Not reported
Constype Cable Line Ind: Not reported
Constype Comm Line Ind: Not reported
Constype Commercial Ind: Not reported
Constype Electrical Line Ind: Not reported
Constype Gas Line Ind: Not reported
Constype Industrial Ind: Not reported
Constype Other Description: Not reported
Constype Other Ind: Not reported
Constype Recons Ind: Not reported
Constype Residential Ind: Not reported
Constype Transport Ind: Not reported
Constype Utility Description: Not reported
Constype Utility Ind: Not reported
Constype Water Sewer Ind: Not reported
Dir Discharge Uswater Ind: Not reported
Receiving Water Name: Not reported
Certifier: Not reported
Certifier Title: Not reported
Certification Date: Not reported
Primary Sic: Not reported
Secondary Sic: Not reported
Tertiary Sic: Not reported

Name: BC RECYCLING
Address: 1043 E HOUSTON AVE
City,State,Zip: VISALIA, CA 93292
Facility Status: Active
NPDES Number: CAS000001
Region: 5F
Agency Number: 0
Regulatory Measure ID: 457045
Place ID: Not reported
Order Number: 97-03-DWQ
WDID: 5F54I025800
Regulatory Measure Type: Enrollee
Program Type: Industrial
Adoption Date Of Regulatory Measure: Not reported
Effective Date Of Regulatory Measure: 07/08/2015
Termination Date Of Regulatory Measure: Not reported
Expiration Date Of Regulatory Measure: Not reported
Discharge Address: 1043 E Houston Ave
Discharge Name: BC Recycling

Map ID
Direction
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BC RECYCLING (Continued)

S107136697

Discharge City: Visalia
Discharge State: California
Discharge Zip: 93292
Status: Not reported
Status Date: Not reported
Operator Name: Not reported
Operator Address: Not reported
Operator City: Not reported
Operator State: Not reported
Operator Zip: Not reported

NPDES as of 03/2018:

NPDES Number: Not reported
Status: Not reported
Agency Number: Not reported
Region: 5F
Regulatory Measure ID: 457045
Order Number: Not reported
Regulatory Measure Type: Industrial
Place ID: Not reported
WDID: 5F54I025800
Program Type: Not reported
Adoption Date Of Regulatory Measure: Not reported
Effective Date Of Regulatory Measure: Not reported
Expiration Date Of Regulatory Measure: Not reported
Termination Date Of Regulatory Measure: Not reported
Discharge Name: Not reported
Discharge Address: Not reported
Discharge City: Not reported
Discharge State: Not reported
Discharge Zip: Not reported
Received Date: 06/30/2015
Processed Date: 07/08/2015
Status: Active
Status Date: 07/08/2015
Place Size: 1.9
Place Size Unit: Acres
Contact: Adolfo Ramirez
Contact Title: owner
Contact Phone: 559-735-9200
Contact Phone Ext: Not reported
Contact Email: roybc recycling@yahoo.com
Operator Name: BC Recycling
Operator Address: 1043 E Houston Ave
Operator City: Visalia
Operator State: California
Operator Zip: 93292
Operator Contact: Adolfo Ramirez
Operator Contact Title: owner
Operator Contact Phone: 559-735-9200
Operator Contact Phone Ext: Not reported
Operator Contact Email: roybc recycling@yahoo.com
Operator Type: Private Business
Developer: Not reported
Developer Address: Not reported
Developer City: Not reported
Developer State: California
Developer Zip: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BC RECYCLING (Continued)

S107136697

Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commercial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	N
Receiving Water Name:	Mill Creek
Certifier:	Adolfo Ramirez
Certifier Title:	owner
Certification Date:	30-JUN-15
Primary Sic:	5093-Scrap and Waste Materials
Secondary Sic:	Not reported
Tertiary Sic:	Not reported
NPDES Number:	CAS000001
Status:	Active
Agency Number:	0
Region:	5F
Regulatory Measure ID:	457045
Order Number:	97-03-DWQ
Regulatory Measure Type:	Enrollee
Place ID:	Not reported
WDID:	5F54I025800
Program Type:	Industrial
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	07/08/2015
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	BC Recycling
Discharge Address:	1043 E Houston Ave
Discharge City:	Visalia
Discharge State:	California
Discharge Zip:	93292
Received Date:	Not reported
Processed Date:	Not reported
Status:	Not reported
Status Date:	Not reported
Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BC RECYCLING (Continued)

S107136697

Contact Phone:	Not reported
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported
Operator Contact:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Not reported
Operator Type:	Not reported
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	Not reported
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commercial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Not reported
Receiving Water Name:	Not reported
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported

PROC:

Name:	BC RECYCLING
Address:	1043 E HOUSTON AVE
City,State,Zip:	VISALIA, CA 93292
Reg Id:	23744
Cert Id:	PR23744.001
Organization Id:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BC RECYCLING (Continued)

S107136697

Organization Name: Bc Recycling
Mailing Address: 3124 S Thomas St
Mailing City: Visalia
Mailing State: CA
Mailing Zip Code: 93292
Website: Not reported
Email: Not reported
Phone Number: Not reported
Rural: N/A
Operation Begin Date: 11/01/2010
Aluminium: Not reported
Glass: Not reported
Plastic: Not reported
Bimetal: Not reported
Hours of Operation: Mon - Sat 8:00 am - 5:00 pm; Sun Closed

CIWQS:

Name: BC RECYCLING
Address: 1043 E HOUSTON AVE
City,State,Zip: VISALIA, CA 93292
Agency: BC Recycling
Agency Address: 1043 E Houston Ave, Visalia, CA 93292
Place/Project Type: Industrial - Scrap and Waste Materials
SIC/NAICS: 5093
Region: 5F
Program: INDSTW
Regulatory Measure Status: Active
Regulatory Measure Type: Storm water industrial
Order Number: 2014-0057-DWQ
WDID: 5F54I025800
NPDES Number: CAS000001
Adoption Date: Not reported
Effective Date: 07/08/2015
Termination Date: Not reported
Expiration/Review Date: Not reported
Design Flow: Not reported
Major/Minor: Not reported
Complexity: Not reported
TTWQ: Not reported
Enforcement Actions within 5 years: 0
Violations within 5 years: 0
Latitude: 36.341518
Longitude: -119.281279

CERS:

Name: BC RECYCLING
Address: 1043 E HOUSTON AVE
City,State,Zip: VISALIA, CA 93292
Site ID: 527173
CERS ID: 836749
CERS Description: Industrial Facility Storm Water

Affiliation:

Affiliation Type Desc: Owner/Operator
Entity Name: BC Recycling
Entity Title: Operator
Affiliation Address: 1043 E Houston Ave

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

BC RECYCLING (Continued)

S107136697

Affiliation City: Visalia
 Affiliation State: CA
 Affiliation Country: Not reported
 Affiliation Zip: 93292
 Affiliation Phone: ,

**Z117
 NW
 1/4-1/2
 0.386 mi.
 2037 ft.**

**BC RECYCLING INC
 1043 E HOUSTON AVE
 VISALIA, CA 93292**

**SWRCY S120834926
 N/A**

Site 2 of 2 in cluster Z

**Relative:
 Higher**

SWRCY:

**Actual:
 338 ft.**

Name: BC RECYCLING INC
 Address: 1043 E HOUSTON AVE
 City,State,Zip: VISALIA, CA 93292
 Reg Id: 255758
 Cert Id: RC255758.001
 Mailing Address: 1043 E Houston Ave
 Mailing City: Visalia
 Mailing State: CA
 Mailing Zip Code: 93292-3847
 Website: Not reported
 Email: roybc recycling@yahoo.com
 Phone Number: (559) 735-9200
 Rural: N
 Operation Begin Date: 04/01/2017
 Aluminium: Y
 Glass: Y
 Plastic: Y
 Bimetal: Y
 Hours of Operation: Mon - Sat 8:00 am - 5:00 pm; Sun Closed
 Organization ID: 245928
 Organization Name: Bc Recycling Inc

**AA118
 WSW
 1/4-1/2
 0.400 mi.
 2110 ft.**

**VACANT CITY LAND - 500 BLK BURKE ST
 500 BLOCK ON EAST SIDE OF BURKE STREET
 VISALIA, CA 93292**

**US BROWNFIELDS 1016356508
 FINDS N/A**

Site 1 of 3 in cluster AA

**Relative:
 Higher**

US BROWNFIELDS:

**Actual:
 337 ft.**

Name: VACANT CITY LAND - 500 BLK BURKE ST
 Address: 500 BLOCK ON EAST SIDE OF BURKE STREET
 Recipient name: Visalia, City of
 Grant type: Assessment
 Property Number: 094-180-006
 Parcel size: 6.6
 Latitude: 36.333990999999997
 Longitude: -119.283226
 Highlights: -
 Start Date: -
 Redev Completion Date: -
 Completed Date: -
 Acres Cleaned Up: -

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

VACANT CITY LAND - 500 BLK BURKE ST (Continued)

1016356508

Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	4208
Assessment Funding Source:	-
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	EPA
Cleanup Funding Entity:	-
Grant Type:	Hazardous
Accomplishment Type:	Phase I Environmental Assessment
Cooperative Agreement Number:	96986401
Start Date:	4/1/2009
Ownership Entity:	Government
Completion Date:	7/15/2009
Current Owner:	City of Visalia
Cleanup Required:	N
Video Available:	-
Photo Available:	-
Institutional Controls Required:	N
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	-
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	-
IC in place:	N
State/tribal program date:	-
State/tribal program ID:	-
Contaminant Found:	Not reported
Contaminant Cleanup:	Not reported
Media Affected:	Not reported
Media Cleanup:	Not reported
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	-
Past use commercial acreage:	-
Past use industrial acreage:	-
Future use greenspace acreage:	6.6
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-
Future Use: Multistory	-
Past Use: Multistory	-
Property Description:	-
Below Poverty Number:	622
Below Poverty Percent:	50.04
Median Income:	2526
Median Income Number:	865
Median Income Percent:	69.59
Vacant Housing Number:	48
Vacant Housing Percent:	9.82
Unemployed Number:	78
Unemployed Percent:	6.28

FINDS:

Registry ID: 110042240508

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

VACANT CITY LAND - 500 BLK BURKE ST (Continued)

1016356508

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:

The 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 (TBA) performed by EPA Regions.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

AA119
WSW
1/4-1/2
0.420 mi.
2220 ft.

LANGENDORF BAKERY
525 BURKE
VISALIA, CA 93291
Site 2 of 3 in cluster AA

LUST **S101305469**
Cortese **N/A**
HIST CORTESE
CERS

Relative:
Higher
Actual:
337 ft.

LUST:
 Name: LANGENDORF BAKERY
 Address: 525 BURKE N
 City,State,Zip: VISALIA, CA 93291
 Lead Agency: CENTRAL VALLEY RWQCB (REGION 5F)
 Case Type: LUST Cleanup Site
 Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0610700184
 Global Id: T0610700184
 Latitude: 36.3334776
 Longitude: -119.283402
 Status: Completed - Case Closed
 Status Date: 08/27/2015
 Case Worker: JWH
 RB Case Number: 5T54000184
 Local Agency: Not reported
 File Location: Regional Board
 Local Case Number: Not reported
 Potential Media Affect: Under Investigation
 Potential Contaminants of Concern: Gasoline
 EPA Region: 9
 Coordinate Source: * Historical Geocode - Street Match
 Cuf Case: NO
 Quantity Released Gallons: Not reported
 Begin Date: 02/14/1990
 Leak Reported Date: 03/08/1990
 How Discovered: Tank Closure
 How Discovered Description: Not reported
 Discharge Source: Piping
 Discharge Cause: Overfill
 Stop Method: Close and Remove Tank
 Stop Description: Not reported
 No Further Action Date: 08/27/2015
 CA Water Watershed Name: South Valley Floor - Kaweah Delta (558.10)
 Dwr Groundwater Subbasin Name: San Joaquin Valley - Kaweah (5-022.11)
 Disadvantaged Community: Not reported
 CA Enviroscreen 3 Score: 86-90%
 CA Enviroscreen 4 Score: 80-85%
 Military DOD Site: No
 Facility Project Subtype: Not reported
 RWQCB Region: CENTRAL VALLEY RWQCB (REGION 5F)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LANGENDORF BAKERY (Continued)

S101305469

Site History: Not reported

LUST:
Global Id: T0610700184
Contact Type: Regional Board Caseworker - Primary Caseworker
Contact Name: JEFFREY HANNEL
Organization Name: CENTRAL VALLEY RWQCB (REGION 5F)
Address: 1685 E STREET
City: FRESNO
Email: jhannel@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0610700184
Action Type: ENFORCEMENT
Date: 01/11/2001
Action: Staff Letter

Global Id: T0610700184
Action Type: ENFORCEMENT
Date: 09/19/2013
Action: Staff Letter

Global Id: T0610700184
Action Type: ENFORCEMENT
Date: 11/20/2014
Action: Notification - Preclosure

Global Id: T0610700184
Action Type: ENFORCEMENT
Date: 03/27/2014
Action: Staff Letter

Global Id: T0610700184
Action Type: RESPONSE
Date: 03/26/2014
Action: Preliminary Site Assessment Workplan - Regulator Responded

Global Id: T0610700184
Action Type: REMEDIATION
Date: 08/24/2014
Action: Monitored Natural Attenuation

Global Id: T0610700184
Action Type: ENFORCEMENT
Date: 01/26/2015
Action: Staff Letter

Global Id: T0610700184
Action Type: ENFORCEMENT
Date: 08/27/2015
Action: Closure/No Further Action Letter

Global Id: T0610700184
Action Type: Other
Date: 02/14/1990
Action: Leak Discovery

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LANGENDORF BAKERY (Continued)

S101305469

Global Id: T0610700184
Action Type: Other
Date: 03/08/1990
Action: Leak Reported

Global Id: T0610700184
Action Type: ENFORCEMENT
Date: 08/28/2014
Action: Staff Letter

Global Id: T0610700184
Action Type: ENFORCEMENT
Date: 09/21/1995
Action: Notice of Violation

Global Id: T0610700184
Action Type: RESPONSE
Date: 11/20/2013
Action: Preliminary Site Assessment Workplan

Global Id: T0610700184
Action Type: RESPONSE
Date: 10/01/2014
Action: Other Report / Document

Global Id: T0610700184
Action Type: RESPONSE
Date: 07/01/2014
Action: Site Assessment Report

Global Id: T0610700184
Action Type: RESPONSE
Date: 03/27/2015
Action: Well Destruction Report

Global Id: T0610700184
Action Type: ENFORCEMENT
Date: 09/12/1991
Action: Staff Letter

Global Id: T0610700184
Action Type: Other
Date: 02/14/1990
Action: Leak Stopped

Global Id: T0610700184
Action Type: ENFORCEMENT
Date: 09/12/1991
Action: * Historical Enforcement

LUST:

Global Id: T0610700184
Status: Open - Case Begin Date
Status Date: 02/14/1990

Global Id: T0610700184
Status: Open - Site Assessment

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LANGENDORF BAKERY (Continued)

S101305469

Status Date: 03/28/1991

Global Id: T0610700184
Status: Open - Site Assessment
Status Date: 11/25/2009

Global Id: T0610700184
Status: Open - Remediation
Status Date: 08/24/2014

Global Id: T0610700184
Status: Completed - Case Closed
Status Date: 08/27/2015

LUST REG 5:

Name: LANGENDORF BAKERY
Address: 525 BURKE N
City: VISALIA
Region: 5
Status: Preliminary site assessment underway
Case Number: 5T54000184
Case Type: Undefined
Substance: GASOLINE
Staff Initials: JDW
Lead Agency: Local
Program: LUST
MTBE Code: N/A

CORTESE:

Name: LANGENDORF BAKERY
Address: 525 BURKE N
City,State,Zip: VISALIA, CA 93291
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0610700184
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

LANGENDORF BAKERY (Continued)

S101305469

HIST CORTESE:

edr_fname: LANGENDORF BAKERY
 edr_fadd1: 525 BURKE
 City,State,Zip: VISALIA, CA 93291
 Region: CORTESE
 Facility County Code: 54
 Reg By: LTNKA
 Reg Id: 5T54000184

CERS:

Name: LANGENDORF BAKERY
 Address: 525 BURKE N
 City,State,Zip: VISALIA, CA 93291
 Site ID: 664553
 CERS ID: T0610700184
 CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Regional Board Caseworker
 Entity Name: JEFFREY HANNEL - CENTRAL VALLEY RWQCB (REGION 5F)
 Entity Title: Not reported
 Affiliation Address: 1685 E STREET
 Affiliation City: FRESNO
 Affiliation State: CA
 Affiliation Country: Not reported
 Affiliation Zip: Not reported
 Affiliation Phone: ,

120
 WSW
 1/4-1/2
 0.425 mi.
 2246 ft.

**VACANT CITY LAND - 400 BLK BURKE ST
 400 BLOCK EAST SIDE OF BURKE STREET
 VISALIA, CA 93292**

**US BROWNFIELDS 1016356351
 FINDS N/A**

**Relative:
 Higher
 Actual:
 337 ft.**

US BROWNFIELDS:
 Name: VACANT CITY LAND - 400 BLK BURKE ST
 Address: 400 BLOCK EAST SIDE OF BURKE STREET
 Recipient name: Visalia, City of
 Grant type: Assessment
 Property Number: 094-180-007
 Parcel size: 4.8
 Latitude: 36.332875999999999
 Longitude: -119.283162
 Highlights: -
 Start Date: -
 Redev Completion Date: -
 Completed Date: -
 Acres Cleaned Up: -
 Cleanup Funding: -
 Cleanup Funding Source: -
 Assessment Funding: 4208
 Assessment Funding Source: -
 Redevelopment Funding: -
 Redev. Funding Source: -
 Redev. Funding Entity Name: -
 Redevelopment Start Date: -

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VACANT CITY LAND - 400 BLK BURKE ST (Continued)

1016356351

Assessment Funding Entity:	EPA
Cleanup Funding Entity:	-
Grant Type:	Hazardous
Accomplishment Type:	Phase I Environmental Assessment
Cooperative Agreement Number:	96986401
Start Date:	4/1/2009
Ownership Entity:	Government
Completion Date:	7/10/2009
Current Owner:	City of Visalia
Cleanup Required:	N
Video Available:	-
Photo Available:	-
Institutional Controls Required:	N
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	-
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	-
IC in place:	N
State/tribal program date:	-
State/tribal program ID:	-
Contaminant Found:	Not reported
Contaminant Cleanup:	Not reported
Media Affected:	Not reported
Media Cleanup:	Not reported
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	4.8
Past use commercial acreage:	-
Past use industrial acreage:	-
Future use greenspace acreage:	-
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-
Future Use: Multistory	-
Past Use: Multistory	-
Property Description:	-
Below Poverty Number:	455
Below Poverty Percent:	44.17
Meidan Income:	1167
Meidan Income Number:	710
Meidan Income Percent:	68.93
Vacant Housing Number:	39
Vacant Housing Percent:	10.01
Unemployed Number:	78
Unemployed Percent:	7.57

FINDS:

Registry ID: 110042112282

[Click Here for FRS Facility Detail Report:](#)

Environmental Interest/Information System:

The 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 (TBA)

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

VACANT CITY LAND - 400 BLK BURKE ST (Continued)

1016356351

performed by EPA Regions.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

AA121
WSW
1/4-1/2
0.428 mi.
2261 ft.

VACANT COMMERCIAL LOT - 433 N BURKE ST
433 N BURKE STREET
VISALIA, CA 93292
Site 3 of 3 in cluster AA

US BROWNFIELDS
FINDS

1016356350
N/A

Relative:
Higher
Actual:
337 ft.

US BROWNFIELDS:
 Name: VACANT COMMERCIAL LOT - 433 N BURKE ST
 Address: 433 N BURKE STREET
 Recipient name: Visalia, City of
 Grant type: Assessment
 Property Number: 094-250-031
 Parcel size: 0.7
 Latitude: 36.333092999999998
 Longitude: -119.28375200000001
 Highlights: -
 Start Date: -
 Redev Completion Date: -
 Completed Date: -
 Acres Cleaned Up: -
 Cleanup Funding: -
 Cleanup Funding Source: -
 Assessment Funding: 4208
 Assessment Funding Source: -
 Redevelopment Funding: -
 Redev. Funding Source: -
 Redev. Funding Entity Name: -
 Redevelopment Start Date: -
 Assessment Funding Entity: EPA
 Cleanup Funding Entity: -
 Grant Type: Hazardous
 Accomplishment Type: Phase I Environmental Assessment
 Cooperative Agreement Number: 96986401
 Start Date: 3/16/2009
 Ownership Entity: Private
 Completion Date: 7/1/2009
 Current Owner: Charles Raibley
 Cleanup Required: N
 Video Available: -
 Photo Available: -
 Institutional Controls Required: N
 IC Category Proprietary Controls: -
 IC Cat. Info. Devices: -
 IC Cat. Gov. Controls: -
 IC Cat. Enforcement Permit Tools: -
 IC in place date: -
 IC in place: N
 State/tribal program date: -
 State/tribal program ID: -
 Contaminant Found: Not reported
 Contaminant Cleanup: Not reported
 Media Affected: Not reported
 Media Cleanup: Not reported
 Num. of cleanup and re-dev. jobs: -

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

VACANT COMMERCIAL LOT - 433 N BURKE ST (Continued)

1016356350

Past use greenspace acreage: -
 Past use residential acreage: 0.7
 Past use commercial acreage: -
 Past use industrial acreage: -
 Future use greenspace acreage: -
 Future use residential acreage: -
 Future use commercial acreage: 0.7
 Future use industrial acreage: -
 Future Use: Multistory -
 Past Use: Multistory -
 Property Description: -
 Below Poverty Number: 455
 Below Poverty Percent: 44.17
 Meidan Income: 1167
 Meidan Income Number: 710
 Meidan Income Percent: 68.93
 Vacant Housing Number: 39
 Vacant Housing Percent: 10.01
 Unemployed Number: 78
 Unemployed Percent: 7.57

FINDS:

Registry ID: 110042112273

[Click Here for FRS Facility Detail Report:](#)

Environmental Interest/Information System:

The 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 (TBA) performed by EPA Regions.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

Y122
SW
1/4-1/2
0.432 mi.
2281 ft.

FORMER SEQUOIA LUMBER
1100 E MAIN STREET
VISALIA, CA 93292

Site 2 of 2 in cluster Y

US BROWNFIELDS **1015888644**
FINDS **N/A**

Relative:
Higher
Actual:
338 ft.

US BROWNFIELDS:

Name: FORMER SEQUOIA LUMBER
 Address: 1100 E MAIN STREET
 Recipient name: Visalia, City of
 Grant type: Assessment
 Property Number: 094-201-027
 Parcel size: 2.17
 Latitude: 36.330647900000002
 Longitude: -119.28096600000001
 Highlights: Former Use: Paved areas are at the southwest and southeast areas of the Site. A partially-buried railroad spur extends across northern and eastern portions of the Site. Otherwise, the Site is undeveloped land partially covered with vegetation. A lumber ya
 Start Date: -
 Redev Completion Date: -
 Completed Date: -
 Acres Cleaned Up: -

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

FORMER SEQUOIA LUMBER (Continued)

101588644

Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	3645
Assessment Funding Source:	-
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	EPA
Cleanup Funding Entity:	-
Grant Type:	Petroleum
Accomplishment Type:	Phase I Environmental Assessment
Cooperative Agreement Number:	96986401
Start Date:	1/1/2012
Ownership Entity:	Private
Completion Date:	3/2/2012
Current Owner:	Nancy and Joe Berry, Sr.
Cleanup Required:	U
Video Available:	N
Photo Available:	Y
Institutional Controls Required:	N
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	-
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	-
IC in place:	-
State/tribal program date:	-
State/tribal program ID:	-
Contaminant Found:	Not reported
Contaminant Cleanup:	Not reported
Media Affected:	Not reported
Media Cleanup:	Not reported
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	-
Past use commercial acreage:	2.17
Past use industrial acreage:	-
Future use greenspace acreage:	-
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-
Future Use: Multistory	-
Past Use: Multistory	-
Property Description:	Paved areas are at the southwest and southeast areas of the Site. A partially-buried railroad spur extends across northern and eastern portions of the Site. Otherwise, the Site is undeveloped land partially covered with vegetation. A lumber yard previous
Below Poverty Number:	304
Below Poverty Percent:	30.52
Median Income:	835
Median Income Number:	713
Median Income Percent:	71.59
Vacant Housing Number:	23
Vacant Housing Percent:	6.12
Unemployed Number:	101
Unemployed Percent:	10.14

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

FORMER SEQUOIA LUMBER (Continued)

1015888644

FINDS:

Registry ID: 110054145224

[Click Here for FRS Facility Detail Report:](#)

Environmental Interest/Information System:

The 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 (TBA) performed by EPA Regions.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

AB123
WSW
1/4-1/2
0.447 mi.
2358 ft.

CAL TRANS - VISALIA
700 EAST MURRAY
VISALIA, CA 91334

Notify 65 **S100236584**
N/A

Site 1 of 2 in cluster AB

Relative:
Higher
Actual:
336 ft.

NOTIFY 65:
 Name: CAL TRANS - VISALIA
 Address: 700 EAST MURRAY
 City,State,Zip: VISALIA, CA 91334
 Date Reported: Not reported
 Staff Initials: Not reported
 Board File Number: Not reported
 Facility Type: Not reported
 Discharge Date: Not reported
 Issue Date: Not reported
 Incident Description: Not reported
 Global ID: Not reported
 Status: Not reported

AB124
WSW
1/4-1/2
0.447 mi.
2358 ft.

FORMER CALTRANS SITE
700 E MURRAY AVE
VISALIA, CA 93292

US BROWNFIELDS **1016679721**
FINDS **N/A**
ECHO

Site 2 of 2 in cluster AB

Relative:
Higher
Actual:
336 ft.

US BROWNFIELDS:
 Name: FORMER CALTRANS SITE
 Address: 700 E MURRAY AVE
 Recipient name: Visalia, City of
 Grant type: Assessment
 Property Number: 094-100-022, 094-250-020
 Parcel size: 4.3
 Latitude: 36.333831600000003
 Longitude: -119.285639199999
 Highlights: -
 Start Date: -
 Redev Completion Date: -
 Completed Date: -
 Acres Cleaned Up: -
 Cleanup Funding: -
 Cleanup Funding Source: -

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FORMER CALTRANS SITE (Continued)

1016679721

Assessment Funding:	45168
Assessment Funding Source:	-
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	EPA
Cleanup Funding Entity:	-
Grant Type:	Hazardous & Petroleum
Accomplishment Type:	Phase II Environmental Assessment
Cooperative Agreement Number:	96986401
Start Date:	5/11/2011
Ownership Entity:	Government
Completion Date:	11/11/2011
Current Owner:	City of Visalia
Cleanup Required:	Y
Video Available:	-
Photo Available:	-
Institutional Controls Required:	N
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	-
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	-
IC in place:	N
State/tribal program date:	-
State/tribal program ID:	-
Contaminant Found:	Not reported
Contaminant Cleanup:	Not reported
Media Affected:	Not reported
Media Cleanup:	Not reported
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	-
Past use commercial acreage:	4.3
Past use industrial acreage:	-
Future use greenspace acreage:	-
Future use residential acreage:	-
Future use commercial acreage:	4.3
Future use industrial acreage:	-
Future Use: Multistory	-
Past Use: Multistory	-
Property Description:	-
Below Poverty Number:	1006
Below Poverty Percent:	50.48
Meidan Income:	3668
Meidan Income Number:	1405
Meidan Income Percent:	70.5
Vacant Housing Number:	90
Vacant Housing Percent:	11.65
Unemployed Number:	131
Unemployed Percent:	6.57
Name:	FORMER CALTRANS SITE
Address:	700 E MURRAY AVE
Recipient name:	Visalia, City of
Grant type:	Assessment

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

FORMER CALTRANS SITE (Continued)

1016679721

Property Number:	094-100-022, 094-250-020
Parcel size:	4.3
Latitude:	36.333831600000003
Longitude:	-119.285639199999
Highlights:	-
Start Date:	-
Redev Completion Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	4208
Assessment Funding Source:	-
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	EPA
Cleanup Funding Entity:	-
Grant Type:	Hazardous & Petroleum
Accomplishment Type:	Phase I Environmental Assessment
Cooperative Agreement Number:	96986401
Start Date:	3/25/2009
Ownership Entity:	Government
Completion Date:	7/31/2009
Current Owner:	City of Visalia
Cleanup Required:	Y
Video Available:	-
Photo Available:	-
Institutional Controls Required:	N
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	-
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	-
IC in place:	N
State/tribal program date:	-
State/tribal program ID:	-
Contaminant Found:	Not reported
Contaminant Cleanup:	Not reported
Media Affected:	Not reported
Media Cleanup:	Not reported
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	-
Past use commercial acreage:	4.3
Past use industrial acreage:	-
Future use greenspace acreage:	-
Future use residential acreage:	-
Future use commercial acreage:	4.3
Future use industrial acreage:	-
Future Use: Multistory	-
Past Use: Multistory	-
Property Description:	-
Below Poverty Number:	1006
Below Poverty Percent:	50.48
Meidan Income:	3668

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FORMER CALTRANS SITE (Continued)

1016679721

Meidan Income Number:	1405
Meidan Income Percent:	70.5
Vacant Housing Number:	90
Vacant Housing Percent:	11.65
Unemployed Number:	131
Unemployed Percent:	6.57
Name:	FORMER CALTRANS SITE
Address:	700 E MURRAY AVE
Recipient name:	Visalia, City of
Grant type:	Assessment
Property Number:	094-100-022, 094-250-020
Parcel size:	4.3
Latitude:	36.333831600000003
Longitude:	-119.285639199999
Highlights:	-
Start Date:	-
Redev Completion Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	4208
Assessment Funding Source:	-
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	EPA
Cleanup Funding Entity:	-
Grant Type:	Hazardous & Petroleum
Accomplishment Type:	Phase I Environmental Assessment
Cooperative Agreement Number:	96986401
Start Date:	3/25/2009
Ownership Entity:	Government
Completion Date:	7/31/2009
Current Owner:	City of Visalia
Cleanup Required:	Y
Video Available:	-
Photo Available:	-
Institutional Controls Required:	N
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	-
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	-
IC in place:	N
State/tribal program date:	-
State/tribal program ID:	-
Contaminant Found:	Not reported
Contaminant Cleanup:	Not reported
Media Affected:	Not reported
Media Cleanup:	Not reported
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	-
Past use commercial acreage:	4.3

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FORMER CALTRANS SITE (Continued)

1016679721

Past use industrial acreage:	-
Future use greenspace acreage:	-
Future use residential acreage:	-
Future use commercial acreage:	4.3
Future use industrial acreage:	-
Future Use: Multistory	-
Past Use: Multistory	-
Property Description:	-
Below Poverty Number:	1006
Below Poverty Percent:	50.48
Meidan Income:	3668
Meidan Income Number:	1405
Meidan Income Percent:	70.5
Vacant Housing Number:	90
Vacant Housing Percent:	11.65
Unemployed Number:	131
Unemployed Percent:	6.57

FINDS:

Registry ID: 110002714732

[Click Here for FRS Facility Detail Report:](#)

Environmental Interest/Information System:

The 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 (TBA) performed by EPA Regions.

The Resource Conservation and Recovery Act Information System (RCRAInfo) is EPA's comprehensive information system in support of the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. It tracks many types of information about generators, transporters, treaters, storers, and disposers of hazardous waste.

California's Hazardous Waste Tracking System Data Mart (HWTS-DATAMART) provides information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1016679721
Registry ID:	110002714732
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002714732
Name:	FORMER CALTRANS SITE
Address:	700 E MURRAY AVE
City,State,Zip:	VISALIA, CA 93292

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

125
SE
1/4-1/2
0.452 mi.
2388 ft.

THE JOB SHOP
2129 MAIN ST E
VISALIA, CA 93277

LUST **S105003989**
Cortese **N/A**
CERS

Relative:
Higher

Actual:
340 ft.

LUST:

Name: THE JOB SHOP
Address: 2129 MAIN ST E
City,State,Zip: VISALIA, CA 93277
Lead Agency: TULARE COUNTY
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0610791441
Global Id: T0610791441
Latitude: 36.329863
Longitude: -119.269076
Status: Completed - Case Closed
Status Date: 05/05/2011
Case Worker: JOE
RB Case Number: 5T54000506
Local Agency: TULARE COUNTY
File Location: Local Agency
Local Case Number: 828
Potential Media Affect: Under Investigation
Potential Contaminants of Concern: Gasoline
EPA Region: 9
Coordinate Source: * Historical Geocode - Exact Address Match
Cuf Case: NO
Quantity Released Gallons: Not reported
Begin Date: 12/08/2000
Leak Reported Date: 01/04/2001
How Discovered: Tank Closure
How Discovered Description: Not reported
Discharge Source: Other
Discharge Cause: Unknown
Stop Method: Close and Remove Tank
Stop Description: Not reported
No Further Action Date: 05/05/2011
CA Water Watershed Name: South Valley Floor - Kaweah Delta (558.10)
Dwr Groundwater Subbasin Name: San Joaquin Valley - Kaweah (5-022.11)
Disadvantaged Community: Not reported
CA Enviroscreen 3 Score: 86-90%
CA Enviroscreen 4 Score: 80-85%
Military DOD Site: No
Facility Project Subtype: Not reported
RWQCB Region: CENTRAL VALLEY RWQCB (REGION 5F)
Site History: Not reported

LUST:

Global Id: T0610791441
Contact Type: Local Agency Caseworker - Primary Caseworker
Contact Name: JOEL MARTENS
Organization Name: TULARE COUNTY
Address: 5957 So. Mooney Blvd
City: Visalia
Email: jmartens@tularehhsa.org
Phone Number: 5596247419

Global Id: T0610791441
Contact Type: Regional Board Caseworker

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE JOB SHOP (Continued)

S105003989

Contact Name: JOHN WHITING
Organization Name: CENTRAL VALLEY RWQCB (REGION 5F)
Address: 1685 E STREET
City: FRESNO
Email: john.whiting@waterboards.ca.gov
Phone Number: Not reported

LUST:

Global Id: T0610791441
Action Type: ENFORCEMENT
Date: 03/08/2010
Action: Staff Letter

Global Id: T0610791441
Action Type: ENFORCEMENT
Date: 03/22/2010
Action: Notice of Responsibility

Global Id: T0610791441
Action Type: Other
Date: 12/08/2000
Action: Leak Discovery

Global Id: T0610791441
Action Type: RESPONSE
Date: 05/03/2011
Action: Other Report / Document

Global Id: T0610791441
Action Type: Other
Date: 01/04/2001
Action: Leak Reported

Global Id: T0610791441
Action Type: ENFORCEMENT
Date: 02/23/2011
Action: LOP Case Closure Summary to RB

Global Id: T0610791441
Action Type: ENFORCEMENT
Date: 03/02/2011
Action: Staff Letter

Global Id: T0610791441
Action Type: ENFORCEMENT
Date: 05/05/2011
Action: Closure/No Further Action Letter

Global Id: T0610791441
Action Type: Other
Date: 12/08/2000
Action: Leak Stopped

LUST:

Global Id: T0610791441
Status: Open - Case Begin Date

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE JOB SHOP (Continued)

S105003989

Status Date: 12/08/2000

Global Id: T0610791441
Status: Open - Site Assessment
Status Date: 03/05/2001

Global Id: T0610791441
Status: Open - Verification Monitoring
Status Date: 11/11/2010

Global Id: T0610791441
Status: Completed - Case Closed
Status Date: 05/05/2011

LUST REG 5:

Name: THE JOB SHOP
Address: 2129 MAIN ST E
City: VISALIA
Region: 5
Status: Preliminary site assessment workplan submitted
Case Number: 5T54000506
Case Type: Undefined
Substance: GASOLINE
Staff Initials: JDW
Lead Agency: Local
Program: LUST
MTBE Code: N/A

CORTESE:

Name: THE JOB SHOP
Address: 2129 MAIN ST E
City,State,Zip: VISALIA, CA 93277
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0610791441
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE JOB SHOP (Continued)

S105003989

CERS:

Name: THE JOB SHOP
Address: 2129 MAIN ST E
City,State,Zip: VISALIA, CA 93277
Site ID: 690100
CERS ID: T0610791441
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Local Agency Caseworker
Entity Name: JOEL MARTENS - TULARE COUNTY
Entity Title: Not reported
Affiliation Address: 5957 So. Mooney Blvd
Affiliation City: Visalia
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 5596247419,

Affiliation Type Desc: Regional Board Caseworker
Entity Name: JOHN WHITING - CENTRAL VALLEY RWQCB (REGION 5F)
Entity Title: Not reported
Affiliation Address: 1685 E STREET
Affiliation City: FRESNO
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

126
WSW
1/4-1/2
0.489 mi.
2584 ft.

**VISALIA CIVIC CENTER BROWNFIELDS DEVELOPMENT
NW BURKE STREET AND OAK AVENUE, VISALIA, CA 93291
VISALIA, CA 93291**

**ENVIROSTOR S109348564
VCP N/A**

**Relative:
Higher**

ENVIROSTOR:

**Actual:
337 ft.**

Name: VISALIA CIVIC CENTER BROWNFIELDS DEVELOPMENT
Address: NW BURKE STREET AND OAK AVENUE, VISALIA, CA 93291
City,State,Zip: VISALIA, CA 93291
Facility ID: 60000965
Status: Certified
Status Date: 12/09/2011
Site Code: Not reported
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Agreement
Acres: 11.23
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Kevin Shaddy
Division Branch: Cleanup San Joaquin
Assembly: 32
Senate: 12
Special Program: Voluntary Agreement - Standard Voluntary Agreement
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISALIA CIVIC CENTER BROWNFIELDS DEVELOPMENT (Continued)

S109348564

Funding: Responsible Party
Latitude: 36.33248
Longitude: -119.2842
APN: 094-190-013, 094-240-036
Past Use: JUNKYARD, RAILROAD RIGHT OF WAY
Potential COC: Lead
Confirmed COC: Lead
Potential Description: SOIL
Alias Name: 094-190-013
Alias Type: APN
Alias Name: 094-240-036
Alias Type: APN
Alias Name: 60000965
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 07/07/2009
Comments: NOE of exemption was circulated for public comment during May 2009 and was signed by DTSC staff on 7/7/2009.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Standard Voluntary Agreement
Completed Date: 09/05/2008
Comments: VCA between DTSC and the City of Visalia was finalized on 9/5/2008.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 12/01/2010
Comments: n

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 07/09/2009
Comments: Final RAW was approved in DTSC correspondence date July 8, 2009. The RAW includes plans for removing contaminated soil from four different locations.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 10/21/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 11/12/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISALIA CIVIC CENTER BROWNFIELDS DEVELOPMENT (Continued)

S109348564

Completed Date: 12/01/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 11/15/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 06/03/2011
Comments: Remedial Action Certification Form was conveyed to City of Visalia representatives in DTSC correspondence dated 6/3/2011.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 12/23/2009
Comments: DTSC oversight cost estimate for fiscal year 2009/2010 is contained in correspondence dated 12/23/2009.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 05/05/2009
Comments: Fact sheet for draft RAW was approved by public participation staff in April 2009.

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

VCP:

Name: VISALIA CIVIC CENTER BROWNFIELDS DEVELOPMENT
Address: NW BURKE STREET AND OAK AVENUE, VISALIA, CA 93291
City,State,Zip: VISALIA, CA 93291
Facility ID: 60000965
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Agreement
Site Mgmt. Req.: NONE SPECIFIED
Acres: 11.23
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Kevin Shaddy
Division Branch: Cleanup San Joaquin
Site Code: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISALIA CIVIC CENTER BROWNFIELDS DEVELOPMENT (Continued)

S109348564

Assembly: 32
Senate: 12
Special Programs Code: Voluntary Agreement - Standard Voluntary Agreement
Status: Certified
Status Date: 12/09/2011
Restricted Use: NO
Funding: Responsible Party
Lat/Long: 36.33248 / -119.2842
APN: 094-190-013, 094-240-036
Past Use: JUNKYARD, RAILROAD RIGHT OF WAY
Potential COC: 30013
Confirmed COC: 30013
Potential Description: SOIL
Alias Name: 094-190-013
Alias Type: APN
Alias Name: 094-240-036
Alias Type: APN
Alias Name: 60000965
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 07/07/2009
Comments: NOE of exemption was circulated for public comment during May 2009 and was signed by DTSC staff on 7/7/2009.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Standard Voluntary Agreement
Completed Date: 09/05/2008
Comments: VCA between DTSC and the City of Visalia was finalized on 9/5/2008.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 12/01/2010
Comments: n

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 07/09/2009
Comments: Final RAW was approved in DTSC correspondence date July 8, 2009. The RAW includes plans for removing contaminated soil from four different locations.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 10/21/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 11/12/2008

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISALIA CIVIC CENTER BROWNFIELDS DEVELOPMENT (Continued)

S109348564

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 12/01/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 11/15/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 06/03/2011
Comments: Remedial Action Certification Form was conveyed to City of Visalia representatives in DTSC correspondence dated 6/3/2011.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 12/23/2009
Comments: DTSC oversight cost estimate for fiscal year 2009/2010 is contained in correspondence dated 12/23/2009.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 05/05/2009
Comments: Fact sheet for draft RAW was approved by public participation staff in April 2009.

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

127
South
1/4-1/2
0.500 mi.
2639 ft.

PATHFINDER PETROLEUM CO (2)
1740 E MINERAL KING
VISALIA, CA 93277

ENVIROSTOR S100190844
N/A

Relative:
Higher
Actual:
339 ft.

ENVIROSTOR:
Name: PATHFINDER PETROLEUM CO (2)
Address: 1740 E MINERAL KING
City,State,Zip: VISALIA, CA 93277
Facility ID: 54290042
Status: No Further Action
Status Date: 09/19/1983

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

PATHFINDER PETROLEUM CO (2) (Continued)

S100190844

Site Code: Not reported
 Site Type: Historical
 Site Type Detailed: * Historical
 Acres: Not reported
 NPL: NO
 Regulatory Agencies: NONE SPECIFIED
 Lead Agency: NONE SPECIFIED
 Program Manager: Not reported
 Supervisor: Not reported
 Division Branch: Cleanup Sacramento
 Assembly: 32
 Senate: 12
 Special Program: Not reported
 Restricted Use: NO
 Site Mgmt Req: NONE SPECIFIED
 Funding: Not reported
 Latitude: 36.32722
 Longitude: -119.2733
 APN: NONE SPECIFIED
 Past Use: NONE SPECIFIED
 Potential COC: NONE SPECIFIED
 Confirmed COC: NONE SPECIFIED
 Potential Description: NONE SPECIFIED
 Alias Name: 54290042
 Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: * Discovery
 Completed Date: 01/19/1983
 Comments: FACILITY IDENTIFIED IDENTIFIED FROM PHONE BOOK

Future Area Name: Not reported
 Future Sub Area Name: Not reported
 Future Document Type: Not reported
 Future Due Date: Not reported
 Schedule Area Name: Not reported
 Schedule Sub Area Name: Not reported
 Schedule Document Type: Not reported
 Schedule Due Date: Not reported
 Schedule Revised Date: Not reported

AC128
WSW
1/2-1
0.609 mi.
3213 ft.

PACIFIC BELL
300 NORTH TIPTON STREET
VISALIA, CA 93277
Site 1 of 3 in cluster AC

CPS-SLIC 1000251476
RCRA NonGen / NLR CAT080023740
FINDS
ECHO
Notify 65
CERS

Relative:
Higher
Actual:
336 ft.

CPS-SLIC:
 Name: SOUTHERN CALIFORNIA GAS/ PAC BELL (VISALIA TOWNE)
 Address: 300 N. TIPTON STREET
 City,State,Zip: VISALIA, CA 93292
 Region: STATE
Facility Status: Completed - Case Closed
 Status Date: 01/01/1965
 Global Id: SLT5FR871087

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC BELL (Continued)

1000251476

Lead Agency: CENTRAL VALLEY RWQCB (REGION 5F)
Lead Agency Case Number: Not reported
Latitude: 36.3233592226407
Longitude: -119.308897441724
Case Type: Cleanup Program Site
Case Worker: Not reported
Local Agency: Not reported
RB Case Number: SLT5FR087
File Location: Not reported
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
EPA Region: 9
Coordinate Source: Not reported
Cuf Case: NO
Quantity Released Gallons: Not reported
Begin Date: Not reported
Leak Reported Date: 01/02/1965
How Discovered: Not reported
How Discovered Description: Not reported
Discharge Source: Not reported
Discharge Cause: Not reported
Stop Method: Not reported
Stop Description: Not reported
No Further Action Date: 01/01/1965
CA Water Watershed Name: South Valley Floor - Kaweah Delta (558.10)
Dwr Groundwater Subbasin Name: San Joaquin Valley - Kaweah (5-022.11)
Disadvantaged Community: Not reported
CA Enviroscreen 3 Score: 66-70%
CA Enviroscreen 4 Score: 60-65%
Military DOD Site: No
Facility Project Subtype: Not reported
RWQCB Region: CENTRAL VALLEY RWQCB (REGION 5F)
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

RCRA Listings:

Date Form Received by Agency: 19970909
Handler Name: Pacific Bell
Handler Address: 300 NORTH TIPTON STREET
Handler City,State,Zip: VISALIA, CA 93277
EPA ID: CAT080023740
Contact Name: ENVIRONMENTAL MANAGER
Contact Address: 300 NORTH TIPTON STREET
Contact City,State,Zip: VISALIA, CA 93227
Contact Telephone: 408-491-6029
Contact Fax: Not reported
Contact Email: Not reported
Contact Title: Not reported
EPA Region: 09
Land Type: Other
Federal Waste Generator Description: 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

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

PACIFIC BELL (Continued)

1000251476

State District:	Not reported
Mailing Address:	2 NORTH SECOND ST ROOM 1125
Mailing City,State,Zip:	SAN JOSE, CA 95113
Owner Name:	The Pacific Telephone And Telegraph Co
Owner Type:	Private
Operator Name:	Not reported
Operator Type:	Not reported
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
2018 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC Renewals Baseline:	Not on the Baseline
202 GPRC Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed 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
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20020627
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: NOT REQUIRED	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC BELL (Continued)

1000251476

Owner/Operator Telephone: 415-555-1212
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: THE PACIFIC TELEPHONE AND TELEGRAPH CO
Legal Status: Private
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: NOT REQUIRED
Owner/Operator City,State,Zip: VISALIA, CA 93227
Owner/Operator Telephone: 408-491-6029
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: THE PACIFIC TELEPHONE AND TELEGRAPH CO
Legal Status: Private
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: NOT REQUIRED
Owner/Operator City,State,Zip: NOT REQUIRED, ME 99999
Owner/Operator Telephone: 415-555-1212
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 19960901
Handler Name: PACIFIC BELL
Federal Waste Generator Description: Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 19810120
Handler Name: PACIFIC BELL
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 19970909

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC BELL (Continued)

1000251476

Handler Name: PACIFIC BELL
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 Codes: No NAICS Codes Found

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

FINDS:

Registry ID: 110008294407

[Click Here for FRS Facility Detail Report:](#)

Environmental Interest/Information System:

The Resource Conservation and Recovery Act Information System (RCRAInfo) is EPA's comprehensive information system in support of the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. It tracks many types of information about generators, transporters, treaters, storers, and disposers of hazardous waste.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000251476
Registry ID: 110008294407
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110008294407>
Name: PACIFIC BELL
Address: 300 NORTH TIPTON STREET
City,State,Zip: VISALIA, CA 93277

NOTIFY 65:

Name: PACIFIC BELL
Address: 300 N. TIPTON STREET
City,State,Zip: VISALIA, CA 91334
Date Reported: Not reported
Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Issue Date: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

PACIFIC BELL (Continued)

1000251476

Incident Description: Not reported
 Global ID: Not reported
 Status: Not reported

CERS:

Name: SOUTHERN CALIFORNIA GAS/ PAC BELL (VISALIA TOWNE)
 Address: 300 N. TIPTON STREET
 City,State,Zip: VISALIA, CA 93292
 Site ID: 687126
 CERS ID: SLT5FR871087
 CERS Description: Cleanup Program Site

Name: SO CAL GAS/VISALIA M
 Address: 300 NORTH TIPTON STREET
 City,State,Zip: VISALIA, CA 93277
 Site ID: 610164
 CERS ID: 54490015
 CERS Description: State Response

Affiliation:

Affiliation Type Desc: Lead Project Manager
 Entity Name: Sergio Chavez
 Entity Title: Not reported
 Affiliation Address: Not reported
 Affiliation City: Not reported
 Affiliation State: Not reported
 Affiliation Country: Not reported
 Affiliation Zip: Not reported
 Affiliation Phone: ,

Affiliation Type Desc: Supervisor
 Entity Name: Joseph Tapia
 Entity Title: Not reported
 Affiliation Address: Not reported
 Affiliation City: Not reported
 Affiliation State: Not reported
 Affiliation Country: Not reported
 Affiliation Zip: Not reported
 Affiliation Phone: ,

AC129
WSW
1/2-1
0.609 mi.
3213 ft.
Relative:
Higher
Actual:
336 ft.

SO CAL GAS/ VISALIA MGP
300 NORTH TIPTON STREET
VISALIA, CA 93277

Site 2 of 3 in cluster AC

EDR MGP 1008407787
N/A

EDR MGP:

The Southern California Gas Company (SoCal Gas)-Visalia Towne Gas site is located in the 300 block of North Tipton Street in Visalia and covers approximately 1.75 acres. The site has changed ownership a number of times since 1905, when it was constructed as a gas manufacturing plant for the Consolidated Heat, Light and Power Company. Prior to 1966, the site was a SoCal Gas processing and distribution facility as well as a supply storage area for maintenance operations. Typical by-products of the gas manufacturing process are total petroleum hydrocarbons (TPHs), including benzene, toluene, and xylene; polycyclic aromatic hydrocarbons (PAHs); heavy metals, including arsenic (As); and cyanide (CN). In 1966, Pacific Bell leased the property and

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

SO CAL GAS/ VISALIA MGP (Continued)

1008407787

began operations. The telephone company used the site as a materials storage and vehicle parking area for a field construction office.

AC130
WSW
1/2-1
0.609 mi.
3213 ft.

SO CAL GAS/VISALIA MGP
300 NORTH TIPTON STREET
VISALIA, CA 93277
Site 3 of 3 in cluster AC

RESPONSE
ENVIROSTOR
HIST Cal-Sites
DEED
Cortese

S101272922
N/A

Relative:
Higher
Actual:
336 ft.

RESPONSE:
 Name: SO CAL GAS/VISALIA MGP
 Address: 300 NORTH TIPTON STREET
 City,State,Zip: VISALIA, CA 93277
 Facility ID: 54490015
 Site Type: State Response
 Site Type Detail: State Response or NPL
 Acres: 1.86
 National Priorities List: NO
 Cleanup Oversight Agencies: SMBRP, RWQCB 5F - Central Valley
 Lead Agency Description: DTSC - Site Cleanup Program
 Project Manager: Not reported
 Supervisor: Joseph Tapia
 Division Branch: Engineering & Special Projects
 Site Code: 100277
 Site Mgmt. Req.: NONE SPECIFIED
 Assembly: 32
 Senate: 12
 Special Program Status: * Town Gas
 Status: Certified / Operation & Maintenance
 Status Date: 06/25/1998
 Restricted Use: YES
 Funding: Responsible Party
 Latitude: 36.33242
 Longitude: -119.2851
 APN: NONE SPECIFIED
 Past Use: MANUFACTURED GAS PLANT
 Potential COC : Arsenic Benzene TPH-diesel TPH-MOTOR OIL Cyanide (free Polynuclear aromatic hydrocarbons (PAHs Acenaphthene Anthracene Benz[a]anthracene Benzo[b]fluoranthene Benzo[k]fluoranthene Benzo[a]pyrene Chrysene Dibenz[ah]anthracene Fluoranthene Fluorene Indeno[1,2,3-cd]pyrene Naphthalene Pyrene Toluene
 Confirmed COC: Polynuclear aromatic hydrocarbons (PAHs Acenaphthene Anthracene Benz[a]anthracene Benzo[b]fluoranthene Benzo[k]fluoranthene Benzo[a]pyrene Chrysene Dibenz[ah]anthracene Fluoranthene Fluorene Indeno[1,2,3-cd]pyrene Naphthalene Pyrene Toluene TPH-diesel Cyanide (free Arsenic Benzene TPH-MOTOR OIL
 Potential Description: SOIL
 Alias Name: CENTRAL CALIFORNIA GAS COMPANY
 Alias Type: Alternate Name
 Alias Name: MIDWAY GAS COMPANY
 Alias Type: Alternate Name
 Alias Name: PACIFIC BELL
 Alias Type: Alternate Name
 Alias Name: SOUTHERN CALIF. GAS CO-VISALIA TOWNE
 Alias Type: Alternate Name
 Alias Name: SOUTHERN CALIFORNIA GAS
 Alias Type: Alternate Name
 Alias Name: SOUTHERN CALIFORNIA GAS - MGP - VISALIA
 Alias Type: Alternate Name

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/VISALIA MGP (Continued)

S101272922

Alias Name: SOUTHERN CALIFORNIA GAS COMPANY
Alias Type: Alternate Name
Alias Name: VISALIA TOWNE GAS SITE
Alias Type: Alternate Name
Alias Name: 110008294407
Alias Type: EPA (FRS #)
Alias Name: 110033615808
Alias Type: EPA (FRS #)
Alias Name: P14027
Alias Type: PCode
Alias Name: 100277
Alias Type: Project Code (Site Code)
Alias Name: 54490015
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Design/Implementation Workplan
Completed Date: 11/13/1995
Comments: Former gas manufacturing facility. Contaminants include petroleum hydrocarbons (including benzene, toluene, and xylene), PAHs, and heavy metals (including arsenic and cyanide).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Plan
Completed Date: 04/02/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 07/19/2018
Comments: Transfer made to City of Visalia.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Workplan
Completed Date: 02/14/2008
Comments: Approval letter for groundwater monitoring well system abandonment and future plans for cap maintenance.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 10/03/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation & Maintenance Order/Agreement
Completed Date: 12/12/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/VISALIA MGP (Continued)

S101272922

Completed Date: 01/08/1998
Comments: RMDL -- COMPLETION OF FINAL REMEDIAL ACTION-EXCAVATION OF PAH AND TPH CONTAMINATED SOILS AND TRANSPORT TO TPS TECHNOLOGIES IN ADELANTO, CA FOR OFFSITE TREATMENT. SITE WAS REMEDIATED TO AN INDUSTRIAL/COMMERCIAL STANDARD. SITE WAS COVERED WITH ASPHALT. A PORTION OF THE SITE HAS BEEN CONVERTED FOR USE AS A NATURAL GAS REFUELING STATION, WHILE THE REMAINING PORTION OF THE SITE HAS BEEN LEASED TO A NEW CAR DEALER FOR STORING NEW CARS. A DEED RESTRICTION AND AN O&M AGREEMENT WILL BE PREPARED FOR THE SITE.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Plan
Completed Date: 06/30/1995
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation / Feasibility Study
Completed Date: 01/20/1994
Comments: RI/FS -- Approval of RI/FS Report. Option for Final Remediation acceptable to DTSC. Approx. cost = \$800,000 (RP funded)

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 08/15/1991
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 05/10/1988
Comments: Sample Results (Pacific Bell): Soil sample taken 2-2.5 ft Arsenic 1.6 mg/kg; Chromium 450 mg/kg; Cyanide 200 mg/kg; Nickel 56 mg/kg; Vanadium 50 mg/kg; Zinc 51 mg/kg; Copper 16 mg/kg; Fluoranthene 17 ug/g; Napthalene 12 ug/g; Benzo (A)Pyrene 18 ug/g; Benzo(K)Fluoranthene 18 ug/g; Benzo(A) Anthracene 2 ug/g; Chrysene 12 ug/g; Benzo(G,H,I)Perylene 16 ug/g; Fluorene 4.4 ug/g; Phenantrene 9.6 ug/g; Pyrene 23 ug/g; Pentachlorophenol 11 ug/g; Benzene .35 ug/g; Toluene .88 ug/g; Xylene 2.1 ug/g. Site Screening Done.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 03/04/1998
Comments: The Deed Restriction allows the remediated property to be used for industrial/commercial use only and restricts the property to be utilized for the following: residential human habitation, a hospital for humans, a public or private school for persons under 21 years of age and a day care center for children.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation & Maintenance Order/Agreement
Completed Date: 06/25/1998
Comments: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/VISALIA MGP (Continued)

S101272922

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 06/25/1998
Comments: CERT -- COMPLETION OF PREPARATION OF CERT PACKAGE WITH DOCUMENTATION - COMPLETION REPORT AND DEED RESTRICTION. ORDER/OMA -- COMPLETION OF O&M AGREEMENT FOR CONTINUING THE GROUNDWATER MONITORING SYSTEM AND IMPLEMENTING AN INSPECTION AND MAINTENANCE PROGRAM FOR THE ASPHALT AND CONCRETE CAP AND FENCE.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Neg. Declaration
Completed Date: 06/30/1995
Comments: Completion and approval of Final Remedial Action Plan. Thermal desorption treatment (permitted off site facility) of the PAH and TPH contaminated soils has been chosen. App- roximately 4000 cu. yds. of contaminated soil will be ex- cavated and transported for treatment. A CEQA Negative Dec- laration was approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Unilateral Order (I/SE, RAO, CAO, EPA AO)
Completed Date: 02/27/1991
Comments: Not reported

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Five-Year Review Reports
Future Due Date: 2025
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

ENVIROSTOR:

Name: SO CAL GAS/VISALIA MGP
Address: 300 NORTH TIPTON STREET
City,State,Zip: VISALIA, CA 93277
Facility ID: 54490015
Status: Certified / Operation & Maintenance
Status Date: 06/25/1998
Site Code: 100277
Site Type: State Response
Site Type Detailed: State Response or NPL
Acres: 1.86
NPL: NO
Regulatory Agencies: SMBRP, RWQCB 5F - Central Valley
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Joseph Tapia
Division Branch: Engineering & Special Projects
Assembly: 32
Senate: 12
Special Program: * Town Gas
Restricted Use: YES

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/VISALIA MGP (Continued)

S101272922

Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 36.33242
Longitude: -119.2851
APN: NONE SPECIFIED
Past Use: MANUFACTURED GAS PLANT
Potential COC: Arsenic Benzene TPH-diesel TPH-MOTOR OIL Cyanide (free Polynuclear aromatic hydrocarbons (PAHs Acenaphthene Anthracene Benz[a]anthracene Benzo[b]fluoranthene Benzo[k]fluoranthene Benzo[a]pyrene Chrysene Dibenz[ah]anthracene Fluoranthene Fluorene Indeno[1,2,3-cd]pyrene Naphthalene Pyrene Toluene
Confirmed COC: Polynuclear aromatic hydrocarbons (PAHs Acenaphthene Anthracene Benz[a]anthracene Benzo[b]fluoranthene Benzo[k]fluoranthene Benzo[a]pyrene Chrysene Dibenz[ah]anthracene Fluoranthene Fluorene Indeno[1,2,3-cd]pyrene Naphthalene Pyrene Toluene TPH-diesel Cyanide (free Arsenic Benzene TPH-MOTOR OIL
Potential Description: SOIL
Alias Name: CENTRAL CALIFORNIA GAS COMPANY
Alias Type: Alternate Name
Alias Name: MIDWAY GAS COMPANY
Alias Type: Alternate Name
Alias Name: PACIFIC BELL
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIF. GAS CO-VISALIA TOWNE
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS - MGP - VISALIA
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS COMPANY
Alias Type: Alternate Name
Alias Name: VISALIA TOWNE GAS SITE
Alias Type: Alternate Name
Alias Name: 110008294407
Alias Type: EPA (FRS #)
Alias Name: 110033615808
Alias Type: EPA (FRS #)
Alias Name: P14027
Alias Type: PCode
Alias Name: 100277
Alias Type: Project Code (Site Code)
Alias Name: 54490015
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Design/Implementation Workplan
Completed Date: 11/13/1995
Comments: Former gas manufacturing facility. Contaminants include petroleum hydrocarbons (including benzene, toluene, and xylene), PAHs, and heavy metals (including arsenic and cyanide).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Plan
Completed Date: 04/02/2019
Comments: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/VISALIA MGP (Continued)

S101272922

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 07/19/2018
Comments: Transfer made to City of Visalia.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Workplan
Completed Date: 02/14/2008
Comments: Approval letter for groundwater monitoring well system abandonment and future plans for cap maintenance.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 10/03/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation & Maintenance Order/Agreement
Completed Date: 12/12/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 01/08/1998
Comments: RMDL -- COMPLETION OF FINAL REMEDIAL ACTION-EXCAVATION OF PAH AND TPH CONTAMINATED SOILS AND TRANSPORT TO TPS TECHNOLOGIES IN ADELANTO, CA FOR OFFSITE TREATMENT. SITE WAS REMEDIATED TO AN INDUSTRIAL/COMMERCIAL STANDARD. SITE WAS COVERED WITH ASPHALT. A PORTION OF THE SITE HAS BEEN CONVERTED FOR USE AS A NATURAL GAS REFUELING STATION, WHILE THE REMAINING PORTION OF THE SITE HAS BEEN LEASED TO A NEW CAR DEALER FOR STORING NEW CARS. A DEED RESTRICTION AND AN O&M AGREEMENT WILL BE PREPARED FOR THE SITE.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Plan
Completed Date: 06/30/1995
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation / Feasibility Study
Completed Date: 01/20/1994
Comments: RI/FS -- Approval of RI/FS Report. Option for Final Remediation acceptable to DTSC. Approx. cost = \$800,000 (RP funded)

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 08/15/1991
Comments: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/VISALIA MGP (Continued)

S101272922

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 05/10/1988
Comments: Sample Results (Pacific Bell): Soil sample taken 2-2.5 ft Arsenic 1.6 mg/kg; Chromium 450 mg/kg; Cyanide 200 mg/kg; Nickel 56 mg/kg; Vanadium 50 mg/kg; Zinc 51 mg/kg; Copper 16 mg/kg; Fluoranthene 17 ug/g; Napthalene 12 ug/g; Benzo (A)Pyrene 18 ug/g; Benzo(K)Fluoranthene 18 ug/g; Benzo(A) Anthracene 2 ug/g; Chrysene 12 ug/g; Benzo(G,H,I)Perylene 16 ug/g; Fluorene 4.4 ug/g; Phenantrene 9.6 ug/g; Pyrene 23 ug/g; Pentachlorophenol 11 ug/g; Benzene .35 ug/g; Toluene .88 ug/g; Xylene 2.1 ug/g. Site Screening Done.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 03/04/1998
Comments: The Deed Restriction allows the remediated property to be used for industrial/commercial use only and restricts the property to be utilized for the following: residential human habitation, a hospital for humans, a public or private school for persons under 21 years of age and a day care center for children.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation & Maintenance Order/Agreement
Completed Date: 06/25/1998
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 06/25/1998
Comments: CERT -- COMPLETION OF PREPARATION OF CERT PACKAGE WITH DOCUMENTATION - COMPLETION REPORT AND DEED RESTRICTION. ORDER/OMA -- COMPLETION OF O&M AGREEMENT FOR CONTINUING THE GROUNDWATER MONITORING SYSTEM AND IMPLEMENTING AN INSPECTION AND MAINTENANCE PROGRAM FOR THE ASPHALT AND CONCRETE CAP AND FENCE.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Neg. Declaration
Completed Date: 06/30/1995
Comments: Completion and approval of Final Remedial Action Plan. Thermal desorption treatment (permitted off site facility) of the PAH and TPH contaminated soils has been chosen. App- roximately 4000 cu. yds. of contaminated soil will be ex- cavated and transported for treatment. A CEQA Negative Dec- laration was approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Unilateral Order (I/SE, RAO, CAO, EPA AO)
Completed Date: 02/27/1991
Comments: Not reported

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/VISALIA MGP (Continued)

S101272922

Future Document Type: Five-Year Review Reports
Future Due Date: 2025
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

Calsite:

Name: SO CAL GAS/VISALIA MGP
Address: 300 NORTH TIPTON STREET
City: VISALIA
Region: SACRAMENTO
Facility ID: 54490015
Facility Type: RP
Type: RESPONSIBLE PARTY
Branch: CC
Branch Name: CENTRAL CALIFORNIA
File Name: Not reported
State Senate District: 06251998
Status: CERTIFIED OPERATION AND MAINTENANCE, ALL PLANNED ACTIVITIES
IMPLEMENTED, REMEDIATION CONTINUES
Status Name: CERTIFIED / OPERATION & MAINTENANCE
Lead Agency: DEPT OF TOXIC SUBSTANCES CONTROL
NPL: Not Listed
SIC Code: 49
SIC Name: ELECTRIC, GAS & SANITARY SERVICES
Access: Not reported
Cortese: Not reported
Hazardous Ranking Score: Not reported
Date Site Hazard Ranked: Not reported
Groundwater Contamination: Confirmed
Staff Member Responsible for Site: CKOEHN
Supervisor Responsible for Site: Not reported
Region Water Control Board: CV
Region Water Control Board Name: CENTRAL VALLEY
Lat/Long Direction: Not reported
Lat/Long (dms): 0 0 0 / 0 0 0
Lat/long Method: Not reported
Lat/Long Description: Not reported
State Assembly District Code: 34
State Senate District Code: 18
Facility ID: 54490015
Activity: SS
Activity Name: SITE SCREENING
AWP Code: Not reported
Proposed Budget: 0
AWP Completion Date: Not reported
Revised Due Date: Not reported
Comments Date: 05101988
Est Person-Yrs to complete: 0
Estimated Size: Not reported
Request to Delete Activity: Not reported
Activity Status: COM
Definition of Status: CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals): 0
Liquids Treated (Gals): 0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/VISALIA MGP (Continued)

S101272922

Action Included Capping: Not reported
Well Decommissioned: Not reported
Action Included Fencing: Not reported
Removal Action Certification: Not reported
Activity Comments: Not reported
For Commercial Reuse: 0
For Industrial Reuse: 0
For Residential Reuse: 0
Unknown Type: 0
Facility ID: 54490015
Activity: RA
Activity Name: REMOVAL ACTION
AWP Code: UGVL T
Proposed Budget: 0
AWP Completion Date: Not reported
Revised Due Date: Not reported
Comments Date: 08151991
Est Person-Yrs to complete: 0
Estimated Size: Not reported
Request to Delete Activity: Not reported
Activity Status: COM
Definition of Status: CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals): 0
Liquids Treated (Gals): 0
Action Included Capping: Not reported
Well Decommissioned: Not reported
Action Included Fencing: Not reported
Removal Action Certification: N
Activity Comments: REMOVAL OF UNDERGROUND VAULT LIQUIDS, SLUDGES, & DEBRIS. BULK OF WORKDONE 12/12/90 WITH SOME RESIDUAL WORK DONE 8/15/91.
For Commercial Reuse: 0
For Industrial Reuse: 0
For Residential Reuse: 0
Unknown Type: 0
Facility ID: 54490015
Activity: ORDER
Activity Name: I/SE, IORSE, FFA, FFSRA, VCA, EA
AWP Code: ISE
Proposed Budget: 0
AWP Completion Date: Not reported
Revised Due Date: Not reported
Comments Date: 02271991
Est Person-Yrs to complete: 0
Estimated Size: Not reported
Request to Delete Activity: Not reported
Activity Status: COM
Definition of Status: CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals): 0
Liquids Treated (Gals): 0
Action Included Capping: Not reported
Well Decommissioned: Not reported
Action Included Fencing: Not reported
Removal Action Certification: Not reported
Activity Comments: Not reported
For Commercial Reuse: 0
For Industrial Reuse: 0
For Residential Reuse: 0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/VISALIA MGP (Continued)

S101272922

Unknown Type: 0
Facility ID: 54490015
Activity: RIFS
Activity Name: REMEDIAL INVESTIGATION / FEASIBILITY STUDY
AWP Code: Not reported
Proposed Budget: 0
AWP Completion Date: Not reported
Revised Due Date: Not reported
Comments Date: 01201994
Est Person-Yrs to complete: 0
Estimated Size: Not reported
Request to Delete Activity: Not reported
Activity Status: COM
Definition of Status: CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals): 0
Liquids Treated (Gals): 0
Action Included Capping: Not reported
Well Decommissioned: Not reported
Action Included Fencing: Not reported
Removal Action Certification: Not reported
Activity Comments: Not reported
For Commercial Reuse: 0
For Industrial Reuse: 0
For Residential Reuse: 0
Unknown Type: 0
Facility ID: 54490015
Activity: CEQA
Activity Name: CEQA INCLUDING NEGATIVE DECS
AWP Code: Not reported
Proposed Budget: 0
AWP Completion Date: Not reported
Revised Due Date: Not reported
Comments Date: 06301995
Est Person-Yrs to complete: 0
Estimated Size: Not reported
Request to Delete Activity: Not reported
Activity Status: COM
Definition of Status: CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals): 0
Liquids Treated (Gals): 0
Action Included Capping: Not reported
Well Decommissioned: Not reported
Action Included Fencing: Not reported
Removal Action Certification: Not reported
Activity Comments: Not reported
For Commercial Reuse: 0
For Industrial Reuse: 0
For Residential Reuse: 0
Unknown Type: 0
Facility ID: 54490015
Activity: RAP
Activity Name: REMEDIAL ACTION PLAN / RECORD OF DECISION
AWP Code: Not reported
Proposed Budget: 0
AWP Completion Date: Not reported
Revised Due Date: Not reported
Comments Date: 06301995

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/VISALIA MGP (Continued)

S101272922

Est Person-Yrs to complete: 0
Estimated Size: Not reported
Request to Delete Activity: Not reported
Activity Status: COM
Definition of Status: CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals): 0
Liquids Treated (Gals): 0
Action Included Capping: Not reported
Well Decommissioned: Not reported
Action Included Fencing: Not reported
Removal Action Certification: Not reported
Activity Comments: Not reported
For Commercial Reuse: 0
For Industrial Reuse: 0
For Residential Reuse: 0
Unknown Type: 0
Facility ID: 54490015
Activity: DES
Activity Name: DESIGN
AWP Code: Not reported
Proposed Budget: 0
AWP Completion Date: Not reported
Revised Due Date: Not reported
Comments Date: 11131995
Est Person-Yrs to complete: 0
Estimated Size: M
Request to Delete Activity: Not reported
Activity Status: COM
Definition of Status: CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals): 0
Liquids Treated (Gals): 0
Action Included Capping: Not reported
Well Decommissioned: Not reported
Action Included Fencing: Not reported
Removal Action Certification: Not reported
Activity Comments: Not reported
For Commercial Reuse: 0
For Industrial Reuse: 0
For Residential Reuse: 0
Unknown Type: 0
Facility ID: 54490015
Activity: RMDL
Activity Name: REMEDIAL ACTION (RAP REQUIRED)
AWP Code: Not reported
Proposed Budget: 0
AWP Completion Date: Not reported
Revised Due Date: Not reported
Comments Date: 01081998
Est Person-Yrs to complete: 0
Estimated Size: Not reported
Request to Delete Activity: Not reported
Activity Status: COM
Definition of Status: CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals): 10855
Liquids Treated (Gals): 10855
Action Included Capping: X
Well Decommissioned: X

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/VISALIA MGP (Continued)

S101272922

Action Included Fencing:	X
Removal Action Certification:	N
Activity Comments:	Not reported
For Commercial Reuse:	1.86000
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	54490015
Activity:	CERT
Activity Name:	CERTIFICATION
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	06251998
Est Person-Yrs to complete:	0
Estimated Size:	S
Request to Delete Activity:	Not reported
Activity Status:	COM
Definition of Status:	CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals):	8000
Liquids Treated (Gals):	8000
Action Included Capping:	X
Well Decommissioned:	X
Action Included Fencing:	X
Removal Action Certification:	N
Activity Comments:	APPROXIMATELY 8,000 CUBIC YARDS TREATED AND REMOVED OFFSITE.
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	54490015
Activity:	OM
Activity Name:	OPERATION & MAINTENANCE
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	12312028
Revised Due Date:	Not reported
Comments Date:	Not reported
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	COM
Definition of Status:	CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	54490015
Activity:	ORDER

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/VISALIA MGP (Continued)

S101272922

Activity Name: I/SE, IORSE, FFA, FFSRA, VCA, EA
AWP Code: OMA
Proposed Budget: 0
AWP Completion Date: Not reported
Revised Due Date: Not reported
Comments Date: 06251998
Est Person-Yrs to complete: 0
Estimated Size: Not reported
Request to Delete Activity: Not reported
Activity Status: COM
Definition of Status: CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals): 0
Liquids Treated (Gals): 0
Action Included Capping: Not reported
Well Decommissioned: Not reported
Action Included Fencing: Not reported
Removal Action Certification: Not reported
Activity Comments: Not reported
For Commercial Reuse: 0
For Industrial Reuse: 0
For Residential Reuse: 0
Unknown Type: 0
Facility ID: 54490015
Activity: DEED
Activity Name: DEED RESTRICTIONS
AWP Code: Not reported
Proposed Budget: 0
AWP Completion Date: Not reported
Revised Due Date: Not reported
Comments Date: 03041998
Est Person-Yrs to complete: 0
Estimated Size: Not reported
Request to Delete Activity: Not reported
Activity Status: COM
Definition of Status: CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals): 0
Liquids Treated (Gals): 0
Action Included Capping: Not reported
Well Decommissioned: Not reported
Action Included Fencing: Not reported
Removal Action Certification: Not reported
Activity Comments: Not reported
For Commercial Reuse: 0
For Industrial Reuse: 0
For Residential Reuse: 0
Unknown Type: 0
Alternate Address: 300 NORTH TIPTON STREET
Alternate City,St,Zip: VISALIA, CA 93277
Background Info: The Southern California Gas Company (SoCal Gas)-Visalia Towne Gas site is located in the 300 block of North Tipton Street in Visalia and covers approximately 1.75 acres. The site has changed ownership a number of times since 1905, when it was constructed as a gas manufacturing plant for the Consolidated Heat, Light and Power Company. Prior to 1966, the site was a SoCal Gas processing and distribution facility as well as a supply storage area for maintenance operations. Typical by-products of the gas

Map ID
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
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SO CAL GAS/VISALIA MGP (Continued)

S101272922

manufacturing process are total petroleum hydrocarbons (TPHs), including benzene, toluene, and xylene; polycyclic aromatic hydrocarbons (PAHs); heavy metals, including arsenic (As); and cyanide (CN).

In 1966, Pacific Bell leased the property and began operations. The telephone company used the site as a materials storage and vehicle parking area for a field construction office.

Versar, Inc., hired by Pacific Bell, investigated the site in June and December 1988. The investigations indicated the onsite soils were contaminated with PAHs and TPH. The PAH contaminated soils were encountered near the surface and extend to a depth of approximately 3.5 feet across most of the site. The PAHs, along with the TPH contaminated soils, were detected down to 33 feet below and adjacent to an underground vault encountered during the investigations.

Heavy metals, halogenated volatile organics and TPH constituents were detected in an onsite monitoring well. There are downgradient public supply wells. The depth to the groundwater has historically been approximately 45 feet. Removal of sludge material and decontamination, and removal of the underground vault was completed in December 1990. The Tulare County Environmental Health Department was involved with the removal action involving the vault. The RWCQB agreed to have DTSC take the lead on this site.

DHS issued an Imminent or Substantial Endangerment (I/SE) Order for this site in February 1991, requiring SoCal Gas to conduct additional investigations.

Once the Remedial Investigation was completed and the CEQA public review process had been satisfied, DTSC approved the RAP and Design phases of the project and allowed SoCalGas to implement the Remedial Action phases. The contaminated soil was excavated and transported to TPS Technologies in Adelanto, CA for offsite thermal desorption treatment. The Site was remediated to an industrial/commercial standard and capped with asphalt. A portion of the site has been converted for use as a Natural Gas Refueling station, while the remaining portion of the site has been leased to a new car dealer for storing new cars.

A Deed Restriction has been recorded on the property with the County of Tulare to restrict its use to the current zoning (Industrial/commercial).

An O&M Agreement was issued to SoCalGas for continuing the groundwater monitoring system and implementing an inspection and maintenance program for the asphalt and concrete cap and perimeter fence.

Comments Date: 01081998
Comments: RMDL -- COMPLETION OF FINAL REMEDIAL ACTION-EXCAVATION OF PAH
Comments Date: 01081998
Comments: AND TPH CONTAMINATED SOILS AND TRANSPORT TO TPS TECHNOLOGIES
Comments Date: 01081998
Comments: IN ADELANTO, CA FOR OFFSITE TREATMENT. SITE WAS REMEDIATED TO
Comments Date: 01081998
Comments: AN INDUSTRIAL/COMMERCIAL STANDARD. SITE WAS COVERED WITH
Comments Date: 01081998
Comments: ASPHALT. A PORTION OF THE SITE HAS BEEN CONVERTED FOR USE AS A

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/VISALIA MGP (Continued)

S101272922

Comments Date: 01081998
Comments: NATURAL GAS REFUELING STATION, WHILE THE REMAINING PORTION OF
Comments Date: 01081998
Comments: THE SITE HAS BEEN LEASED TO A NEW CAR DEALER FOR STORING NEW
Comments Date: 01081998
Comments: CARS. A DEED RESTRICTION AND AN O&M AGREEMENT WILL BE PREPARED
Comments Date: 01081998
Comments: FOR THE SITE.
Comments Date: 01201994
Comments: RI/FS -- Approval of RI/FS Report. Option for Final
Comments Date: 01201994
Comments: Remediation acceptable to DTSC.
Comments Date: 01201994
Comments: Approx. cost = \$800,000 (RP funded)
Comments Date: 01241989
Comments: Sample Results (Pacific Bell): PAH, TPH, Metals contamina-
Comments Date: 01241989
Comments: tion. See Pacific Bell Site Assessment Report.
Comments Date: 01241989
Comments: Underground vault discovered during sampling.
Comments Date: 03041998
Comments: DEED -- COMPLETION OF DEED RESTRICTION AND FILING WITH
Comments Date: 03041998
Comments: TULARE COUNTY.
Comments Date: 05101988
Comments: Sample Results (Pacific Bell): Soil sample taken 2-2.5 ft
Comments Date: 05101988
Comments: Arsenic 1.6 mg/kg; Chromium 450 mg/kg; Cyanide 200 mg/kg;
Comments Date: 05101988
Comments: Nickel 56 mg/kg; Vanadium 50 mg/kg; Zinc 51 mg/kg; Copper
Comments Date: 05101988
Comments: 16 mg/kg; Fluoranthene 17 ug/g; Napthalene 12 ug/g; Benzo
Comments Date: 05101988
Comments: (A)Pyrene 18 ug/g; Benzo(K)Fluoranthene 18 ug/g; Benzo(A)
Comments Date: 05101988
Comments: Anthracene 2 ug/g; Chrysene 12 ug/g; Benzo(G,H,I)Perylene
Comments Date: 05101988
Comments: 16 ug/g; Fluorene 4.4 ug/g; Phenantrene 9.6 ug/g; Pyrene
Comments Date: 05101988
Comments: 23 ug/g; Pentachlorophenol 11 ug/g; Benzene .35 ug/g;
Comments Date: 05101988
Comments: Toluene .88 ug/g; Xylene 2.1 ug/g.
Comments Date: 05101988
Comments: Site Screening Done.
Comments Date: 06251998
Comments: CERT -- COMPLETION OF PREPARATION OF CERT PACKAGE WITH
Comments Date: 06251998
Comments: DOCUMENTATION - COMPLETION REPORT AND DEED RESTRICTION.
Comments Date: 06251998
Comments: ORDER/OMA -- COMPLETION OF O&M AGREEMENT FOR CONTINUING
Comments Date: 06251998
Comments: THE GROUNDWATER MONITORING SYSTEM AND IMPLEMENTING AN
Comments Date: 06251998
Comments: INSPECTION AND MAINTENANCE PROGRAM FOR THE ASPHALT AND
Comments Date: 06251998
Comments: CONCRETE CAP AND FENCE.
Comments Date: 06301995

Map ID
Direction
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/VISALIA MGP (Continued)

S101272922

Comments: Completion and approval of Final Remedial Action Plan.
Comments Date: 06301995
Comments: Thermal desorption treatment (permitted off site facility)
Comments Date: 06301995
Comments: of the PAH and TPH contaminated soils has been chosen. App-
Comments Date: 06301995
Comments: roximately 4000 cu. yds. of contaminated soil will be ex-
Comments Date: 06301995
Comments: cavated and transported for treatment. A CEQA Negative Dec-
Comments Date: 06301995
Comments: laration was approved.
Comments Date: 07251991
Comments: Former gas manufacturing facility. Contaminants include
Comments Date: 07251991
Comments: petroleum hydrocarbons (including benzene, toluene, and
Comments Date: 07251991
Comments: xylene), PAHs, and heavy metals (including arsenic and
Comments Date: 07251991
Comments: cyanide).
Comments Date: 11131995
Comments: DES. Review and approval of the Remedial Design and
Comments Date: 11131995
Comments: Implementation Plan. Thermal desorption treatment (permitted
Comments Date: 11131995
Comments: off-site facility) of PAH and TPH contaminated soils has
Comments Date: 11131995
Comments: been chosen.
Comments Date: 11141989
Comments: (Pacific Bell): RWQCB is lead on soil contamination.
Comments Date: 11141989
Comments: TCHD is lead on vault removal.
Comments Date: 12211990
Comments: UGVLTL-Removal of Underground vault completed
ID Name: BEP DATABASE PCODE
ID Value: P14027
ID Name: CALSTARS CODE
ID Value: 100277
Alternate Name: SOUTHERN CALIFORNIA GAS
Alternate Name: SOUTHERN CALIF. GAS CO-VISALIA TOWNE
Alternate Name: PACIFIC BELL
Alternate Name: CENTRAL CALIFORNIA GAS COMPANY
Alternate Name: MIDWAY GAS COMPANY
Alternate Name: SOUTHERN CALIFORNIA GAS COMPANY
Alternate Name: SOUTHERN CALIFORNIA GAS - MGP - VISALIA
Alternate Name: VISALIA TOWNE GAS SITE
Alternate Name: SO CAL GAS/VISALIA MGP
Alternate Name: Not reported
Special Programs Code: TOWN
Special Programs Name: TOWN GAS

DEED:

Name: SO CAL GAS/VISALIA MGP
Address: 300 NORTH TIPTON STREET
City,State,Zip: VISALIA, CA 93277
Envirostor ID: 54490015
Area: PROJECT WIDE
Sub Area: Not reported

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/VISALIA MGP (Continued)

S101272922

Site Type: STATE RESPONSE
Status: CERTIFIED / OPERATION & MAINTENANCE
Agency: Not reported
Covenant Uploaded: Not reported
Deed Date(s): Not reported
File Name: Envirostor Land Use Restrictions

CORTESE:

Name: SO CAL GAS/VISALIA MGP
Address: 300 NORTH TIPTON STREET
City,State,Zip: VISALIA, CA 93277
Region: CORTESE
Envirostor Id: 54490015
Global ID: Not reported
Site/Facility Type: STATE RESPONSE
Cleanup Status: CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS
Status Date: 06/25/1998
Site Code: 100277
Latitude: 36.332426
Longitude: -119.28517
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: envirostor
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Haz Waste & Substances Sites

131
NW
1/2-1
0.626 mi.
3307 ft.

**NORTHEAST ELEMENTARY SCHOOL
BURKE STREET/HAROLD AVENUE
VISALIA, CA 93291**

**ENVIROSTOR S105629013
SCH N/A**

**Relative:
Higher
Actual:
338 ft.**

ENVIROSTOR:

Name: NORTHEAST ELEMENTARY SCHOOL
Address: BURKE STREET/HAROLD AVENUE
City,State,Zip: VISALIA, CA 93291
Facility ID: 54010006
Status: No Further Action
Status Date: 12/27/2000
Site Code: 104127
Site Type: School Investigation
Site Type Detailed: School
Acres: 13.56
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Kevin Shaddy
Division Branch: Northern California Schools & Santa Susana
Assembly: 32

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NORTHEAST ELEMENTARY SCHOOL (Continued)

S105629013

Senate: 12
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 36.34527
Longitude: -119.3427
APN: NONE SPECIFIED
Past Use: AGRICULTURAL - ROW CROPS
Potential COC: Chlordane DDD DDE DDT Endrin Toxaphene
Confirmed COC: 30004-NO 30023-NO 30006-NO 30007-NO 30008-NO 30010-NO No
Contaminants found
Potential Description: SOIL
Alias Name: NORTHEAST ELEMENTARY SCHOOL
Alias Type: Alternate Name
Alias Name: VISALIA USD-NE ELEM SITE/VCA
Alias Type: Alternate Name
Alias Name: 104127
Alias Type: Project Code (Site Code)
Alias Name: 54010006
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: 10/04/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 04/12/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 09/07/2000
Comments: DTSC approved the PEA WP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 12/27/2000
Comments: DTSC approved the PEA Report with no further action.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 05/24/2000
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NORTHEAST ELEMENTARY SCHOOL (Continued)

S105629013

Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: NORTHEAST ELEMENTARY SCHOOL
Address: BURKE STREET/HAROLD AVENUE
City,State,Zip: VISALIA, CA 93291
Facility ID: 54010006
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 13.56
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Kevin Shaddy
Division Branch: Northern California Schools & Santa Susana
Site Code: 104127
Assembly: 32
Senate: 12
Special Program Status: Not reported
Status: No Further Action
Status Date: 12/27/2000
Restricted Use: NO
Funding: School District
Latitude: 36.34527
Longitude: -119.3427
APN: NONE SPECIFIED
Past Use: AGRICULTURAL - ROW CROPS
Potential COC: Chlordane, Chlordane, DDD, DDE, DDT, Endrin, Toxaphene
Confirmed COC: 30004-NO, 30023-NO, 30006-NO, 30007-NO, 30008-NO, 30010-NO, No
Contaminants found
Potential Description: SOIL
Alias Name: NORTHEAST ELEMENTARY SCHOOL
Alias Type: Alternate Name
Alias Name: VISALIA USD-NE ELEM SITE/VCA
Alias Type: Alternate Name
Alias Name: 104127
Alias Type: Project Code (Site Code)
Alias Name: 54010006
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: 10/04/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement

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MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

NORTHEAST ELEMENTARY SCHOOL (Continued)

S105629013

Completed Date: 04/12/2000
 Comments: Not reported

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Preliminary Endangerment Assessment Workplan
 Completed Date: 09/07/2000
 Comments: DTSC approved the PEA WP.

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Preliminary Endangerment Assessment Report
 Completed Date: 12/27/2000
 Comments: DTSC approved the PEA Report with no further action.

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Site Inspections/Visit (Non LUR)
 Completed Date: 05/24/2000
 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

132
 SSW
 1/2-1
 0.639 mi.
 3374 ft.

PARISIAN DRY CLEANERS
1014 EAST MINERAL KING AVENUE
VISALIA, CA 93292

ENVIROSTOR S118757087
N/A

Relative:
Higher
Actual:
337 ft.

ENVIROSTOR:
 Name: PARISIAN DRY CLEANERS
 Address: 1014 EAST MINERAL KING AVENUE
 City,State,Zip: VISALIA, CA 93292
 Facility ID: 60000243
 Status: No Action Required
 Status Date: 04/09/2009
 Site Code: Not reported
 Site Type: Evaluation
 Site Type Detailed: Evaluation
 Acres: 0.5
 NPL: NO
 Regulatory Agencies: SMBRP, RWQCB 5F - Central Valley, US EPA
 Lead Agency: US EPA
 Program Manager: Not reported
 Supervisor: Steven Becker
 Division Branch: Cleanup Sacramento
 Assembly: 32
 Senate: 12
 Special Program: EPA - PASI
 Restricted Use: NO

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

PARISIAN DRY CLEANERS (Continued)

S118757087

Site Mgmt Req: NONE SPECIFIED
 Funding: Not Applicable
 Latitude: 36.32749
 Longitude: -119.2820
 APN: 094-211-029
 Past Use: DRY CLEANING
 Potential COC: Tetrachloroethylene (PCE)
 Confirmed COC: Tetrachloroethylene (PCE)
 Potential Description: SOIL, SV
 Alias Name: 094-211-029
 Alias Type: APN
 Alias Name: CAN000908302
 Alias Type: EPA Identification Number
 Alias Name: 60000243
 Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Site Screening
 Completed Date: 01/19/2007
 Comments: A site screen was completed for USEPA under the PA/SI grant. This site is within the Visalia Dry Cleaners groundwater contamination plume area.

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Preliminary Assessment Report
 Completed Date: 10/20/2008
 Comments: USEPA completed a Preliminary Assessment for the site. USEPA has determined that further action is not necessary and assigned a status of No Further Remedial Action Planned (NFRAP) for the site.

Future Area Name: Not reported
 Future Sub Area Name: Not reported
 Future Document Type: Not reported
 Future Due Date: Not reported
 Schedule Area Name: Not reported
 Schedule Sub Area Name: Not reported
 Schedule Document Type: Not reported
 Schedule Due Date: Not reported
 Schedule Revised Date: Not reported

133
 South
 1/2-1
 0.654 mi.
 3454 ft.

LAMOURE'S CLEANERS
1415 E NOBLE AVE.
VISALIA, CA 93292

ENVIROSTOR S105093901
CPS-SLIC N/A

Relative:
Higher
Actual:
338 ft.

ENVIROSTOR:
 Name: FORMER LAMOURE'S CLEANERS AND LAUNDRY, NOBLE
 Address: 1415 E. NOBLE AVENUE
 City,State,Zip: VISALIA, CA 93291
 Facility ID: 60001055
 Status: Inactive - Needs Evaluation
 Status Date: 10/04/2018
 Site Code: 101998
 Site Type: Evaluation

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LAMOURE'S CLEANERS (Continued)

S105093901

Site Type Detailed: Evaluation
Acres: 10
NPL: NO
Regulatory Agencies: SMBRP, RWQCB 5F - Central Valley, TULARE COUNTY
Lead Agency: SMBRP
Program Manager: Joseph Ernest
Supervisor: Joseph Tapia
Division Branch: Cleanup San Joaquin
Assembly: 32
Senate: 12
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not Applicable
Latitude: 36.32570
Longitude: -119.2770
APN: NONE SPECIFIED
Past Use: DRY CLEANING
Potential COC: Tetrachloroethylene (PCE)
Confirmed COC: Tetrachloroethylene (PCE)
Potential Description: IA, SOIL, SV
Alias Name: 101998
Alias Type: Project Code (Site Code)
Alias Name: 60001055
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 12/28/2009
Comments: VCA offer letter sent

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 01/28/2019
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

CPS-SLIC:

Name: LAMOURE'S CLEANERS
Address: 1415 E NOBLE AVE.
City,State,Zip: VISALIA, CA 93292-3042
Region: STATE
Facility Status: Completed - Case Closed
Status Date: 10/16/2000
Global Id: SLT5FS044424

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

LAMOURE'S CLEANERS (Continued)

S105093901

Lead Agency: CENTRAL VALLEY RWQCB (REGION 5F)
 Lead Agency Case Number: Not reported
 Latitude: 36.3254238
 Longitude: -119.2763139
 Case Type: Cleanup Program Site
 Case Worker: Not reported
 Local Agency: Not reported
 RB Case Number: SLT5FS004
 File Location: Not reported
 Potential Media Affected: Soil
 Potential Contaminants of Concern: Not reported
 EPA Region: 9
 Coordinate Source: Google Geocode
 Cuf Case: NO
 Quantity Released Gallons: Not reported
 Begin Date: 04/07/2000
 Leak Reported Date: 01/02/1965
 How Discovered: Not reported
 How Discovered Description: Not reported
 Discharge Source: Not reported
 Discharge Cause: Not reported
 Stop Method: Not reported
 Stop Description: Not reported
 No Further Action Date: 10/16/2000
 CA Water Watershed Name: South Valley Floor - Kaweah Delta (558.10)
 Dwr Groundwater Subbasin Name: San Joaquin Valley - Kaweah (5-022.11)
 Disadvantaged Community: Not reported
 CA Enviroscreen 3 Score: 61-65%
 CA Enviroscreen 4 Score: 60-65%
 Military DOD Site: No
 Facility Project Subtype: Not reported
 RWQCB Region: CENTRAL VALLEY RWQCB (REGION 5F)
 Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

134
 SE
 1/2-1
 0.657 mi.
 3469 ft.

JONES TIRE & LUBE
2500 E. MAIN
VISALIA, CA 91334

Notify 65 S100178269
N/A

Relative:
Higher
Actual:
343 ft.

NOTIFY 65:
 Name: JONES TIRE & LUBE
 Address: 2500 E. MAIN
 City,State,Zip: VISALIA, CA 91334
 Date Reported: Not reported
 Staff Initials: Not reported
 Board File Number: Not reported
 Facility Type: Not reported
 Discharge Date: Not reported
 Issue Date: Not reported
 Incident Description: Not reported
 Global ID: Not reported
 Status: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

135
ESE
1/2-1
0.698 mi.
3684 ft.

CALIFORNIA WATER SERVICE
216 NORTH VALLEY OAKS DRIVE
VISALIA, CA 93292

ENVIROSTOR **S111842225**
VCP **N/A**

Relative:
Higher

Actual:
343 ft.

ENVIROSTOR:

Name: CALIFORNIA WATER SERVICE
Address: 216 NORTH VALLEY OAKS DRIVE
City,State,Zip: VISALIA, CA 93292
Facility ID: 60001664
Status: Active
Status Date: 05/18/2012
Site Code: 102235
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Agreement
Acres: 0.1
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Ryan Mitchum
Supervisor: Joseph Tapia
Division Branch: Engineering & Special Projects
Assembly: 32
Senate: 12
Special Program: Voluntary Agreement - Standard Voluntary Agreement
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 36.33013
Longitude: -119.2634
APN: NONE SPECIFIED
Past Use: DRY CLEANING
Potential COC: Tetrachloroethylene (PCE)
Confirmed COC: Tetrachloroethylene (PCE)
Potential Description: AQUIC
Alias Name: 102235
Alias Type: Site Code - Historical
Alias Name: 101887
Alias Type: Project Code (Site Code)
Alias Name: 102223
Alias Type: Project Code (Site Code)
Alias Name: 102235
Alias Type: Project Code (Site Code)
Alias Name: 60001664
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 11/08/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 01/18/2022
Comments: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALIFORNIA WATER SERVICE (Continued)

S111842225

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 08/20/2013
Comments: DTSC comment letter regarding review of work plan is dated 8/20/2013.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Reimbursement Agreement
Completed Date: 05/31/2007
Comments: The original pilot agreement between DTSC and CWS was signed on 5/31/2007 by DTSC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Reimbursement Agreement
Completed Date: 06/11/2009
Comments: The initial pilot agreement between DTSC and CWS was sent on 6/11/2009.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Reimbursement Agreement
Completed Date: 08/01/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Triage Meeting
Completed Date: 09/30/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 11/20/2014
Comments: Pump test work and sampling was completed in mid November 2014 at supply well 32-01.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 06/06/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Reimbursement Agreement
Completed Date: 03/22/2013
Comments: Amended pilot agreement was signed by DTSC and conveyed to CWS on 3/22/2013.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 12/18/2015
Comments: DTSC staff comments regarding review of the submittal were discussed

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALIFORNIA WATER SERVICE (Continued)

S111842225

with USGS and CWS during telephone conference calls. Comments were also discussed during a meeting with CWS staff on 12/18/2015.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Reimbursement Agreement
Schedule Due Date: 05/01/2023
Schedule Revised Date: Not reported

VCP:

Name: CALIFORNIA WATER SERVICE
Address: 216 NORTH VALLEY OAKS DRIVE
City,State,Zip: VISALIA, CA 93292
Facility ID: 60001664
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Agreement
Site Mgmt. Req.: NONE SPECIFIED
Acres: 0.1
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Ryan Mitchum
Supervisor: Joseph Tapia
Division Branch: Engineering & Special Projects
Site Code: 102235
Assembly: 32
Senate: 12
Special Programs Code: Voluntary Agreement - Standard Voluntary Agreement
Status: Active
Status Date: 05/18/2012
Restricted Use: NO
Funding: Responsible Party
Lat/Long: 36.33013 / -119.2634
APN: NONE SPECIFIED
Past Use: DRY CLEANING
Potential COC: 30022
Confirmed COC: 30022
Potential Description: AQUI
Alias Name: 102235
Alias Type: Site Code - Historical
Alias Name: 101887
Alias Type: Project Code (Site Code)
Alias Name: 102223
Alias Type: Project Code (Site Code)
Alias Name: 102235
Alias Type: Project Code (Site Code)
Alias Name: 60001664
Alias Type: Envirostor ID Number

Completed Info:

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

CALIFORNIA WATER SERVICE (Continued)

S111842225

Completed Document Type: Technical Workplan
Completed Date: 11/08/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 01/18/2022
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 08/20/2013
Comments: DTSC comment letter regarding review of work plan is dated 8/20/2013.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Reimbursement Agreement
Completed Date: 05/31/2007
Comments: The original pilot agreement between DTSC and CWS was signed on 5/31/2007 by DTSC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Reimbursement Agreement
Completed Date: 06/11/2009
Comments: The initial pilot agreement between DTSC and CWS was sent on 6/11/2009.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Reimbursement Agreement
Completed Date: 08/01/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Triage Meeting
Completed Date: 09/30/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 11/20/2014
Comments: Pump test work and sampling was completed in mid November 2014 at supply well 32-01.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 06/06/2016
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

CALIFORNIA WATER SERVICE (Continued)

S111842225

Completed Document Type: Reimbursement Agreement
Completed Date: 03/22/2013
Comments: Amended pilot agreement was signed by DTSC and conveyed to CWS on 3/22/2013.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 12/18/2015
Comments: DTSC staff comments regarding review of the submittal were discussed with USGS and CWS during telephone conference calls. Comments were also discussed during a meeting with CWS staff on 12/18/2015.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Reimbursement Agreement
Schedule Due Date: 05/01/2023
Schedule Revised Date: Not reported

136
SW
1/2-1
0.816 mi.
4310 ft.

MISSION UNIFORM
520 E. MINERAL KING AVENUE
VISALIA, CA 93292

RESPONSE **S111842217**
ENVIROSTOR **N/A**

Relative:
Lower
Actual:
334 ft.

RESPONSE:
Name: MISSION UNIFORM
Address: 520 E. MINERAL KING AVENUE
City,State,Zip: VISALIA, CA 93292
Facility ID: 60000969
Site Type: State Response
Site Type Detail: State Response or NPL
Acres: 0.5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP, TULARE COUNTY
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Joseph Ernest
Supervisor: Joseph Tapia
Division Branch: Engineering & Special Projects
Site Code: 102051
Site Mgmt. Req.: NONE SPECIFIED
Assembly: 32
Senate: 12
Special Program Status: Not reported
Status: Active
Status Date: 09/15/2008
Restricted Use: NO
Funding: Responsible Party
Latitude: 36.32773
Longitude: -119.2869
APN: 094-221-008
Past Use: DRY CLEANING
Potential COC : Tetrachloroethylene (PCE Trichloroethylene (TCE
Confirmed COC: 30022-NO 30027-NO

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MISSION UNIFORM (Continued)

S111842217

Potential Description: UE
Alias Name: MISSION LINEN SUPPLY & FMR STAR LAUNDRY
Alias Type: Alternate Name
Alias Name: 094-221-008
Alias Type: APN
Alias Name: CAN000908626
Alias Type: CERCLIS ID
Alias Name: 102051
Alias Type: Project Code (Site Code)
Alias Name: 60000969
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Imminent and/or Substantial Endangerment Order
Completed Date: 04/02/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 12/27/2017
Comments: .

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 06/25/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 07/15/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pilot Study/Treatability Workplan
Completed Date: 06/11/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 08/30/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation / Feasibility Study
Completed Date: 02/25/2011
Comments: RI will not be revised, RI comments will be incorporated into Phase II RI workplan.

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

MISSION UNIFORM (Continued)

S111842217

Completed Document Type: Monitoring Report
Completed Date: 05/31/2013
Comments: uploaded

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 06/01/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 06/27/2013
Comments: City of Visalia addressd each of LGualco's queries, mostly with

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 10/31/2013
Comments: Letter sent,

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 06/03/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 08/05/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 07/23/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: PA/SI Site Screening
Completed Date: 02/11/2009
Comments: This is the date the final PA/SI site screen submitted from EPA.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 04/16/2013
Comments: City declined to meet w/DTSC and RP to discuss City Sewer Issues

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 06/27/2014
Comments: completed

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MISSION UNIFORM (Continued)

S111842217

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 06/17/2016
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

ENVIROSTOR:

Name: MISSION UNIFORM
Address: 520 E. MINERAL KING AVENUE
City,State,Zip: VISALIA, CA 93292
Facility ID: 60000969
Status: Active
Status Date: 09/15/2008
Site Code: 102051
Site Type: State Response
Site Type Detailed: State Response or NPL
Acres: 0.5
NPL: NO
Regulatory Agencies: SMBRP, TULARE COUNTY
Lead Agency: SMBRP
Program Manager: Joseph Ernest
Supervisor: Joseph Tapia
Division Branch: Engineering & Special Projects
Assembly: 32
Senate: 12
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 36.32773
Longitude: -119.2869
APN: 094-221-008
Past Use: DRY CLEANING
Potential COC: Tetrachloroethylene (PCE Trichloroethylene (TCE
Confirmed COC: 30022-NO 30027-NO
Potential Description: UE
Alias Name: MISSION LINEN SUPPLY & FMR STAR LAUNDRY
Alias Type: Alternate Name
Alias Name: 094-221-008
Alias Type: APN
Alias Name: CAN000908626
Alias Type: CERCLIS ID
Alias Name: 102051
Alias Type: Project Code (Site Code)
Alias Name: 60000969
Alias Type: Envirostor ID Number

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MISSION UNIFORM (Continued)

S111842217

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Imminent and/or Substantial Endangerment Order
Completed Date: 04/02/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 12/27/2017
Comments: .

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 06/25/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 07/15/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pilot Study/Treatability Workplan
Completed Date: 06/11/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 08/30/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation / Feasibility Study
Completed Date: 02/25/2011
Comments: RI will not be revised, RI comments will be incorporated into Phase II RI workplan.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 05/31/2013
Comments: uploaded

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 06/01/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MISSION UNIFORM (Continued)

S111842217

Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 06/27/2013
Comments: City of Visalia address each of LGualco's queries, mostly with

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 10/31/2013
Comments: Letter sent,

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 06/03/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 08/05/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 07/23/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: PA/SI Site Screening
Completed Date: 02/11/2009
Comments: This is the date the final PA/SI site screen submitted from EPA.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 04/16/2013
Comments: City declined to meet w/DTSC and RP to discuss City Sewer Issues

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 06/27/2014
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 06/17/2016
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MISSION UNIFORM (Continued)

S111842217

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

137
WSW
1/2-1
0.852 mi.
4497 ft.

VISALIA CONVENTION CENTER
303 E. ACEQUIA
VISALIA, CA 93291

ENVIROSTOR S112241535
VCP N/A
HWTS

Relative:
Lower

ENVIROSTOR:

Actual:
333 ft.

Name: VISALIA CONVENTION CENTER
Address: 303 E. ACEQUIA
City,State,Zip: VISALIA, CA 93291
Facility ID: 60001835
Status: Active
Status Date: 09/03/2020
Site Code: 102432
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Agreement
Acres: 5
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Ryan Mitchum
Supervisor: Joseph Tapia
Division Branch: Engineering & Special Projects
Assembly: 32
Senate: 12
Special Program: Voluntary Agreement - Standard Voluntary Agreement
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 36.32924
Longitude: -119.2899
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 102213
Alias Type: Project Code (Site Code)
Alias Name: 102432
Alias Type: Project Code (Site Code)
Alias Name: 60001835
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 09/11/2020
Comments: The

Future Area Name: Not reported
Future Sub Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISALIA CONVENTION CENTER (Continued)

S112241535

Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Preliminary Endangerment Assessment Report
Schedule Due Date: 03/16/2023
Schedule Revised Date: Not reported

VCP:

Name: VISALIA CONVENTION CENTER
Address: 303 E. ACEQUIA
City,State,Zip: VISALIA, CA 93291
Facility ID: 60001835
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Agreement
Site Mgmt. Req.: NONE SPECIFIED
Acres: 5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Ryan Mitchum
Supervisor: Joseph Tapia
Division Branch: Engineering & Special Projects
Site Code: 102432
Assembly: 32
Senate: 12
Special Programs Code: Voluntary Agreement - Standard Voluntary Agreement
Status: Active
Status Date: 09/03/2020
Restricted Use: NO
Funding: Responsible Party
Lat/Long: 36.32924 / -119.2899
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 102213
Alias Type: Project Code (Site Code)
Alias Name: 102432
Alias Type: Project Code (Site Code)
Alias Name: 60001835
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 09/11/2020
Comments: The

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISALIA CONVENTION CENTER (Continued)

S112241535

Schedule Sub Area Name: Not reported
Schedule Document Type: Preliminary Endangerment Assessment Report
Schedule Due Date: 03/16/2023
Schedule Revised Date: Not reported

HWTS:

Name: VISALIA CONVENTION CENTER
Address: 303 E. ACEQUIA
Address 2: Not reported
City,State,Zip: VISALIA, CA 93291
EPA ID: CAC003204751
Inactive Date: 02/16/2023
Create Date: 11/17/2022
Last Act Date: 02/17/2023
Mailing Name: Not reported
Mailing Address: 303 E. ACEQUIA
Mailing Address 2: Not reported
Mailing City,State,Zip: VISALIA, CA
Owner Name: VISALIA CONVENTION CENTER
Owner Address: 303 E. ACEQUIA
Owner Address 2: Not reported
Owner City,State,Zip: VISALIA, CA 93291
Owner Phone: 5597134251
Owner Fax: Not reported
Contact Name: MARK SWEENY
Contact Address: 303 E. ACEQUIA
Contact Address 2: Not reported
City,State,Zip: VISALIA, CA 93291
Contact Phone: 5597134251
Contact Fax: Not reported
Facility Status: Not reported
Facility Type: Not reported
Category: Not reported
Latitude: Not reported
Longitude: Not reported

138
West
1/2-1
0.886 mi.
4678 ft.

LINCOLIN OVAL PARK
808 NORTH COURT
VISALIA, CA 91334

Notify 65 S100178886
N/A

Relative:
Lower
Actual:
334 ft.

NOTIFY 65:
Name: LINCOLIN OVAL PARK
Address: 808 NORTH COURT
City,State,Zip: VISALIA, CA 91334
Date Reported: Not reported
Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Issue Date: Not reported
Incident Description: Not reported
Global ID: Not reported
Status: Not reported

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

AD139
WSW
1/2-1
0.902 mi.
4765 ft.

VISALIA DRY CLEANER INVESTIGATION
CENTRAL CITY AREA
VISALIA, CA 93277

RESPONSE
ENVIROSTOR
Cortese

S108054450
N/A

Site 1 of 2 in cluster AD

Relative:
Lower
Actual:
333 ft.

RESPONSE:
Name: VISALIA DRY CLEANER INVESTIGATION
Address: CENTRAL CITY AREA
City,State,Zip: VISALIA, CA 93277
Facility ID: 60000403
Site Type: State Response
Site Type Detail: State Response or NPL
Acres: 1000
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Ryan Mitchum
Supervisor: Joseph Tapia
Division Branch: Engineering & Special Projects
Site Code: 108008
Site Mgmt. Req.: NONE SPECIFIED
Assembly: 32
Senate: 12
Special Program Status: Not reported
Status: Active
Status Date: 08/04/2006
Restricted Use: NO
Funding: Orphan Funds
Latitude: 36.33027
Longitude: -119.2911
APN: NONE SPECIFIED
Past Use: DRY CLEANING
Potential COC : Tetrachloroethylene (PCE Vinyl chloride)
Confirmed COC: Tetrachloroethylene (PCE Vinyl chloride)
Potential Description: AQUI, SOIL, SV
Alias Name: 110033614293
Alias Type: EPA (FRS #)
Alias Name: 101808
Alias Type: Project Code (Site Code)
Alias Name: 108008
Alias Type: Project Code (Site Code)
Alias Name: 60000403
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 09/30/2005
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Information Request Letter
Completed Date: 03/30/2017
Comments: Reviewed submitted documents and sent out 3/30/2017 letter requesting additional information.

Completed Area Name: PROJECT WIDE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISALIA DRY CLEANER INVESTIGATION (Continued)

S108054450

Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 09/04/2012
Comments: Time Oil Company property at 2440 S. Mooney Blvd. opinion regarding VOC sources is included in the report dated September 4, 2012.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 03/05/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 11/03/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/26/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 01/22/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/06/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 07/27/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 11/05/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 11/15/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Imminent and/or Subst. Endangerment Determination

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISALIA DRY CLEANER INVESTIGATION (Continued)

S108054450

Completed Date: 09/18/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract
Completed Date: 06/28/2017
Comments: Fully executed contract.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Access Agreement
Completed Date: 02/22/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Access Agreement
Completed Date: 02/01/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Notice
Completed Date: 07/22/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Notice
Completed Date: 07/23/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Triage Meeting
Completed Date: 07/27/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 10/29/2010
Comments: The revised phase II workplan dated 10/18/2010 was approved in DTSC correspondence dated 10/29/2010.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 08/15/2012
Comments: Groundwater samples using CPT were collected and active soil gas samples were collected.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Information Request Letter
Completed Date: 11/07/2013

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISALIA DRY CLEANER INVESTIGATION (Continued)

S108054450

Comments: DTSC Information request letter dated 10/29/2013 and addressed to the City of Visalia includes requests for information related to the City of Visalia sewer system near PCE source locations.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/05/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 08/04/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 06/18/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 09/16/2015
Comments: A start work order was issued to Kleinfelder for the installation of monitoring wells near the former Lamoure's dry cleaner at Monte Vista and Mooney Blvds.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 11/01/2017
Comments: Finalized start work order.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 07/15/2007
Comments: Work plan accepted.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 11/03/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/20/2011
Comments: This document adequately describes the ambient assessment of the Kaweah well.

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

VISALIA DRY CLEANER INVESTIGATION (Continued)

S108054450

Completed Document Type: Information Request Letter

Completed Date: 04/17/2017

Comments: Not reported

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Site Characterization Workplan

Completed Date: 12/04/2017

Comments: Geosyntec investigation workplan approved.

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Technical Workplan

Completed Date: 08/27/2018

Comments: Not reported

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Site Characterization Report

Completed Date: 01/02/2020

Comments: Not reported

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Site Characterization Workplan

Completed Date: 05/06/2016

Comments: Not reported

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Site Characterization Workplan

Completed Date: 02/14/2017

Comments: Not reported

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: PRP Identification Memorandum

Completed Date: 08/31/2020

Comments: Not reported

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: State/Federal Funded Site Contract

Completed Date: 03/08/2013

Comments: Stop Work Order addressed to Kleinfelder was sent on 3/8/2013.

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: State/Federal Funded Site Work Order

Completed Date: 01/08/2014

Comments: Start work order for exploratory borings and indoor air sampling work is dated 1/8/2014.

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Letter - Demand

Completed Date: 08/14/2014

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISALIA DRY CLEANER INVESTIGATION (Continued)

S108054450

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 09/16/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Notice
Completed Date: 12/20/2013
Comments: DTSC approved request for delay.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Access Agreement
Completed Date: 06/11/2014
Comments: Three signed access agreement forms were returned by private property owners.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Triage Meeting
Completed Date: 09/18/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 03/27/2008
Comments: No document produced. Report a separate deliverable. Due 5/30/2008.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/15/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/15/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/15/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/15/2010
Comments: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISALIA DRY CLEANER INVESTIGATION (Continued)

S108054450

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/15/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/15/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/15/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 08/31/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Information Request Letter
Completed Date: 03/30/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 11/01/2010
Comments: Start work Order was conveyed to Kleinfelder in DTSC correspondence dated November 1, 2011.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 12/09/2011
Comments: Work Order to Kleinfelder was conveyed via DTSC correspondence dated 12/9/2011. Plans for collection of soil gas samples and groundwater samples are contained in the Work Order.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 02/10/2009
Comments: Fact Sheet on Investigation Results and future activities.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/21/2011
Comments: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISALIA DRY CLEANER INVESTIGATION (Continued)

S108054450

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 01/16/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 03/10/2016
Comments: The Kleinfleider submittal titled

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 11/18/2015
Comments: The draft supplemental remedial investigation report dated 12/19/2015 and labeled

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 11/14/2014
Comments: The indoor air sampling was conducted in August 2014, and the monitoring well was installed and sampled in November 2014.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 12/18/2015
Comments: Installation of four groundwater monitoring wells was completed on 12/18/2015.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Site Characterization Report
Schedule Due Date: 11/28/2022
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Removal Action Workplan
Schedule Due Date: 05/16/2023
Schedule Revised Date: Not reported

ENVIROSTOR:

Name: VISALIA DRY CLEANER INVESTIGATION
Address: CENTRAL CITY AREA
City,State,Zip: VISALIA, CA 93277
Facility ID: 60000403
Status: Active
Status Date: 08/04/2006
Site Code: 108008
Site Type: State Response

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISALIA DRY CLEANER INVESTIGATION (Continued)

S108054450

Site Type Detailed: State Response or NPL
Acres: 1000
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Ryan Mitchum
Supervisor: Joseph Tapia
Division Branch: Engineering & Special Projects
Assembly: 32
Senate: 12
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Orphan Funds
Latitude: 36.33027
Longitude: -119.2911
APN: NONE SPECIFIED
Past Use: DRY CLEANING
Potential COC: Tetrachloroethylene (PCE Vinyl chloride)
Confirmed COC: Tetrachloroethylene (PCE Vinyl chloride)
Potential Description: AQUI, SOIL, SV
Alias Name: 110033614293
Alias Type: EPA (FRS #)
Alias Name: 101808
Alias Type: Project Code (Site Code)
Alias Name: 108008
Alias Type: Project Code (Site Code)
Alias Name: 60000403
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 09/30/2005
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Information Request Letter
Completed Date: 03/30/2017
Comments: Reviewed submitted documents and sent out 3/30/2017 letter requesting additional information.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 09/04/2012
Comments: Time Oil Company property at 2440 S. Mooney Blvd. opinion regarding VOC sources is included in the report dated September 4, 2012.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 03/05/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISALIA DRY CLEANER INVESTIGATION (Continued)

S108054450

Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 11/03/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/26/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 01/22/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/06/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 07/27/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 11/05/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 11/15/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Imminent and/or Subst. Endangerment Determination
Completed Date: 09/18/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract
Completed Date: 06/28/2017
Comments: Fully executed contract.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Access Agreement
Completed Date: 02/22/2020

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISALIA DRY CLEANER INVESTIGATION (Continued)

S108054450

Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Access Agreement
Completed Date:	02/01/2021
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Letter - Notice
Completed Date:	07/22/2021
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Letter - Notice
Completed Date:	07/23/2021
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Triage Meeting
Completed Date:	07/27/2021
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Remedial Investigation Workplan
Completed Date:	10/29/2010
Comments:	The revised phase II workplan dated 10/18/2010 was approved in DTSC correspondence dated 10/29/2010.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Fieldwork
Completed Date:	08/15/2012
Comments:	Groundwater samples using CPT were collected and active soil gas samples were collected.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Information Request Letter
Completed Date:	11/07/2013
Comments:	DTSC Information request letter dated 10/29/2013 and addressed to the City of Visalia includes requests for information related to the City of Visalia sewer system near PCE source locations.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Monitoring Report
Completed Date:	09/05/2019
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Technical Report

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISALIA DRY CLEANER INVESTIGATION (Continued)

S108054450

Completed Date: 08/04/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 06/18/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 09/16/2015
Comments: A start work order was issued to Kleinfelder for the installation of monitoring wells near the former Lamoure's dry cleaner at Monte Vista and Mooney Blvds.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 11/01/2017
Comments: Finalized start work order.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 07/15/2007
Comments: Work plan accepted.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 11/03/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/20/2011
Comments: This document adequately describes the ambient assessment of the Kaweah well.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Information Request Letter
Completed Date: 04/17/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 12/04/2017
Comments: Geosyntec investigation workplan approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISALIA DRY CLEANER INVESTIGATION (Continued)

S108054450

Completed Date: 08/27/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 01/02/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 05/06/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 02/14/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: PRP Identification Memorandum
Completed Date: 08/31/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract
Completed Date: 03/08/2013
Comments: Stop Work Order addressed to Kleinfelder was sent on 3/8/2013.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 01/08/2014
Comments: Start work order for exploratory borings and indoor air sampling work is dated 1/8/2014.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Demand
Completed Date: 08/14/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 09/16/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Notice
Completed Date: 12/20/2013
Comments: DTSC approved request for delay.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISALIA DRY CLEANER INVESTIGATION (Continued)

S108054450

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Access Agreement
Completed Date: 06/11/2014
Comments: Three signed access agreement forms were returned by private property owners.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Triage Meeting
Completed Date: 09/18/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 03/27/2008
Comments: No document produced. Report a separate deliverable. Due 5/30/2008.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/15/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/15/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/15/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/15/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/15/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/15/2010
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

VISALIA DRY CLEANER INVESTIGATION (Continued)

S108054450

Completed Document Type: Other Report
Completed Date: 07/15/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 08/31/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Information Request Letter
Completed Date: 03/30/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 11/01/2010
Comments: Start work Order was conveyed to Kleinfelder in DTSC correspondence dated November 1, 2011.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 12/09/2011
Comments: Work Order to Kleinfelder was conveyed via DTSC correspondence dated 12/9/2011. Plans for collection of soil gas samples and groundwater samples are contained in the Work Order.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 02/10/2009
Comments: Fact Sheet on Investigation Results and future activities.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/21/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 01/16/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 03/10/2016
Comments: The Kleinfelder submittal titled

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

VISALIA DRY CLEANER INVESTIGATION (Continued)

S108054450

Completed Document Type: Site Characterization Report
Completed Date: 11/18/2015
Comments: The draft supplemental remedial investigation report dated 12/19/2015 and labeled

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 11/14/2014
Comments: The indoor air sampling was conducted in August 2014, and the monitoring well was installed and sampled in November 2014.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 12/18/2015
Comments: Installation of four groundwater monitoring wells was completed on 12/18/2015.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Site Characterization Report
Schedule Due Date: 11/28/2022
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Removal Action Workplan
Schedule Due Date: 05/16/2023
Schedule Revised Date: Not reported

CORTESE:

Name: VISALIA DRY CLEANER INVESTIGATION
Address: CENTRAL CITY AREA
City,State,Zip: VISALIA, CA 93277
Region: CORTESE
Envirostor Id: 60000403
Global ID: Not reported
Site/Facility Type: STATE RESPONSE
Cleanup Status: ACTIVE
Status Date: 08/04/2006
Site Code: 101808, 108008
Latitude: 36.330278
Longitude: -119.29111
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: envirostor
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISALIA DRY CLEANER INVESTIGATION (Continued)

S108054450

Waste Management Unit Name: Not reported
File Name: Haz Waste & Substances Sites

AD140
WSW
1/2-1
0.950 mi.
5014 ft.

PRESSURE VESSEL SERVICES, INC.
7625 W. SUNNYVALE AVENUE
VISALIA, CA 93291

ENVIROSTOR **S110494185**
N/A

Site 2 of 2 in cluster AD

Relative:
Lower

ENVIROSTOR:
Name: PRESSURE VESSEL SERVICES, INC.
Address: 7625 W. SUNNYVALE AVENUE
City,State,Zip: VISALIA, CA 93291
Facility ID: 71003308
Status: Inactive - Needs Evaluation
Status Date: Not reported
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup San Joaquin
Assembly: 32
Senate: 12
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 36.33022
Longitude: -119.2920
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAL000108226
Alias Type: EPA Identification Number
Alias Name: 71003308
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PRESSURE VESSEL SERVICES, INC. (Continued)

S110494185

Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
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: 09/19/2023	Source: EPA
Date Data Arrived at EDR: 10/03/2023	Telephone: N/A
Date Made Active in Reports: 10/19/2023	Last EDR Contact: 12/04/2023
Number of Days to Update: 16	Next Scheduled EDR Contact: 01/08/2024
	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: 09/19/2023	Source: EPA
Date Data Arrived at EDR: 10/03/2023	Telephone: N/A
Date Made Active in Reports: 10/19/2023	Last EDR Contact: 12/04/2023
Number of Days to Update: 16	Next Scheduled EDR Contact: 01/08/2024
	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: 09/19/2023
Date Data Arrived at EDR: 10/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 16

Source: EPA
Telephone: N/A
Last EDR Contact: 12/04/2023
Next Scheduled EDR Contact: 01/08/2024
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: 06/23/2023
Date Data Arrived at EDR: 06/23/2023
Date Made Active in Reports: 09/20/2023
Number of Days to Update: 89

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 09/26/2023
Next Scheduled EDR Contact: 01/08/2024
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: 09/19/2023
Date Data Arrived at EDR: 10/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 16

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/04/2023
Next Scheduled EDR Contact: 01/22/2024
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: 09/19/2023	Source: EPA
Date Data Arrived at EDR: 10/03/2023	Telephone: 800-424-9346
Date Made Active in Reports: 10/19/2023	Last EDR Contact: 12/04/2023
Number of Days to Update: 16	Next Scheduled EDR Contact: 01/22/2024
	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: 07/24/2023	Source: EPA
Date Data Arrived at EDR: 07/31/2023	Telephone: 800-424-9346
Date Made Active in Reports: 08/14/2023	Last EDR Contact: 09/20/2023
Number of Days to Update: 14	Next Scheduled EDR Contact: 01/01/2024
	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: 07/24/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/31/2023	Telephone: (415) 495-8895
Date Made Active in Reports: 08/14/2023	Last EDR Contact: 09/20/2023
Number of Days to Update: 14	Next Scheduled EDR Contact: 01/01/2024
	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: 07/24/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/31/2023	Telephone: (415) 495-8895
Date Made Active in Reports: 08/14/2023	Last EDR Contact: 09/20/2023
Number of Days to Update: 14	Next Scheduled EDR Contact: 01/01/2024
	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: 07/24/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/31/2023	Telephone: (415) 495-8895
Date Made Active in Reports: 08/14/2023	Last EDR Contact: 09/20/2023
Number of Days to Update: 14	Next Scheduled EDR Contact: 01/01/2024
	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: 07/24/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/31/2023	Telephone: (415) 495-8895
Date Made Active in Reports: 08/14/2023	Last EDR Contact: 09/20/2023
Number of Days to Update: 14	Next Scheduled EDR Contact: 01/01/2024
	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: 08/03/2023	Source: Department of the Navy
Date Data Arrived at EDR: 08/07/2023	Telephone: 843-820-7326
Date Made Active in Reports: 10/10/2023	Last EDR Contact: 11/02/2023
Number of Days to Update: 64	Next Scheduled EDR Contact: 02/19/2024
	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: 08/21/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/21/2023	Telephone: 703-603-0695
Date Made Active in Reports: 11/07/2023	Last EDR Contact: 11/17/2023
Number of Days to Update: 78	Next Scheduled EDR Contact: 03/04/2024
	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: 08/21/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/21/2023	Telephone: 703-603-0695
Date Made Active in Reports: 11/07/2023	Last EDR Contact: 11/17/2023
Number of Days to Update: 78	Next Scheduled EDR Contact: 03/04/2024
	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: 06/12/2023

Date Data Arrived at EDR: 06/20/2023

Date Made Active in Reports: 08/14/2023

Number of Days to Update: 55

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180

Last EDR Contact: 09/20/2023

Next Scheduled EDR Contact: 01/01/2024

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: 07/24/2023

Date Data Arrived at EDR: 07/25/2023

Date Made Active in Reports: 10/11/2023

Number of Days to Update: 78

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Last EDR Contact: 10/24/2023

Next Scheduled EDR Contact: 02/05/2024

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: 07/24/2023

Date Data Arrived at EDR: 07/25/2023

Date Made Active in Reports: 10/11/2023

Number of Days to Update: 78

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Last EDR Contact: 10/24/2023

Next Scheduled EDR Contact: 02/05/2024

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: 08/07/2023

Date Data Arrived at EDR: 08/08/2023

Date Made Active in Reports: 10/26/2023

Number of Days to Update: 79

Source: Department of Resources Recycling and Recovery

Telephone: 916-341-6320

Last EDR Contact: 11/07/2023

Next Scheduled EDR Contact: 02/19/2024

Data Release Frequency: Quarterly

Lists of state and tribal leaking storage tanks

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST: 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: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/22/2023
Number of Days to Update: 77

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Quarterly

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 10/11/2023
Next Scheduled EDR Contact: 01/29/2024
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: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/11/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 04/19/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/09/2023	Telephone: 415-972-3372
Date Made Active in Reports: 07/14/2023	Last EDR Contact: 10/11/2023
Number of Days to Update: 66	Next Scheduled EDR Contact: 01/29/2024
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/25/2023	Source: EPA Region 7
Date Data Arrived at EDR: 05/09/2023	Telephone: 913-551-7003
Date Made Active in Reports: 07/14/2023	Last EDR Contact: 10/11/2023
Number of Days to Update: 66	Next Scheduled EDR Contact: 01/29/2024
	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: 04/19/2023	Source: EPA Region 8
Date Data Arrived at EDR: 05/09/2023	Telephone: 303-312-6271
Date Made Active in Reports: 07/14/2023	Last EDR Contact: 10/11/2023
Number of Days to Update: 66	Next Scheduled EDR Contact: 01/29/2024
	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: 04/14/2023	Source: EPA, Region 5
Date Data Arrived at EDR: 05/09/2023	Telephone: 312-886-7439
Date Made Active in Reports: 07/14/2023	Last EDR Contact: 10/11/2023
Number of Days to Update: 66	Next Scheduled EDR Contact: 01/29/2024
	Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/26/2023	Source: EPA Region 6
Date Data Arrived at EDR: 05/09/2023	Telephone: 214-665-6597
Date Made Active in Reports: 07/14/2023	Last EDR Contact: 10/11/2023
Number of Days to Update: 66	Next Scheduled EDR Contact: 01/29/2024
	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: 04/20/2023	Source: EPA Region 10
Date Data Arrived at EDR: 05/09/2023	Telephone: 206-553-2857
Date Made Active in Reports: 07/14/2023	Last EDR Contact: 10/11/2023
Number of Days to Update: 66	Next Scheduled EDR Contact: 01/29/2024
	Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)

Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/05/2023	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/06/2023	Telephone: 866-480-1028
Date Made Active in Reports: 11/28/2023	Last EDR Contact: 12/05/2023
Number of Days to Update: 83	Next Scheduled EDR Contact: 03/18/2024
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 03/08/2023
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 05/30/2023
Number of Days to Update: 82

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 10/10/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/10/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/28/2023
Number of Days to Update: 83

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 11/30/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)

Military ust sites

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/27/2023
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/28/2023
Number of Days to Update: 83

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/25/2024
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: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/11/2023
Next Scheduled EDR Contact: 01/29/2024
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: 04/25/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/11/2023
Next Scheduled EDR Contact: 01/29/2024
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: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 10/11/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 04/19/2023	Source: EPA Region 9
Date Data Arrived at EDR: 05/09/2023	Telephone: 415-972-3368
Date Made Active in Reports: 07/14/2023	Last EDR Contact: 10/11/2023
Number of Days to Update: 66	Next Scheduled EDR Contact: 01/29/2024
	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: 04/20/2023	Source: EPA Region 10
Date Data Arrived at EDR: 05/09/2023	Telephone: 206-553-2857
Date Made Active in Reports: 07/14/2023	Last EDR Contact: 10/11/2023
Number of Days to Update: 66	Next Scheduled EDR Contact: 01/29/2024
	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: 04/20/2023	Source: EPA Region 4
Date Data Arrived at EDR: 05/09/2023	Telephone: 404-562-9424
Date Made Active in Reports: 07/14/2023	Last EDR Contact: 10/11/2023
Number of Days to Update: 66	Next Scheduled EDR Contact: 01/29/2024
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/26/2023	Source: EPA Region 6
Date Data Arrived at EDR: 05/09/2023	Telephone: 214-665-7591
Date Made Active in Reports: 07/14/2023	Last EDR Contact: 10/11/2023
Number of Days to Update: 66	Next Scheduled EDR Contact: 01/29/2024
	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: 04/14/2023	Source: EPA Region 5
Date Data Arrived at EDR: 05/09/2023	Telephone: 312-886-6136
Date Made Active in Reports: 07/14/2023	Last EDR Contact: 10/11/2023
Number of Days to Update: 66	Next Scheduled EDR Contact: 01/29/2024
	Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 09/12/2023
Number of Days to Update: 142	Next Scheduled EDR Contact: 01/01/2024
	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: 07/24/2023	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 07/25/2023	Telephone: 916-323-3400
Date Made Active in Reports: 10/11/2023	Last EDR Contact: 10/24/2023
Number of Days to Update: 78	Next Scheduled EDR Contact: 02/05/2024
	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: 06/14/2023	Source: State Water Resources Control Board
Date Data Arrived at EDR: 06/14/2023	Telephone: 916-323-7905
Date Made Active in Reports: 09/06/2023	Last EDR Contact: 09/20/2023
Number of Days to Update: 84	Next Scheduled EDR Contact: 01/01/2024
	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: 08/15/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/30/2023	Telephone: 202-566-2777
Date Made Active in Reports: 12/01/2023	Last EDR Contact: 08/30/2023
Number of Days to Update: 93	Next Scheduled EDR Contact: 12/25/2023
	Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 10/20/2023
Next Scheduled EDR Contact: 02/05/2024
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/28/2023
Number of Days to Update: 83

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 11/29/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 11/16/2022
Date Data Arrived at EDR: 11/22/2022
Date Made Active in Reports: 02/13/2023
Number of Days to Update: 83

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 11/28/2023
Next Scheduled EDR Contact: 02/19/2024
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 10/23/2023
Next Scheduled EDR Contact: 02/05/2024
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/10/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 10/28/2023
Next Scheduled EDR Contact: 02/05/2024
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 08/21/2023	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 08/21/2023	Telephone: 202-307-1000
Date Made Active in Reports: 11/07/2023	Last EDR Contact: 11/17/2023
Number of Days to Update: 78	Next Scheduled EDR Contact: 03/04/2024
	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: 07/24/2023	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 07/25/2023	Telephone: 916-323-3400
Date Made Active in Reports: 10/11/2023	Last EDR Contact: 10/24/2023
Number of Days to Update: 78	Next Scheduled EDR Contact: 02/05/2024
	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: 12/31/2020	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 11/30/2022	Telephone: 916-255-6504
Date Made Active in Reports: 02/09/2023	Last EDR Contact: 10/25/2023
Number of Days to Update: 71	Next Scheduled EDR Contact: 02/12/2024
	Data Release Frequency: Varies

CERS HAZ WASTE: California Environmental Reporting System Hazardous Waste

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 07/17/2023	Source: CalEPA
Date Data Arrived at EDR: 07/18/2023	Telephone: 916-323-2514
Date Made Active in Reports: 10/06/2023	Last EDR Contact: 10/17/2023
Number of Days to Update: 80	Next Scheduled EDR Contact: 01/29/2024
	Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 08/21/2023
Date Data Arrived at EDR: 08/21/2023
Date Made Active in Reports: 11/07/2023
Number of Days to Update: 78

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/17/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 08/04/2023
Date Data Arrived at EDR: 08/08/2023
Date Made Active in Reports: 10/25/2023
Number of Days to Update: 78

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 10/25/2023
Next Scheduled EDR Contact: 02/12/2024
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
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 07/17/2023	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 07/18/2023	Telephone: 916-323-2514
Date Made Active in Reports: 10/06/2023	Last EDR Contact: 10/17/2023
Number of Days to Update: 80	Next Scheduled EDR Contact: 01/29/2024
	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: 08/22/2023	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 08/24/2023	Telephone: 916-323-3400
Date Made Active in Reports: 11/07/2023	Last EDR Contact: 11/21/2023
Number of Days to Update: 75	Next Scheduled EDR Contact: 03/11/2024
	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: 09/19/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/03/2023	Telephone: 202-564-6023
Date Made Active in Reports: 10/19/2023	Last EDR Contact: 11/01/2023
Number of Days to Update: 16	Next Scheduled EDR Contact: 01/08/2024
	Data Release Frequency: Semi-Annually

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: 08/28/2023	Source: DTSC and SWRCB
Date Data Arrived at EDR: 08/29/2023	Telephone: 916-323-3400
Date Made Active in Reports: 11/13/2023	Last EDR Contact: 11/22/2023
Number of Days to Update: 76	Next Scheduled EDR Contact: 03/11/2024
	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: 09/18/2023	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 09/20/2023	Telephone: 202-366-4555
Date Made Active in Reports: 11/14/2023	Last EDR Contact: 09/20/2023
Number of Days to Update: 55	Next Scheduled EDR Contact: 01/01/2024
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 06/01/2023	Source: Office of Emergency Services
Date Data Arrived at EDR: 07/18/2023	Telephone: 916-845-8400
Date Made Active in Reports: 10/05/2023	Last EDR Contact: 10/20/2023
Number of Days to Update: 79	Next Scheduled EDR Contact: 01/29/2024
	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: 09/05/2023	Source: State Water Quality Control Board
Date Data Arrived at EDR: 09/06/2023	Telephone: 866-480-1028
Date Made Active in Reports: 11/22/2023	Last EDR Contact: 12/05/2023
Number of Days to Update: 77	Next Scheduled EDR Contact: 03/18/2024
	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: 09/05/2023	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/06/2023	Telephone: 866-480-1028
Date Made Active in Reports: 11/22/2023	Last EDR Contact: 12/05/2023
Number of Days to Update: 77	Next Scheduled EDR Contact: 03/18/2024
	Data Release Frequency: Quarterly

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: 07/24/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/31/2023	Telephone: (415) 495-8895
Date Made Active in Reports: 08/14/2023	Last EDR Contact: 09/20/2023
Number of Days to Update: 14	Next Scheduled EDR Contact: 01/01/2024
	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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/07/2023
Date Data Arrived at EDR: 08/15/2023
Date Made Active in Reports: 10/10/2023
Number of Days to Update: 56

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 11/10/2023
Next Scheduled EDR Contact: 02/26/2024
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
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/09/2023
Next Scheduled EDR Contact: 01/22/2024
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
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/04/2023
Next Scheduled EDR Contact: 01/15/2024
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.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 11/08/2023
Next Scheduled EDR Contact: 02/19/2024
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: 06/19/2023
Date Data Arrived at EDR: 06/20/2023
Date Made Active in Reports: 08/14/2023
Number of Days to Update: 55

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 09/20/2023
Next Scheduled EDR Contact: 01/01/2024
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 10/31/2023
Next Scheduled EDR Contact: 02/12/2024
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: 11/03/2023
Next Scheduled EDR Contact: 02/12/2024
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: 12/31/2020
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 283

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/15/2023
Next Scheduled EDR Contact: 12/25/2023
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.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 08/18/2023
Date Made Active in Reports: 11/07/2023
Number of Days to Update: 81

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 11/13/2023
Next Scheduled EDR Contact: 02/26/2024
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: 07/17/2023
Date Data Arrived at EDR: 07/18/2023
Date Made Active in Reports: 10/10/2023
Number of Days to Update: 84

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/20/2023
Next Scheduled EDR Contact: 01/29/2024
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: 09/19/2023
Date Data Arrived at EDR: 10/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 16

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 12/04/2023
Next Scheduled EDR Contact: 03/11/2024
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 05/09/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/29/2023	Telephone: 202-564-8600
Date Made Active in Reports: 09/25/2023	Last EDR Contact: 09/26/2023
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/29/2024
	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	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 09/19/2023	Source: EPA
Date Data Arrived at EDR: 10/03/2023	Telephone: 202-564-6023
Date Made Active in Reports: 10/19/2023	Last EDR Contact: 12/04/2023
Number of Days to Update: 16	Next Scheduled EDR Contact: 02/12/2024
	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: 03/20/2023	Source: EPA
Date Data Arrived at EDR: 04/04/2023	Telephone: 202-566-0500
Date Made Active in Reports: 06/09/2023	Last EDR Contact: 10/06/2023
Number of Days to Update: 66	Next Scheduled EDR Contact: 01/15/2024
	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: 09/27/2023
Number of Days to Update: 79	Next Scheduled EDR Contact: 01/15/2024
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
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
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
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: 07/20/2023
Date Data Arrived at EDR: 09/01/2023
Date Made Active in Reports: 09/20/2023
Number of Days to Update: 19

Source: Nuclear Regulatory Commission
Telephone: 301-415-0717
Last EDR Contact: 10/10/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 04/14/2023
Date Made Active in Reports: 07/10/2023
Number of Days to Update: 87

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 11/27/2023
Next Scheduled EDR Contact: 03/11/2024
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
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 11/27/2023
Next Scheduled EDR Contact: 03/11/2024
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
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 11/03/2023
Next Scheduled EDR Contact: 02/12/2024
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 09/22/2023
Next Scheduled EDR Contact: 01/08/2024
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
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: 12/17/2007
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.

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: 10/04/2023
Next Scheduled EDR Contact: 02/05/2024
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: 06/30/2023
Date Data Arrived at EDR: 07/19/2023
Date Made Active in Reports: 10/10/2023
Number of Days to Update: 83

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/15/2024
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: 12/31/2021
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 09/20/2023
Next Scheduled EDR Contact: 01/01/2024
Data Release Frequency: Biennially

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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	Source: USGS
Date Data Arrived at EDR: 07/14/2015	Telephone: 202-208-3710
Date Made Active in Reports: 01/10/2017	Last EDR Contact: 10/02/2023
Number of Days to Update: 546	Next Scheduled EDR Contact: 01/15/2024
	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: 03/03/2023	Source: Department of Energy
Date Data Arrived at EDR: 03/03/2023	Telephone: 202-586-3559
Date Made Active in Reports: 06/09/2023	Last EDR Contact: 10/25/2023
Number of Days to Update: 98	Next Scheduled EDR Contact: 02/12/2024
	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.

Date of Government Version: 08/30/2019	Source: Department of Energy
Date Data Arrived at EDR: 11/15/2019	Telephone: 505-845-0011
Date Made Active in Reports: 01/28/2020	Last EDR Contact: 11/09/2023
Number of Days to Update: 74	Next Scheduled EDR Contact: 02/26/2024
	Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 09/19/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/03/2023	Telephone: 703-603-8787
Date Made Active in Reports: 10/19/2023	Last EDR Contact: 12/04/2023
Number of Days to Update: 16	Next Scheduled EDR Contact: 01/08/2024
	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	Source: American Journal of Public Health
Date Data Arrived at EDR: 10/27/2010	Telephone: 703-305-6451
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 12/02/2009
Number of Days to Update: 36	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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 08/01/2023
Date Data Arrived at EDR: 08/22/2023
Date Made Active in Reports: 11/07/2023
Number of Days to Update: 77

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 11/17/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 07/05/2023
Date Data Arrived at EDR: 07/05/2023
Date Made Active in Reports: 09/25/2023
Number of Days to Update: 82

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 10/04/2023
Next Scheduled EDR Contact: 02/19/2024
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: 01/07/2022
Date Data Arrived at EDR: 02/24/2023
Date Made Active in Reports: 05/17/2023
Number of Days to Update: 82

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/20/2023
Next Scheduled EDR Contact: 03/04/2024
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: 11/20/2023
Next Scheduled EDR Contact: 03/04/2024
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/13/2023
Date Data Arrived at EDR: 06/14/2023
Date Made Active in Reports: 08/14/2023
Number of Days to Update: 61

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 11/28/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Quarterly

MINES MRDS: Mineral Resources Data System Mineral Resources Data System

Date of Government Version: 08/23/2022
Date Data Arrived at EDR: 11/22/2022
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 98

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 11/20/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: Varies

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/03/2023
Date Data Arrived at EDR: 11/08/2023
Date Made Active in Reports: 11/20/2023
Number of Days to Update: 12

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 11/08/2023
Next Scheduled EDR Contact: 03/11/2024
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: 11/15/2023
Next Scheduled EDR Contact: 03/04/2024
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: 06/24/2023
Date Data Arrived at EDR: 06/29/2023
Date Made Active in Reports: 09/25/2023
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 11/09/2021
Date Data Arrived at EDR: 10/20/2022
Date Made Active in Reports: 01/10/2023
Number of Days to Update: 82

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 09/13/2023
Next Scheduled EDR Contact: 01/22/2024
Data Release Frequency: Varies

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/14/2023
Date Data Arrived at EDR: 08/15/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 65

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 11/10/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 07/05/2023
Date Data Arrived at EDR: 07/05/2023
Date Made Active in Reports: 10/02/2023
Number of Days to Update: 89

Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 07/05/2023
Date Data Arrived at EDR: 07/05/2023
Date Made Active in Reports: 10/02/2023
Number of Days to Update: 89

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

PFAS TRIS: List of PFAS Added to the TRI

Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 07/05/2023
Date Data Arrived at EDR: 07/05/2023
Date Made Active in Reports: 10/02/2023
Number of Days to Update: 89

Source: Environmental Protection Agency
Telephone: 202-566-0250
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 07/05/2023
Date Data Arrived at EDR: 07/05/2023
Date Made Active in Reports: 10/02/2023
Number of Days to Update: 89

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/05/2023
Date Data Arrived at EDR: 07/05/2023
Date Made Active in Reports: 10/02/2023
Number of Days to Update: 89

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 06/24/2020
Date Data Arrived at EDR: 03/17/2021
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 601

Source: Department of Health & Human Services
Telephone: 202-741-5770
Last EDR Contact: 10/23/2023
Next Scheduled EDR Contact: 02/05/2024
Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 09/23/2023
Date Data Arrived at EDR: 10/03/2023
Date Made Active in Reports: 10/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits. Caveats and Limitations: Less than half of states have required PFAS monitoring for at least one of their permittees and fewer states have established PFAS effluent limits for permittees. New rulemakings have been initiated that may increase the number of facilities monitoring for PFAS in the future.

Date of Government Version: 07/05/2023
Date Data Arrived at EDR: 07/05/2023
Date Made Active in Reports: 10/02/2023
Number of Days to Update: 89

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 07/05/2023
Date Data Arrived at EDR: 07/05/2023
Date Made Active in Reports: 09/25/2023
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

PFAS ECHO FIRE TRAINING: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facility's name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/05/2023
Date Data Arrived at EDR: 07/05/2023
Date Made Active in Reports: 09/25/2023
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

PFAS PART 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration's document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 07/05/2023
Date Data Arrived at EDR: 07/05/2023
Date Made Active in Reports: 09/25/2023
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 07/05/2023
Date Data Arrived at EDR: 07/06/2023
Date Made Active in Reports: 09/25/2023
Number of Days to Update: 81

Source: Environmental Protection Agency
Telephone: 202-267-2675
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/15/2024
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: 09/28/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
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: 09/28/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: No Update Planned

BIOSOLIDS: ICIS-NPDES Biosolids Facility Data

The data reflects compliance information about facilities in the biosolids program.

Date of Government Version: 07/16/2023
Date Data Arrived at EDR: 07/18/2023
Date Made Active in Reports: 08/28/2023
Number of Days to Update: 41

Source: Environmental Protection Agency
Telephone: 202-564-4700
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 09/05/2023	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/06/2023	Telephone: 866-480-1028
Date Made Active in Reports: 11/27/2023	Last EDR Contact: 11/30/2023
Number of Days to Update: 82	Next Scheduled EDR Contact: 03/18/2024
	Data Release Frequency: Varies

AQUEOUS FOAM: Former Fire Training Facility Assessments Listing

Airports shown on this list are those believed to use Aqueous Film Forming Foam (AFFF), and certified by the Federal Aviation Administration (FAA) under Title 14, Code of Federal Regulations (CFR), Part 139 (14 CFR Part 139). This list was created by SWRCB using information available from the FAA. Location points shown are from the latitude and longitude listed on the FAA airport master record.

Date of Government Version: 09/05/2023	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/06/2023	Telephone: 916-341-5455
Date Made Active in Reports: 11/28/2023	Last EDR Contact: 11/30/2023
Number of Days to Update: 83	Next Scheduled EDR Contact: 03/18/2024
	Data Release Frequency: Varies

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

CHROME PLATING: Chrome Plating Facilities Listing

This listing represents chrome plating facilities the California State Water Resources Control Board staff identified as possibly being a source of Per- and polyfluoroalkyl substance (PFAS) contamination. Sites and locations were identified by staff with the Division of Water Quality in the California State Water Board. Data was collected from the CA Air Resources Board 2013 and 2018 - Cr VI emission survey, CA Emission Inventory, CA HAZ Waste discharge database and by reviewing storm water permits. Former chrome plating sites are also included that are open site investigation or remediation cases with the Regional Water Quality Control Boards and the Department of Toxic Substances Control.

Date of Government Version: 09/05/2023	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/06/2023	Telephone: 916-341-5455
Date Made Active in Reports: 11/27/2023	Last EDR Contact: 11/30/2023
Number of Days to Update: 82	Next Scheduled EDR Contact: 03/18/2024
	Data Release Frequency: Varies

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: 06/14/2023	Source: CAL EPA/Office of Emergency Information
Date Data Arrived at EDR: 06/14/2023	Telephone: 916-323-3400
Date Made Active in Reports: 09/06/2023	Last EDR Contact: 09/20/2023
Number of Days to Update: 84	Next Scheduled EDR Contact: 01/01/2024
	Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing

list of facilities associated with the various CUPA programs in Livermore-Pleasanton

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/31/2023
Date Data Arrived at EDR: 05/08/2023
Date Made Active in Reports: 07/31/2023
Number of Days to Update: 84

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 11/09/2023
Next Scheduled EDR Contact: 02/19/2024
Data Release Frequency: Varies

DRYCLEAN SAN JOAQ VAL DIST: San Joaquin Valley Air Pollution Control District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Joaquin Valley Air Pollution Control District.

Date of Government Version: 05/24/2023
Date Data Arrived at EDR: 05/30/2023
Date Made Active in Reports: 08/21/2023
Number of Days to Update: 83

Source: San Joaquin Valley Air Pollution Control District
Telephone: 559-230-6001
Last EDR Contact: 05/11/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN EAST KERN DIST: Eastern Kern Air Pollution Control District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Eastern Kern Air Pollution Control District.

Date of Government Version: 01/12/2023
Date Data Arrived at EDR: 04/26/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 79

Source: Eastern Kern Air Pollution Control District
Telephone: 661-862-9684
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN IMPERIAL CO DIST: Imperial County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Imperial County Air Pollution Control District

Date of Government Version: 04/25/2023
Date Data Arrived at EDR: 04/26/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 79

Source: Imperial County Air Pollution Control District
Telephone: 442-265-1800
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MENDO CO DIST: Mendocino County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Mendocino County Air Quality Management District.

Date of Government Version: 04/27/2023
Date Data Arrived at EDR: 04/28/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 77

Source: Mendocino County Air Quality Management District
Telephone: 707-463-4354
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MOJAVE DESERT DIST: Mojave Desert Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Mojave Desert Air Quality Management District.

Date of Government Version: 04/26/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 78

Source: Mojave Desert Air Quality Management District
Telephone: 760-245-1661
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MONTEREY BAY DIST: Monterey Bay Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Monterey Bay Air Quality Management District.

Date of Government Version: 04/25/2023
Date Data Arrived at EDR: 04/26/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 79

Source: Monterey Bay Air Quality Management District
Telephone: 831-647-9411
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DRYCLEAN SHASTA CO DIST: Shasta County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Shasta County Air Quality Management District.

Date of Government Version: 04/26/2023	Source: Shasta County Air Quality Management District
Date Data Arrived at EDR: 04/27/2023	Telephone: 530-225-5674
Date Made Active in Reports: 07/14/2023	Last EDR Contact: 04/25/2023
Number of Days to Update: 78	Next Scheduled EDR Contact: 09/11/2023
	Data Release Frequency: Varies

DRYCLEAN YOLO-SOLANO DIST: Yolo-Solano Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Yolo-Solano Air Quality Management District.

Date of Government Version: 04/25/2023	Source: Yolo-Solano Air Quality Management District
Date Data Arrived at EDR: 04/27/2023	Telephone: 530-757-3650
Date Made Active in Reports: 07/14/2023	Last EDR Contact: 04/25/2023
Number of Days to Update: 78	Next Scheduled EDR Contact: 09/11/2023
	Data Release Frequency: Varies

DRYCLEAN PLACER CO DIST: Placer County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Placer County Air Quality Management District.

Date of Government Version: 05/15/2023	Source: Placer County Air Quality Management District
Date Data Arrived at EDR: 05/17/2023	Telephone: 530-745-2335
Date Made Active in Reports: 08/14/2023	Last EDR Contact: 05/11/2023
Number of Days to Update: 89	Next Scheduled EDR Contact: 09/11/2023
	Data Release Frequency: Varies

DRYCLEAN BAY AREA DIST: Bay Area Air Quality Management District Drycleaner Facility Listing
Bay Area Air Quality Management District Drycleaner Facility Listing.

Date of Government Version: 02/20/2019	Source: Bay Area Air Quality Management District
Date Data Arrived at EDR: 05/30/2019	Telephone: 415-516-1916
Date Made Active in Reports: 05/01/2023	Last EDR Contact: 12/04/2023
Number of Days to Update: 1432	Next Scheduled EDR Contact: 09/11/2023
	Data Release Frequency: Varies

DRYCLEAN BUTTE CO DIST: Butte County Air Quality Management District Drycleaner Facility Listing
Butte County Air Quality Management District Drycleaner Facility Listing.

Date of Government Version: 12/31/2018	Source: Butte County Air Quality Management District
Date Data Arrived at EDR: 04/23/2019	Telephone: 530-332-9400
Date Made Active in Reports: 05/01/2023	Last EDR Contact: 10/03/2023
Number of Days to Update: 1469	Next Scheduled EDR Contact: 09/11/2023
	Data Release Frequency: Varies

DRYCLEAN CALAVERAS CO DIST: Calaveras County Environmental Management Agency Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Calaveras County Environmental Management Agency.

Date of Government Version: 06/17/2019	Source: Calaveras County Environmental Management Agency
Date Data Arrived at EDR: 06/19/2019	Telephone: 209-754-6399
Date Made Active in Reports: 05/01/2023	Last EDR Contact: 04/24/2023
Number of Days to Update: 1412	Next Scheduled EDR Contact: 09/16/2019
	Data Release Frequency: Varies

DRYCLEAN GRANT: Grant Recipients List

Assembly Bill 998 (AB 998) established the Non-Toxic Dry Cleaning Incentive Program to provide financial assistance to the dry cleaning industry to switch from systems using perchloroethylene (Perc), an identified toxic air contaminant and potential human carcinogen, to non-toxic and non-smog forming alternatives.

Date of Government Version: 12/31/2020	Source: California Air Resources Board
Date Data Arrived at EDR: 02/04/2021	Telephone: 916-323-0006
Date Made Active in Reports: 05/01/2023	Last EDR Contact: 10/28/2023
Number of Days to Update: 816	Next Scheduled EDR Contact: 02/05/2024
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DRYCLEAN LAKE CO DIST: Lake County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Lake County Air Quality Management District,

Date of Government Version: 04/29/2019	Source: Lake County Air Quality Management District
Date Data Arrived at EDR: 05/07/2019	Telephone: 707-263-7000
Date Made Active in Reports: 05/01/2023	Last EDR Contact: 05/11/2023
Number of Days to Update: 1455	Next Scheduled EDR Contact: 09/11/2023
	Data Release Frequency: Varies

DRYCLEAN NO COAST UNIFIED DIST: North Coast Unified Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the North Coast Unified Air Quality Management District.

Date of Government Version: 11/30/2016	Source: North Coast Unified Air Quality Management District
Date Data Arrived at EDR: 04/19/2019	Telephone: 707-443-3093
Date Made Active in Reports: 05/01/2023	Last EDR Contact: 04/25/2023
Number of Days to Update: 1473	Next Scheduled EDR Contact: 09/11/2023
	Data Release Frequency: Varies

DRYCLEAN NO SIERRA DIST: Northern Sierra Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Northern Sierra Air Quality Management District,

Date of Government Version: 05/07/2019	Source: Northern Sierra Air Quality Management District
Date Data Arrived at EDR: 05/07/2019	Telephone: 530-274-9350
Date Made Active in Reports: 05/01/2023	Last EDR Contact: 04/25/2023
Number of Days to Update: 1455	Next Scheduled EDR Contact: 09/11/2023
	Data Release Frequency: Varies

DRYCLEAN NO SONOMA CO DIST: Northern Sonoma County County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Northern Sonoma County Air Pollution Control District.,

Date of Government Version: 04/17/2019	Source: Santa Barbara County Air Pollution Control District
Date Data Arrived at EDR: 04/17/2019	Telephone: 707-433-5911
Date Made Active in Reports: 05/01/2023	Last EDR Contact: 04/25/2023
Number of Days to Update: 1475	Next Scheduled EDR Contact: 09/11/2023
	Data Release Frequency: Varies

DRYCLEAN SANTA BARB CO DIST: Santa Barbara County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Santa Barbara County Air Pollution Control District.

Date of Government Version: 02/19/2019	Source: Santa Barbara County Air Pollution Control District
Date Data Arrived at EDR: 04/17/2019	Telephone: 805-961-8867
Date Made Active in Reports: 05/01/2023	Last EDR Contact: 04/25/2023
Number of Days to Update: 1475	Next Scheduled EDR Contact: 09/11/2023
	Data Release Frequency: Varies

DRYCLEAN TEHAMA CO DIST: Tehama County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Tehama County Air Pollution Control District.

Date of Government Version: 04/24/2019	Source: Tehama County Air Pollution Control District
Date Data Arrived at EDR: 04/24/2019	Telephone: 530-527-3717
Date Made Active in Reports: 05/01/2023	Last EDR Contact: 04/25/2023
Number of Days to Update: 1468	Next Scheduled EDR Contact: 09/11/2023
	Data Release Frequency: Varies

DRYCLEAN VENTURA CO DIST: Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Ventura County Air Pollution Control District.

Date of Government Version: 04/16/2019	Source: Ventura County Air Pollution Control District
Date Data Arrived at EDR: 04/17/2019	Telephone: 805-645-1421
Date Made Active in Reports: 05/01/2023	Last EDR Contact: 10/11/2023
Number of Days to Update: 1475	Next Scheduled EDR Contact: 09/11/2023
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DRYCLEAN SACRAMENTO METO DIST: Sacramento Metropolitan Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Sacramento Metropolitan Air Quality Management District.

Date of Government Version: 08/15/2023	Source: Sacramento Metropolitan Air Quality Management District
Date Data Arrived at EDR: 08/17/2023	Telephone: 916-874-3958
Date Made Active in Reports: 10/31/2023	Last EDR Contact: 08/15/2023
Number of Days to Update: 75	Next Scheduled EDR Contact: 09/11/2023
	Data Release Frequency: Varies

DRYCLEAN AMADOR: Amador Air District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Amador Air Quality Management District

Date of Government Version: 04/26/2023	Source: Amador Air Quality Management District
Date Data Arrived at EDR: 04/27/2023	Telephone: 209-257-0112
Date Made Active in Reports: 07/13/2023	Last EDR Contact: 04/24/2023
Number of Days to Update: 77	Next Scheduled EDR Contact: 09/11/2023
	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: 08/31/2023	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 09/08/2023	Telephone: 916-327-4498
Date Made Active in Reports: 11/27/2023	Last EDR Contact: 12/05/2023
Number of Days to Update: 80	Next Scheduled EDR Contact: 03/11/2024
	Data Release Frequency: Annually

DRYCLEAN GLENN CO DIST: Glenn County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Glenn County Air Pollution Control District.

Date of Government Version: 05/02/2023	Source: Glenn County Air Pollution Control District
Date Data Arrived at EDR: 05/03/2023	Telephone: 530-934-6500
Date Made Active in Reports: 07/25/2023	Last EDR Contact: 05/03/2023
Number of Days to Update: 83	Next Scheduled EDR Contact: 09/11/2023
	Data Release Frequency: Varies

DRYCLEAN SAN DIEGO CO DIST: San Diego County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Diego County Air Pollution Control District.

Date of Government Version: 08/08/2023	Source: San Diego County Air Pollution Control District
Date Data Arrived at EDR: 08/09/2023	Telephone: 858-586-2616
Date Made Active in Reports: 10/26/2023	Last EDR Contact: 08/08/2023
Number of Days to Update: 78	Next Scheduled EDR Contact: 09/11/2023
	Data Release Frequency: Varies

DRYCLEAN SAN LUIS OB CO DIST: San Luis Obispo County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Luis Obispo County Air Pollution Control District.

Date of Government Version: 07/26/2023	Source: San Luis Obispo County Air Pollution Control District
Date Data Arrived at EDR: 07/27/2023	Telephone: 805-781-5756
Date Made Active in Reports: 10/13/2023	Last EDR Contact: 07/25/2023
Number of Days to Update: 78	Next Scheduled EDR Contact: 09/11/2023
	Data Release Frequency: Varies

DRYCLEAN FEATHER RIVER DIST: Feather River Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Feather River Air Quality Management District.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/08/2023
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 06/05/2023
Number of Days to Update: 88

Source: Feather River Air Quality Management District
Telephone: 530-634-7659
Last EDR Contact: 06/08/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 08/18/2023
Date Data Arrived at EDR: 08/18/2023
Date Made Active in Reports: 11/01/2023
Number of Days to Update: 75

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 11/13/2023
Next Scheduled EDR Contact: 03/04/2024
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.

Date of Government Version: 08/22/2023
Date Data Arrived at EDR: 08/24/2023
Date Made Active in Reports: 11/07/2023
Number of Days to Update: 75

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 11/21/2023
Next Scheduled EDR Contact: 03/11/2024
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: 12/31/2021
Date Data Arrived at EDR: 06/09/2023
Date Made Active in Reports: 08/30/2023
Number of Days to Update: 82

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 09/15/2023
Next Scheduled EDR Contact: 12/25/2023
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: 07/17/2023
Date Data Arrived at EDR: 07/18/2023
Date Made Active in Reports: 10/05/2023
Number of Days to Update: 79

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 10/17/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 09/13/2023
Date Data Arrived at EDR: 09/14/2023
Date Made Active in Reports: 09/21/2023
Number of Days to Update: 7

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 09/13/2023
Next Scheduled EDR Contact: 01/29/2024
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.

Date of Government Version: 08/03/2023
Date Data Arrived at EDR: 08/16/2023
Date Made Active in Reports: 11/01/2023
Number of Days to Update: 77

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 11/13/2023
Next Scheduled EDR Contact: 02/19/2024
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ICE: Inspection, Compliance and Enforcement

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 08/14/2023
Date Data Arrived at EDR: 08/14/2023
Date Made Active in Reports: 10/31/2023
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 877-786-9427
Last EDR Contact: 11/10/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSTATES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 08/14/2023
Date Data Arrived at EDR: 08/14/2023
Date Made Active in Reports: 10/31/2023
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/10/2023
Next Scheduled EDR Contact: 02/26/2024
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: 06/29/2023
Date Data Arrived at EDR: 06/29/2023
Date Made Active in Reports: 09/19/2023
Number of Days to Update: 82

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 10/04/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Quarterly

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: 08/04/2023
Date Data Arrived at EDR: 08/09/2023
Date Made Active in Reports: 10/26/2023
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 09/27/2023
Next Scheduled EDR Contact: 01/15/2024
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: 12/31/2021
Date Data Arrived at EDR: 07/05/2022
Date Made Active in Reports: 09/19/2022
Number of Days to Update: 76

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 07/05/2022
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Annually

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: 09/05/2023	Source: Department of Conservation
Date Data Arrived at EDR: 09/06/2023	Telephone: 916-322-1080
Date Made Active in Reports: 11/27/2023	Last EDR Contact: 11/29/2023
Number of Days to Update: 82	Next Scheduled EDR Contact: 03/18/2024
	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: 08/08/2023	Source: Department of Public Health
Date Data Arrived at EDR: 08/29/2023	Telephone: 916-558-1784
Date Made Active in Reports: 11/13/2023	Last EDR Contact: 11/22/2023
Number of Days to Update: 76	Next Scheduled EDR Contact: 03/11/2024
	Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 08/07/2023	Source: State Water Resources Control Board
Date Data Arrived at EDR: 08/08/2023	Telephone: 916-445-9379
Date Made Active in Reports: 10/26/2023	Last EDR Contact: 11/07/2023
Number of Days to Update: 79	Next Scheduled EDR Contact: 02/19/2024
	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: 08/28/2023	Source: Department of Pesticide Regulation
Date Data Arrived at EDR: 08/29/2023	Telephone: 916-445-4038
Date Made Active in Reports: 11/13/2023	Last EDR Contact: 11/22/2023
Number of Days to Update: 76	Next Scheduled EDR Contact: 03/11/2024
	Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 09/05/2023	Source: Department of Conservation
Date Data Arrived at EDR: 09/06/2023	Telephone: 916-323-3836
Date Made Active in Reports: 11/27/2023	Last EDR Contact: 11/29/2023
Number of Days to Update: 82	Next Scheduled EDR Contact: 03/18/2024
	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: 09/07/2023	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/08/2023	Telephone: 916-445-3846
Date Made Active in Reports: 11/28/2023	Last EDR Contact: 12/05/2023
Number of Days to Update: 81	Next Scheduled EDR Contact: 03/25/2024
	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	Source: City of San Jose Fire Department
Date Data Arrived at EDR: 11/05/2020	Telephone: 408-535-7694
Date Made Active in Reports: 01/26/2021	Last EDR Contact: 10/25/2023
Number of Days to Update: 82	Next Scheduled EDR Contact: 02/12/2024
	Data Release Frequency: Annually

SANTA CRUZ CO SITE MITI: Site Mitigation Listing

Sites may become contaminated with toxic chemicals through illegal dumping or disposal, from leaking underground storage tanks, or through industrial or commercial activities. The goal of the site mitigation program is to protect the public health and the environment while facilitating completion of contaminated site clean-up projects in a timely manner.

Date of Government Version: 12/03/2018	Source: Santa Cruz Environmental Health Services
Date Data Arrived at EDR: 06/23/2023	Telephone: 831-454-2761
Date Made Active in Reports: 07/13/2023	Last EDR Contact: 11/16/2023
Number of Days to Update: 20	Next Scheduled EDR Contact: 02/26/2024
	Data Release Frequency: Varies

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 09/05/2023	Source: Department of Conservation
Date Data Arrived at EDR: 09/06/2023	Telephone: 916-445-2408
Date Made Active in Reports: 11/28/2023	Last EDR Contact: 11/29/2023
Number of Days to Update: 83	Next Scheduled EDR Contact: 03/18/2024
	Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)

Underground control injection sites

Date of Government Version: 09/05/2023	Source: State Water Resource Control Board
Date Data Arrived at EDR: 09/06/2023	Telephone: 866-480-1028
Date Made Active in Reports: 11/27/2023	Last EDR Contact: 12/05/2023
Number of Days to Update: 82	Next Scheduled EDR Contact: 03/18/2024
	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: 10/06/2023
Number of Days to Update: 90	Next Scheduled EDR Contact: 01/15/2024
	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: 11/10/2023
Number of Days to Update: 9	Next Scheduled EDR Contact: 02/26/2024
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 09/12/2023
Next Scheduled EDR Contact: 01/01/2024
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)

Military privatized sites

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/27/2023
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)

Projects sites

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/27/2023
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
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: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/28/2023
Number of Days to Update: 83

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 11/29/2023
Next Scheduled EDR Contact: 03/18/2024
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: 08/28/2023
Date Data Arrived at EDR: 08/29/2023
Date Made Active in Reports: 11/13/2023
Number of Days to Update: 76

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 11/22/2023
Next Scheduled EDR Contact: 03/11/2024
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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/17/2023
Date Data Arrived at EDR: 07/18/2023
Date Made Active in Reports: 10/06/2023
Number of Days to Update: 80

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 10/17/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/27/2023
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/27/2023
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/27/2023
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)

Sampling point - public sites

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/27/2023
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
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: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/27/2023
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

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.

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: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 09/27/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 06/27/2023
Date Data Arrived at EDR: 06/28/2023
Date Made Active in Reports: 09/14/2023
Number of Days to Update: 78

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 09/27/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List

Cupa Facility List

Date of Government Version: 04/27/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/13/2023
Number of Days to Update: 77

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 10/25/2023
Next Scheduled EDR Contact: 02/12/2024
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: 09/27/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing

Cupa Facility Listing

Date of Government Version: 09/12/2023
Date Data Arrived at EDR: 09/13/2023
Date Made Active in Reports: 12/04/2023
Number of Days to Update: 82

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 09/12/2023
Next Scheduled EDR Contact: 01/01/2024
Data Release Frequency: Quarterly

COLUSA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 10/25/2023
Next Scheduled EDR Contact: 02/12/2024
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: 07/05/2023
Date Data Arrived at EDR: 07/20/2023
Date Made Active in Reports: 10/05/2023
Number of Days to Update: 77

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 10/20/2023
Next Scheduled EDR Contact: 02/05/2024
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List Cupa Facility list

Date of Government Version: 08/02/2023
Date Data Arrived at EDR: 08/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 77

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 10/20/2023
Next Scheduled EDR Contact: 02/05/2024
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List CUPA facility list.

Date of Government Version: 08/08/2022
Date Data Arrived at EDR: 08/09/2022
Date Made Active in Reports: 09/01/2022
Number of Days to Update: 23

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 10/20/2023
Next Scheduled EDR Contact: 02/05/2024
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: 09/28/2023
Next Scheduled EDR Contact: 01/08/2024
Data Release Frequency: Semi-Annually

GLENN COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 10/10/2023
Next Scheduled EDR Contact: 01/29/2024
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: 11/08/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 07/11/2023
Date Data Arrived at EDR: 07/12/2023
Date Made Active in Reports: 09/26/2023
Number of Days to Update: 76

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 10/10/2023
Next Scheduled EDR Contact: 01/29/2024
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: 11/08/2023
Next Scheduled EDR Contact: 02/26/2024
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: 07/26/2023
Date Data Arrived at EDR: 07/27/2023
Date Made Active in Reports: 08/09/2023
Number of Days to Update: 13

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 10/25/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/26/2023
Date Data Arrived at EDR: 07/27/2023
Date Made Active in Reports: 08/03/2023
Number of Days to Update: 7

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 10/25/2023
Next Scheduled EDR Contact: 02/12/2024
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: 11/08/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List

Cupa facility list

Date of Government Version: 10/27/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 11/21/2023
Number of Days to Update: 20

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 10/04/2023
Next Scheduled EDR Contact: 01/22/2024
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: 10/10/2023
Next Scheduled EDR Contact: 01/29/2024
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: 12/05/2023
Next Scheduled EDR Contact: 03/25/2024
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HMS LOS ANGELES: HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 06/21/2023
Date Data Arrived at EDR: 06/28/2023
Date Made Active in Reports: 09/14/2023
Number of Days to Update: 78

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 09/27/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/10/2023
Date Data Arrived at EDR: 07/10/2023
Date Made Active in Reports: 09/27/2023
Number of Days to Update: 79

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 10/09/2023
Next Scheduled EDR Contact: 01/22/2024
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: 12/31/2022
Date Data Arrived at EDR: 01/12/2023
Date Made Active in Reports: 03/29/2023
Number of Days to Update: 76

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 10/04/2023
Next Scheduled EDR Contact: 01/22/2024
Data Release Frequency: Varies

LOS ANGELES AST: Active & Inactive AST Inventory

A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/19/2023
Next Scheduled EDR Contact: 01/01/2024
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: 04/13/2023
Date Data Arrived at EDR: 07/13/2023
Date Made Active in Reports: 09/27/2023
Number of Days to Update: 76

Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 10/04/2023
Next Scheduled EDR Contact: 01/22/2024
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: 06/20/2023
Date Data Arrived at EDR: 06/22/2023
Date Made Active in Reports: 08/09/2023
Number of Days to Update: 48

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/20/2023
Next Scheduled EDR Contact: 01/01/2024
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 06/20/2023	Source: Los Angeles Fire Department
Date Data Arrived at EDR: 06/22/2023	Telephone: 213-978-3800
Date Made Active in Reports: 09/12/2023	Last EDR Contact: 09/20/2023
Number of Days to Update: 82	Next Scheduled EDR Contact: 01/01/2024
	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: 03/02/2023	Source: Community Health Services
Date Data Arrived at EDR: 04/18/2023	Telephone: 323-890-7806
Date Made Active in Reports: 07/07/2023	Last EDR Contact: 10/17/2023
Number of Days to Update: 80	Next Scheduled EDR Contact: 01/29/2024
	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: 10/04/2023
Number of Days to Update: 21	Next Scheduled EDR Contact: 01/22/2024
	Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019	Source: City of Long Beach Fire Department
Date Data Arrived at EDR: 04/23/2019	Telephone: 562-570-2563
Date Made Active in Reports: 06/27/2019	Last EDR Contact: 10/10/2023
Number of Days to Update: 65	Next Scheduled EDR Contact: 01/29/2024
	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: 04/12/2023	Source: City of Torrance Fire Department
Date Data Arrived at EDR: 05/02/2023	Telephone: 310-618-2973
Date Made Active in Reports: 06/13/2023	Last EDR Contact: 10/10/2023
Number of Days to Update: 42	Next Scheduled EDR Contact: 01/29/2024
	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: 11/08/2023
Number of Days to Update: 72	Next Scheduled EDR Contact: 02/26/2024
	Data Release Frequency: Varies

MARIN COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 09/21/2023
Next Scheduled EDR Contact: 01/08/2024
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
Date Data Arrived at EDR: 11/18/2021
Date Made Active in Reports: 11/22/2021
Number of Days to Update: 4

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 11/13/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 07/25/2023
Date Data Arrived at EDR: 08/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 77

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 11/08/2023
Next Scheduled EDR Contact: 02/26/2024
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: 11/13/2023
Next Scheduled EDR Contact: 03/04/2024
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: 11/02/2023
Next Scheduled EDR Contact: 01/08/2024
Data Release Frequency: Varies

NAPA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 11/13/2023
Next Scheduled EDR Contact: 03/04/2024
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: 11/13/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List

CUPA facility list.

Date of Government Version: 07/21/2023
Date Data Arrived at EDR: 07/25/2023
Date Made Active in Reports: 10/11/2023
Number of Days to Update: 78

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 10/20/2023
Next Scheduled EDR Contact: 02/05/2024
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

Date of Government Version: 05/15/2023
Date Data Arrived at EDR: 07/31/2023
Date Made Active in Reports: 08/09/2023
Number of Days to Update: 9

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/01/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 05/15/2023
Date Data Arrived at EDR: 07/31/2023
Date Made Active in Reports: 08/09/2023
Number of Days to Update: 9

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/01/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 04/01/2023
Date Data Arrived at EDR: 05/18/2023
Date Made Active in Reports: 06/14/2023
Number of Days to Update: 27

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/01/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Quarterly

PLACER COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MS PLACER: Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 11/09/2023
Date Data Arrived at EDR: 11/09/2023
Date Made Active in Reports: 11/21/2023
Number of Days to Update: 12

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 11/01/2023
Next Scheduled EDR Contact: 03/11/2024
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: 10/10/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 07/10/2023
Date Data Arrived at EDR: 07/11/2023
Date Made Active in Reports: 09/26/2023
Number of Days to Update: 77

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/25/2024
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 07/10/2023
Date Data Arrived at EDR: 07/11/2023
Date Made Active in Reports: 09/26/2023
Number of Days to Update: 77

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/25/2024
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: 11/07/2022
Date Data Arrived at EDR: 12/21/2022
Date Made Active in Reports: 03/16/2023
Number of Days to Update: 85

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 09/25/2023
Next Scheduled EDR Contact: 01/08/2024
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: 11/07/2022
Date Data Arrived at EDR: 12/09/2022
Date Made Active in Reports: 03/01/2023
Number of Days to Update: 82

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 09/25/2023
Next Scheduled EDR Contact: 01/08/2024
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA SAN BENITO: CUPA Facility List Cupa facility list

Date of Government Version: 05/02/2023
Date Data Arrived at EDR: 05/04/2023
Date Made Active in Reports: 07/25/2023
Number of Days to Update: 82

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 10/18/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 08/15/2023
Date Data Arrived at EDR: 08/16/2023
Date Made Active in Reports: 11/01/2023
Number of Days to Update: 77

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 10/26/2023
Next Scheduled EDR Contact: 02/12/2024
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: 08/28/2023
Date Data Arrived at EDR: 08/29/2023
Date Made Active in Reports: 11/13/2023
Number of Days to Update: 76

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 11/27/2023
Next Scheduled EDR Contact: 03/11/2024
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 04/04/2023
Date Data Arrived at EDR: 04/05/2023
Date Made Active in Reports: 06/27/2023
Number of Days to Update: 83

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 10/10/2023
Next Scheduled EDR Contact: 01/29/2024
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: 10/10/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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	Source: San Diego County Department of Environmental Health
Date Data Arrived at EDR: 06/15/2010	Telephone: 619-338-2371
Date Made Active in Reports: 07/09/2010	Last EDR Contact: 11/21/2023
Number of Days to Update: 24	Next Scheduled EDR Contact: 03/11/2024
	Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

Date of Government Version: 08/04/2023	Source: San Francisco County Department of Environmental Health
Date Data Arrived at EDR: 08/08/2023	Telephone: 415-252-3896
Date Made Active in Reports: 10/26/2023	Last EDR Contact: 10/25/2023
Number of Days to Update: 79	Next Scheduled EDR Contact: 02/12/2024
	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	Source: Department Of Public Health San Francisco County
Date Data Arrived at EDR: 09/19/2008	Telephone: 415-252-3920
Date Made Active in Reports: 09/29/2008	Last EDR Contact: 10/25/2023
Number of Days to Update: 10	Next Scheduled EDR Contact: 02/12/2024
	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: 08/04/2023	Source: Department of Public Health
Date Data Arrived at EDR: 08/08/2023	Telephone: 415-252-3920
Date Made Active in Reports: 10/25/2023	Last EDR Contact: 10/25/2023
Number of Days to Update: 78	Next Scheduled EDR Contact: 02/12/2024
	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: 07/17/2023	Source: San Francisco Planning
Date Data Arrived at EDR: 07/18/2023	Telephone: 628-652-7483
Date Made Active in Reports: 10/05/2023	Last EDR Contact: 10/17/2023
Number of Days to Update: 79	Next Scheduled EDR Contact: 01/29/2024
	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	Source: Environmental Health Department
Date Data Arrived at EDR: 06/26/2018	Telephone: N/A
Date Made Active in Reports: 07/11/2018	Last EDR Contact: 12/05/2023
Number of Days to Update: 15	Next Scheduled EDR Contact: 03/25/2024
	Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA SAN LUIS OBISPO: CUPA Facility List Cupa Facility List.

Date of Government Version: 08/09/2023
Date Data Arrived at EDR: 08/10/2023
Date Made Active in Reports: 10/27/2023
Number of Days to Update: 78

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 11/08/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 09/08/2023
Next Scheduled EDR Contact: 12/18/2023
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: 11/28/2023
Next Scheduled EDR Contact: 03/18/2024
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: 11/08/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List

Cupa facility list

Date of Government Version: 11/07/2023
Date Data Arrived at EDR: 11/08/2023
Date Made Active in Reports: 11/16/2023
Number of Days to Update: 8

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 10/31/2023
Next Scheduled EDR Contact: 02/26/2024
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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 11/13/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: No Update Planned

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: 11/08/2023
Next Scheduled EDR Contact: 02/26/2024
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: 11/08/2023
Next Scheduled EDR Contact: 02/26/2024
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: 11/21/2023
Next Scheduled EDR Contact: 03/11/2024
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: 11/21/2023
Next Scheduled EDR Contact: 03/11/2024
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: 09/12/2023
Next Scheduled EDR Contact: 01/01/2024
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: 09/12/2023
Next Scheduled EDR Contact: 01/01/2024
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: 10/04/2023
Next Scheduled EDR Contact: 01/22/2024
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 08/03/2023
Date Data Arrived at EDR: 08/24/2023
Date Made Active in Reports: 09/12/2023
Number of Days to Update: 19

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 11/21/2023
Next Scheduled EDR Contact: 03/11/2024
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List

Cupa facilities

Date of Government Version: 08/01/2023
Date Data Arrived at EDR: 08/02/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 78

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List

Cupa facility list

Date of Government Version: 07/11/2023
Date Data Arrived at EDR: 07/12/2023
Date Made Active in Reports: 09/26/2023
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 10/10/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

TULARE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA TULARE: CUPA Facility List Cupa program facilities

Date of Government Version: 10/07/2022
Date Data Arrived at EDR: 10/07/2022
Date Made Active in Reports: 12/21/2022
Number of Days to Update: 75

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 10/25/2023
Next Scheduled EDR Contact: 02/12/2024
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: 10/10/2023
Next Scheduled EDR Contact: 01/29/2024
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: 06/26/2023
Date Data Arrived at EDR: 07/20/2023
Date Made Active in Reports: 10/03/2023
Number of Days to Update: 75

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 10/16/2023
Next Scheduled EDR Contact: 01/29/2024
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: 09/21/2023
Next Scheduled EDR Contact: 01/08/2024
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: 11/02/2023
Next Scheduled EDR Contact: 02/19/2024
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: 06/26/2023
Date Data Arrived at EDR: 07/25/2023
Date Made Active in Reports: 10/13/2023
Number of Days to Update: 80

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 10/16/2023
Next Scheduled EDR Contact: 01/29/2024
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: 08/28/2023	Source: Environmental Health Division
Date Data Arrived at EDR: 09/06/2023	Telephone: 805-654-2813
Date Made Active in Reports: 11/28/2023	Last EDR Contact: 11/29/2023
Number of Days to Update: 83	Next Scheduled EDR Contact: 03/18/2024
	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: 04/03/2023	Source: Yolo County Department of Health
Date Data Arrived at EDR: 04/18/2023	Telephone: 530-666-8646
Date Made Active in Reports: 06/13/2023	Last EDR Contact: 09/21/2023
Number of Days to Update: 56	Next Scheduled EDR Contact: 01/08/2024
	Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 07/24/2023	Source: Yuba County Environmental Health Department
Date Data Arrived at EDR: 07/26/2023	Telephone: 530-749-7523
Date Made Active in Reports: 10/11/2023	Last EDR Contact: 10/20/2023
Number of Days to Update: 77	Next Scheduled EDR Contact: 02/05/2024
	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: 08/07/2023	Source: Department of Energy & Environmental Protection
Date Data Arrived at EDR: 08/08/2023	Telephone: 860-424-3375
Date Made Active in Reports: 10/24/2023	Last EDR Contact: 11/07/2023
Number of Days to Update: 77	Next Scheduled EDR Contact: 02/19/2024
	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: 09/28/2023
Number of Days to Update: 36	Next Scheduled EDR Contact: 01/15/2024
	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: 12/31/2019
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 12/01/2023
Number of Days to Update: 1

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 11/30/2023
Next Scheduled EDR Contact: 02/05/2024
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: 10/05/2023
Next Scheduled EDR Contact: 01/22/2024
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: 11/09/2022
Next Scheduled EDR Contact: 02/26/2024
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: 11/29/2023
Next Scheduled EDR Contact: 03/18/2024
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, 2010 and 2015 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

DARRELS MINI STORAGE NO. 19
1700 EAST GOSHEN AVENUE
VISALIA, CA 93292

TARGET PROPERTY COORDINATES

Latitude (North):	36.336628 - 36° 20' 11.86"
Longitude (West):	119.275438 - 119° 16' 31.58"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	295774.3
UTM Y (Meters):	4023488.8
Elevation:	335 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	50005875 VISALIA, CA
Version Date:	2021

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

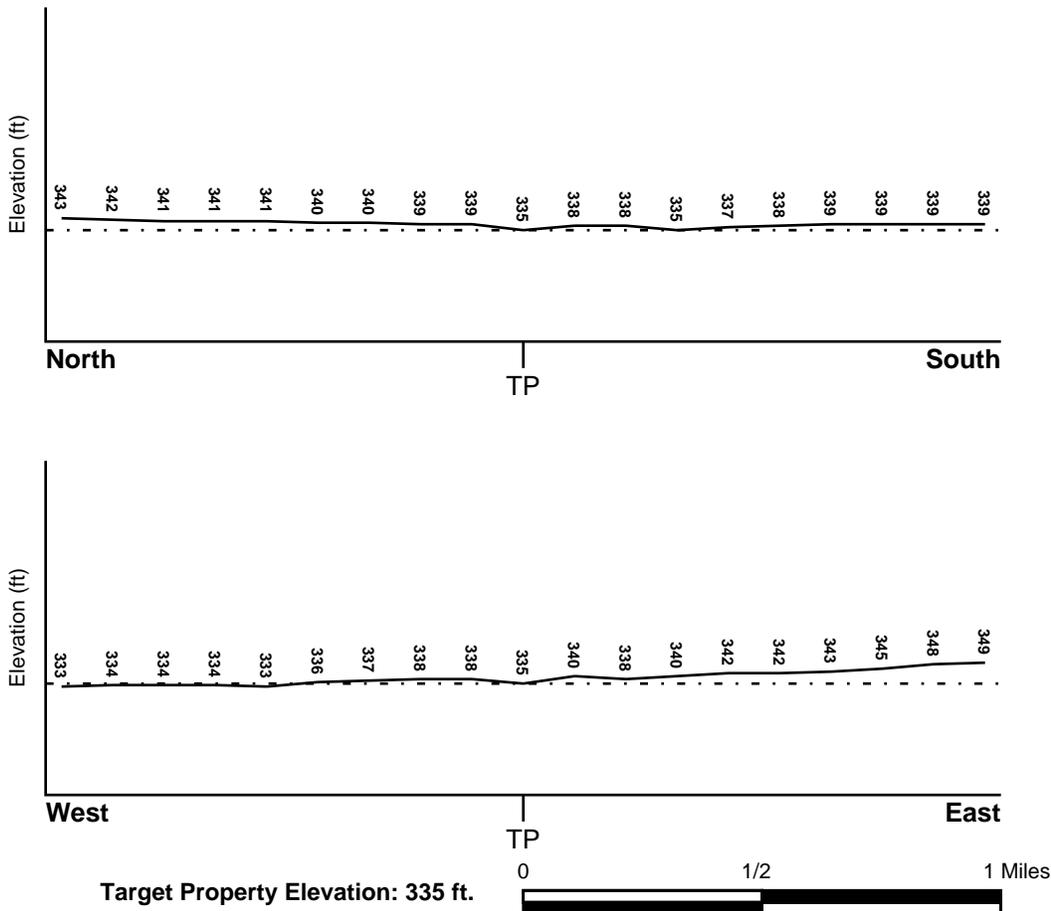
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SSW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
06107C0934E	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
06107C0935E	FEMA FIRM Flood data
06107C0933E	FEMA FIRM Flood data

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

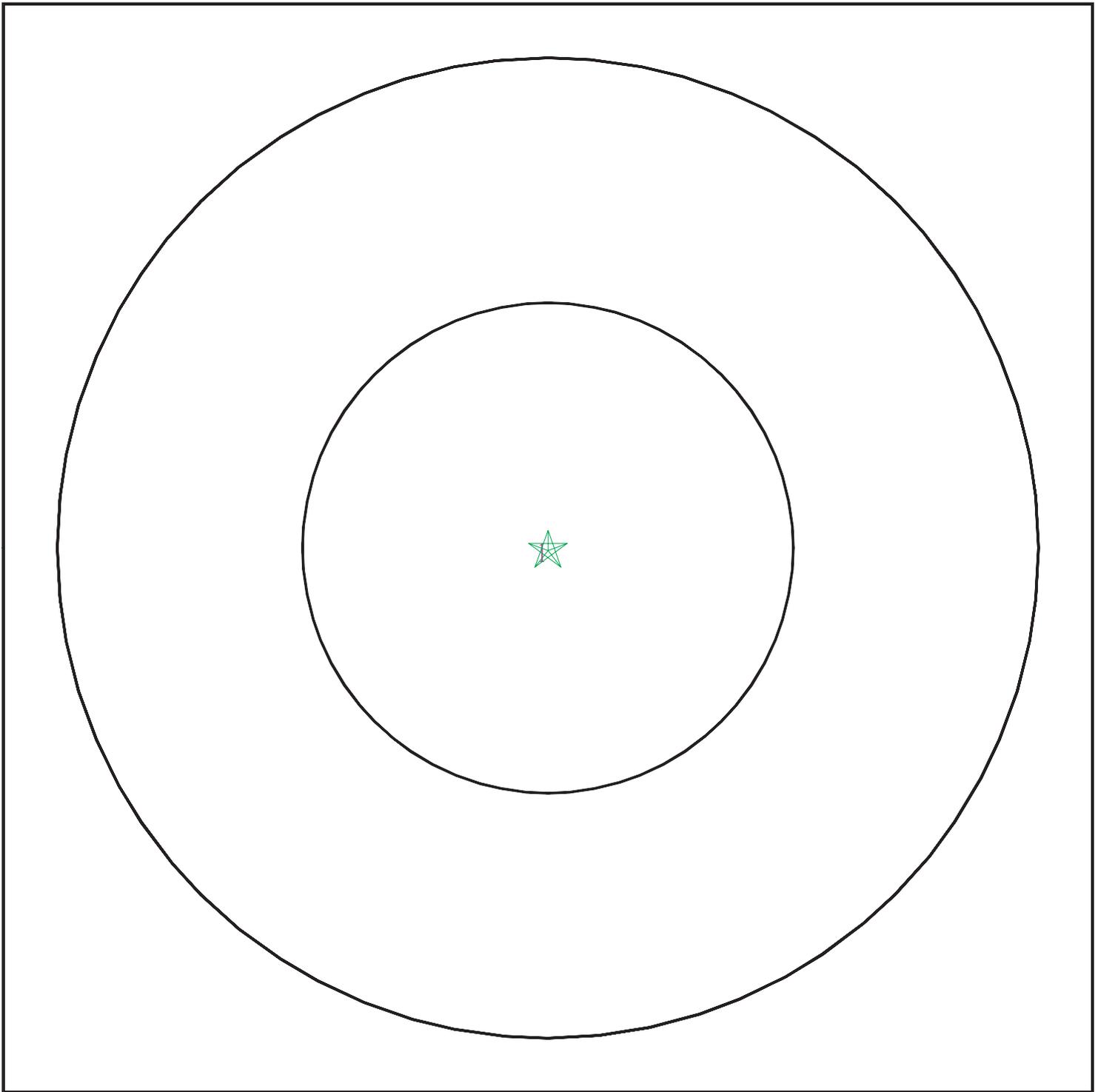
Era: Cenozoic
System: Quaternary
Series: Quaternary
Code: Q (*decoded above as Era, System & Series*)

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 - 7513961.2s



- ★ Target Property
- ∩ SSURGO Soil
- ∩ Water



SITE NAME: Darrels Mini Storage No. 19
ADDRESS: 1700 East Goshen Avenue
Visalia CA 93292
LAT/LONG: 36.336628 / 119.275438

CLIENT: Salem Engineering Group
CONTACT: Richard Mccondichie
INQUIRY #: 7513961.2s
DATE: December 06, 2023 12:32 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Nord

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14.11 Min: 4.23	Max: 8.4 Min: 6.6
2	11 inches	38 inches	stratified sandy loam to loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14.11 Min: 4.23	Max: 8.4 Min: 6.6
3	38 inches	50 inches	stratified loamy coarse sand to coarse sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14.11 Min: 4.23	Max: 8.4 Min: 6.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
4	50 inches	72 inches	stratified sandy loam to silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14.11 Min: 4.23	Max: 8.4 Min: 6.6

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>
A1	USGS40000172369	1/8 - 1/4 Mile NW
B4	USGS40000172314	1/8 - 1/4 Mile SSW
B7	USGS40000172304	1/4 - 1/2 Mile SSW
C8	USGS40000172289	1/4 - 1/2 Mile SSW
C9	USGS40000172290	1/4 - 1/2 Mile SSW
C10	USGS40000172281	1/4 - 1/2 Mile SSW
C11	USGS40000172291	1/4 - 1/2 Mile SSW
C12	USGS40000172282	1/4 - 1/2 Mile SSW
C13	USGS40000172292	1/4 - 1/2 Mile SSW
C14	USGS40000172283	1/4 - 1/2 Mile SSW
D15	USGS40000172293	1/4 - 1/2 Mile SW
C16	USGS40000172284	1/4 - 1/2 Mile SSW
D17	USGS40000172294	1/4 - 1/2 Mile SW
C18	USGS40000172280	1/4 - 1/2 Mile SSW
C19	USGS40000172274	1/4 - 1/2 Mile SSW
D20	USGS40000172285	1/4 - 1/2 Mile SW
E21	USGS40000172298	1/4 - 1/2 Mile SW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
F23	USGS40000172266	1/4 - 1/2 Mile South
24	USGS40000172396	1/4 - 1/2 Mile NE
D25	USGS40000172275	1/4 - 1/2 Mile SSW
E28	USGS40000172295	1/4 - 1/2 Mile SW
G31	USGS40000172267	1/4 - 1/2 Mile SSW
G32	USGS40000172276	1/4 - 1/2 Mile SW
G33	USGS40000172268	1/4 - 1/2 Mile SSW
H34	USGS40000172277	1/4 - 1/2 Mile SW
35	USGS40000172355	1/4 - 1/2 Mile West
H36	USGS40000172269	1/4 - 1/2 Mile SW
39	USGS40000172261	1/4 - 1/2 Mile SW
K45	USGS40000172272	1/2 - 1 Mile SW
K46	USGS40000172278	1/2 - 1 Mile SW
L47	USGS40000172225	1/2 - 1 Mile SW
48	USGS40000172246	1/2 - 1 Mile SW
N57	USGS40000172388	1/2 - 1 Mile WNW
62	USGS40000172523	1/2 - 1 Mile North
74	USGS40000172448	1/2 - 1 Mile ENE
R80	USGS40000172379	1/2 - 1 Mile WNW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

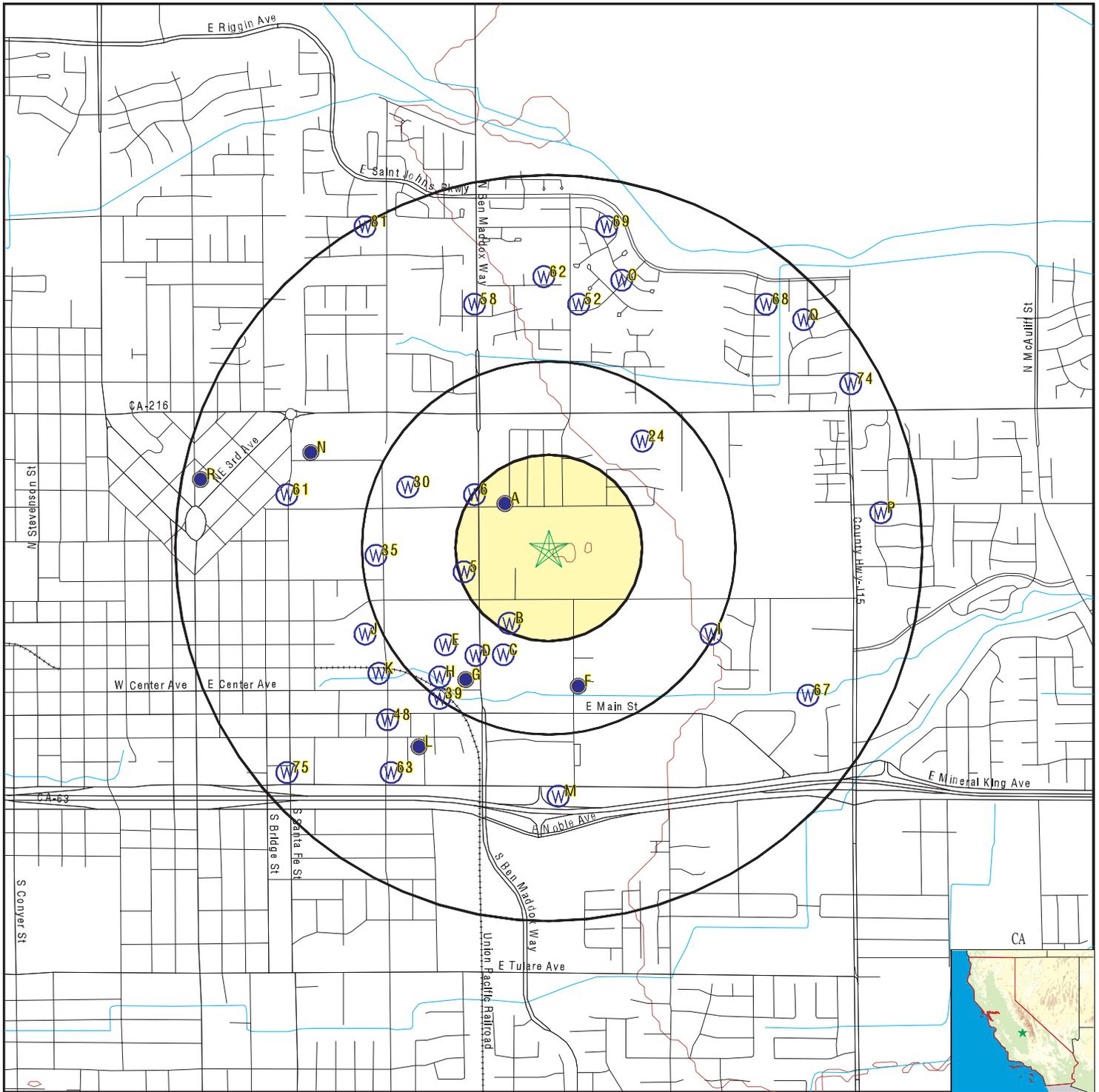
MAP ID	WELL ID	LOCATION FROM TP
A2	CADDW0000017535	1/8 - 1/4 Mile NW
A3	CAPFAS000000311	1/8 - 1/4 Mile NW
5	CADDW0000018762	1/8 - 1/4 Mile WSW
6	CADWR0000019399	1/8 - 1/4 Mile NW
F22	CADWR0000033656	1/4 - 1/2 Mile SSE
F26	CADDW0000000235	1/4 - 1/2 Mile SSE
F27	CAPFAS000000361	1/4 - 1/2 Mile SSE
G29	CADWR0000010573	1/4 - 1/2 Mile SSW
30	CADPR0000001369	1/4 - 1/2 Mile WNW
I37	13913	1/4 - 1/2 Mile ESE
I38	13916	1/4 - 1/2 Mile ESE
J40	13917	1/2 - 1 Mile WSW
J41	13915	1/2 - 1 Mile WSW
J42	13918	1/2 - 1 Mile WSW
J43	13920	1/2 - 1 Mile WSW
J44	13919	1/2 - 1 Mile WSW
L49	CADDW0000019098	1/2 - 1 Mile SSW
L50	CAPFAS000000492	1/2 - 1 Mile SSW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
M51	CAEDF0000004765	1/2 - 1 Mile South
52	CADWR0000026522	1/2 - 1 Mile North
M53	CAEDF0000077243	1/2 - 1 Mile South
M54	CAEDF0000125849	1/2 - 1 Mile South
M55	CAEDF0000062337	1/2 - 1 Mile South
M56	CAEDF0000133174	1/2 - 1 Mile South
58	CADWR9000025624	1/2 - 1 Mile NNW
N59	CADDW0000018240	1/2 - 1 Mile WNW
N60	CAPFAS000001241	1/2 - 1 Mile WNW
61	CADWR0000031297	1/2 - 1 Mile WNW
63	CADWR0000030079	1/2 - 1 Mile SW
O64	CADDW0000008274	1/2 - 1 Mile NNE
O65	CAPFAS000001366	1/2 - 1 Mile NNE
O66	CADWR9000025630	1/2 - 1 Mile NNE
67	CADWR9000025453	1/2 - 1 Mile ESE
68	CADWR0000019385	1/2 - 1 Mile NE
69	13900	1/2 - 1 Mile North
P70	CADDW0000000929	1/2 - 1 Mile East
P71	CAPFAS000001044	1/2 - 1 Mile East
Q72	CADDW0000002383	1/2 - 1 Mile NE
Q73	CAPFAS000001084	1/2 - 1 Mile NE
75	CADWR0000021673	1/2 - 1 Mile SW
R76	CADWR0000002522	1/2 - 1 Mile West
R77	CADWR0000018121	1/2 - 1 Mile West
R78	CADDW0000005762	1/2 - 1 Mile WNW
R79	CAPFAS000000184	1/2 - 1 Mile WNW
81	13898	1/2 - 1 Mile NNW

PHYSICAL SETTING SOURCE MAP - 7513961.2s



- 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: Darrels Mini Storage No. 19
 ADDRESS: 1700 East Goshen Avenue
 Visalia CA 93292
 LAT/LONG: 36.336628 / 119.275438

CLIENT: Salem Engineering Group
 CONTACT: Richard Mccondichie
 INQUIRY #: 7513961.2s
 DATE: December 06, 2023 12:32 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

A1
NW
1/8 - 1/4 Mile
Higher

FED USGS USGS40000172369

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E28D001M	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:	19610101	Well Depth:	290
Well Depth Units:	ft	Well Hole Depth:	290
Well Hole Depth Units:	ft		

A2
NW
1/8 - 1/4 Mile
Higher

CA WELLS CADDW0000017535

Well ID:	5410016-028	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 24-01 - RAW	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=5410016-028&store_num=		
GeoTracker Data:	Not Reported		

A3
NW
1/8 - 1/4 Mile
Higher

CA WELLS CAPFAS000000311

Well ID:	5410016-028	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 24-01 - RAW	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=5410016-028&store_num=		
GeoTracker Data:	Not Reported		

B4
SSW
1/8 - 1/4 Mile
Higher

FED USGS USGS40000172314

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E28M010M	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

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Construction Date:	19730810	Well Depth:	60
Well Depth Units:	ft	Well Hole Depth:	60
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1980-01-03
Feet below surface:	46.52	Feet to sea level:	Not Reported
Note:	Not Reported		

5
WSW
1/8 - 1/4 Mile
Higher

CA WELLS CADDW0000018762

Well ID:	5401079-001	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 01	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=5401079-001&store_num=		
GeoTracker Data:	Not Reported		

6
NW
1/8 - 1/4 Mile
Higher

CA WELLS CADWR0000019399

Well ID:	18S25E28D001M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	18S25E28D001M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=18S25E28D001M&store_num=		
GeoTracker Data:	Not Reported		

B7
SSW
1/4 - 1/2 Mile
Higher

FED USGS USGS40000172304

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E28M001M	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:	19660101	Well Depth:	60
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

C8
SSW
1/4 - 1/2 Mile
Higher

FED USGS USGS40000172289

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E28M005M	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:	19741216	Well Depth:	55
Well Depth Units:	ft	Well Hole Depth:	55
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1980-01-03
Feet below surface:	46.70	Feet to sea level:	Not Reported
Note:	Not Reported		

C9
SSW
1/4 - 1/2 Mile
Higher

FED USGS USGS40000172290

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E28M002M	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:	19760425	Well Depth:	60
Well Depth Units:	ft	Well Hole Depth:	60
Well Hole Depth Units:	ft		

C10
SSW
1/4 - 1/2 Mile
Higher

FED USGS USGS40000172281

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E28M008M	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:	19730806	Well Depth:	55
Well Depth Units:	ft	Well Hole Depth:	62
Well Hole Depth Units:	ft		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Ground water levels,Number of Measurements:	1	Level reading date:	1980-01-03
Feet below surface:	48.11	Feet to sea level:	Not Reported
Note:	Not Reported		

C11
SSW
1/4 - 1/2 Mile
Higher

FED USGS USGS40000172291

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E28M004M	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:	19741218	Well Depth:	56
Well Depth Units:	ft	Well Hole Depth:	63
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1980-01-03
Feet below surface:	45.87	Feet to sea level:	Not Reported
Note:	Not Reported		

C12
SSW
1/4 - 1/2 Mile
Higher

FED USGS USGS40000172282

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E28M013M	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:	19771117	Well Depth:	141
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:	1980-01-03
Feet below surface:	47.60	Feet to sea level:	Not Reported
Note:	Not Reported		

C13
SSW
1/4 - 1/2 Mile
Higher

FED USGS USGS40000172292

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E28M011M	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

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Aquifer:	Central Valley aquifer system	Aquifer Type:	Not Reported
Formation Type:	Not Reported	Well Depth:	60
Construction Date:	19730810	Well Hole Depth:	60
Well Depth Units:	ft		
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1980-01-03
Feet below surface:	47.55	Feet to sea level:	Not Reported
Note:	Not Reported		

**C14
SSW
1/4 - 1/2 Mile
Higher**

FED USGS USGS40000172283

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center	Type:	Well
Monitor Location:	018S025E28M007M	HUC:	18030012
Description:	Not Reported	Drainage Area Units:	Not Reported
Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Contrib Drainage Area:	Not Reported		
Aquifer:	Central Valley aquifer system	Aquifer Type:	Not Reported
Formation Type:	Not Reported	Well Depth:	55
Construction Date:	19750822	Well Hole Depth:	65
Well Depth Units:	ft		
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1979-10-30
Feet below surface:	46.07	Feet to sea level:	Not Reported
Note:	Not Reported		

**D15
SW
1/4 - 1/2 Mile
Higher**

FED USGS USGS40000172293

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center	Type:	Well
Monitor Location:	018S025E28M006M	HUC:	18030012
Description:	Not Reported	Drainage Area Units:	Not Reported
Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Contrib Drainage Area:	Not Reported		
Aquifer:	Central Valley aquifer system	Aquifer Type:	Not Reported
Formation Type:	Not Reported	Well Depth:	55
Construction Date:	19741218	Well Hole Depth:	55
Well Depth Units:	ft		
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1980-01-03
Feet below surface:	47.02	Feet to sea level:	Not Reported
Note:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

C16
SSW
1/4 - 1/2 Mile
Higher

FED USGS USGS40000172284

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E28M009M	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:	19760520	Well Depth:	158
Well Depth Units:	ft	Well Hole Depth:	160
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1979-10-30
Feet below surface:	46.12	Feet to sea level:	Not Reported
Note:	Not Reported		

D17
SW
1/4 - 1/2 Mile
Higher

FED USGS USGS40000172294

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E29J012M	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:	19761031	Well Depth:	54
Well Depth Units:	ft	Well Hole Depth:	54
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1980-01-03
Feet below surface:	49.22	Feet to sea level:	Not Reported
Note:	Not Reported		

C18
SSW
1/4 - 1/2 Mile
Higher

FED USGS USGS40000172280

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E28M003M	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:	19660101	Well Depth:	60

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Well Depth Units:	ft	Well Hole Depth:	60
Well Hole Depth Units:	ft		
Ground water levels,Number of Measurements:		1	Level reading date:
Feet below surface:	47.70		1980-01-03
Note:	Not Reported	Feet to sea level:	Not Reported

C19
SSW
1/4 - 1/2 Mile
Higher

FED USGS USGS40000172274

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E28M012M	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:	19761104	Well Depth:	59
Well Depth Units:	ft	Well Hole Depth:	59
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1980-01-03
Feet below surface:	48.30	Feet to sea level:	Not Reported
Note:	Not Reported		

D20
SW
1/4 - 1/2 Mile
Higher

FED USGS USGS40000172285

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E29J002M	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:	19760807	Well Depth:	55
Well Depth Units:	ft	Well Hole Depth:	55
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1980-01-03
Feet below surface:	48.02	Feet to sea level:	Not Reported
Note:	Not Reported		

E21
SW
1/4 - 1/2 Mile
Higher

FED USGS USGS40000172298

Organization ID:	USGS-CA
Organization Name:	USGS California Water Science Center

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Monitor Location:	018S025E29J005M	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	Aquifer Type:	Not Reported
Formation Type:	Not Reported	Well Depth:	53.5
Construction Date:	19761101	Well Hole Depth:	53.5
Well Depth Units:	ft		
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1980-10-30
Feet below surface:	46.90	Feet to sea level:	Not Reported
Note:	Not Reported		

**F22
SSE
1/4 - 1/2 Mile
Higher**

CA WELLS CADWR0000033656

Well ID:	18S25E28L001M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	18S25E28L001M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=18S25E28L001M&store_num=		
GeoTracker Data:	Not Reported		

**F23
South
1/4 - 1/2 Mile
Higher**

FED USGS USGS40000172266

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E28L001M	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	Aquifer Type:	Not Reported
Formation Type:	Not Reported	Well Depth:	350
Construction Date:	Not Reported	Well Hole Depth:	360
Well Depth Units:	ft		
Well Hole Depth Units:	ft		

**24
NE
1/4 - 1/2 Mile
Higher**

FED USGS USGS40000172396

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E28C001M	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	Aquifer Type:	Not Reported
Formation Type:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Construction Date:	Not Reported	Well Depth:	160
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:	1962-01-18
Feet below surface:	52.50	Feet to sea level:	Not Reported
Note:	Not Reported		

**D25
SSW
1/4 - 1/2 Mile
Higher**

FED USGS USGS40000172275

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E29J001M	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:	19760807	Well Depth:	55
Well Depth Units:	ft	Well Hole Depth:	55
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1980-01-03
Feet below surface:	48.80	Feet to sea level:	Not Reported
Note:	Not Reported		

**F26
SSE
1/4 - 1/2 Mile
Higher**

CA WELLS CADDW0000000235

Well ID:	5410016-035	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 30-01 - RAW	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=5410016-035&store_num=		
GeoTracker Data:	Not Reported		

**F27
SSE
1/4 - 1/2 Mile
Higher**

CA WELLS CAPFAS0000000361

Well ID:	5410016-035	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 30-01 - RAW	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=5410016-035&store_num=		
GeoTracker Data:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

E28
SW
1/4 - 1/2 Mile
Higher

FED USGS USGS40000172295

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E29J006M	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:	19761103	Well Depth:	59
Well Depth Units:	ft	Well Hole Depth:	59
Well Hole Depth Units:	ft		

G29
SSW
1/4 - 1/2 Mile
Higher

CA WELLS CADWR0000010573

Well ID:	18S25E28M009M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	18S25E28M009M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=18S25E28M009M&store_num=		
GeoTracker Data:	Not Reported		

30
WNW
1/4 - 1/2 Mile
Higher

CA WELLS CADPR0000001369

Well ID:	97306	Well Type:	UNK
Source:	Department of Pesticide Regulation		
Other Name:	97306	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DPR&samp_date=&global_id=&assigned_name=97306&store_num=		
GeoTracker Data:	Not Reported		

G31
SSW
1/4 - 1/2 Mile
Higher

FED USGS USGS40000172267

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E29J011M	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

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Construction Date:	19761102	Well Depth:	58
Well Depth Units:	ft	Well Hole Depth:	58
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1980-01-03
Feet below surface:	49.56	Feet to sea level:	Not Reported
Note:	Not Reported		

**G32
SW
1/4 - 1/2 Mile
Higher**

FED USGS USGS40000172276

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E29J004M	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:	19761102	Well Depth:	56
Well Depth Units:	ft	Well Hole Depth:	56
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1980-01-02
Feet below surface:	48.48	Feet to sea level:	Not Reported
Note:	Not Reported		

**G33
SSW
1/4 - 1/2 Mile
Higher**

FED USGS USGS40000172268

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E29J010M	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:	19761030	Well Depth:	55.5
Well Depth Units:	ft	Well Hole Depth:	55.5
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1980-01-02
Feet below surface:	49.20	Feet to sea level:	Not Reported
Note:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

H34
SW
1/4 - 1/2 Mile
Higher

FED USGS USGS40000172277

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E29J007M	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:	19761028	Well Depth:	58
Well Depth Units:	ft	Well Hole Depth:	58
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1980-01-02
Feet below surface:	46.85	Feet to sea level:	Not Reported
Note:	Not Reported		

35
West
1/4 - 1/2 Mile
Higher

FED USGS USGS40000172355

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E29G001M	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:	96
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

H36
SW
1/4 - 1/2 Mile
Higher

FED USGS USGS40000172269

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E29J008M	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:	19761029	Well Depth:	56
Well Depth Units:	ft	Well Hole Depth:	56
Well Hole Depth Units:	ft		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Ground water levels, Number of Measurements:	1	Level reading date:	1980-01-02
Feet below surface:	51.32	Feet to sea level:	Not Reported
Note:	Not Reported		

**I37
ESE
1/4 - 1/2 Mile
Higher**

CA WELLS 13913

Seq:	13913	Prim sta c:	18S/25E-27N01 M
Frds no:	5410016018	County:	54
District:	12	User id:	CYA
System no:	5410016	Water type:	G
Source nam:	WELL 15-01 - TREATED	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	362000.0	Longitude:	1191600.0
Precision:	8	Status:	AT
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		
System no:	5410016	System nam:	Visalia - California Water Service
Hqname:	CALIFORNIA WTR SERV CO	Address:	P O BOX 1150
City:	SAN JOSE	State:	CA
Zip:	95108	Zip ext:	Not Reported
Pop serv:	82300	Connection:	26151
Area serve:	VISALIA		
Sample date:	11-APR-17	Finding:	0.12
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dir:	0.1		
Sample date:	11-APR-17	Finding:	11.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	11-APR-17	Finding:	180.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	11-APR-17	Finding:	8.
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	11-APR-17	Finding:	68.
Chemical:	ALKALINITY (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	11-APR-17	Finding:	1.2
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	11-APR-17	Finding:	100.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	11-APR-17	Finding:	120.
Chemical:	STRONTIUM - 90 COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	11-APR-17	Finding:	180.

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Chemical: Dir:	CYANIDE 100.	Report units:	UG/L
Sample date: Chemical: Dir:	11-APR-17 SULFATE 0.5	Finding: Report units:	6.6 MG/L
Sample date: Chemical: Dir:	11-APR-17 CHLORIDE 0.	Finding: Report units:	3.3 MG/L
Sample date: Chemical: Dir:	11-APR-17 SODIUM 0.	Finding: Report units:	9.7 MG/L
Sample date: Chemical: Dir:	11-APR-17 MAGNESIUM 0.	Finding: Report units:	2.5 MG/L
Sample date: Chemical: Dir:	11-APR-17 CALCIUM 0.	Finding: Report units:	23. MG/L
Sample date: Chemical: Dir:	11-APR-17 HARDNESS (TOTAL) AS CaCO ₃ 0.	Finding: Report units:	67. MG/L
Sample date: Chemical: Dir:	11-APR-17 NITRATE (AS N) 0.4	Finding: Report units:	1.2 MG/L
Sample date: Chemical: Dir:	11-APR-17 BICARBONATE ALKALINITY 0.	Finding: Report units:	83. MG/L
Sample date: Chemical: Dir:	11-APR-16 NITRATE (AS N) 0.4	Finding: Report units:	1.45 MG/L
Sample date: Chemical: Dir:	06-JUL-15 SOURCE TEMPERATURE C 0.	Finding: Report units:	19.3 C
Sample date: Chemical: Dir:	06-JUL-15 PH, FIELD 0.	Finding: Report units:	8.08 Not Reported
Sample date: Chemical: Dir:	01-JUN-15 PH, FIELD 0.	Finding: Report units:	7.18 Not Reported
Sample date: Chemical: Dir:	01-JUN-15 SOURCE TEMPERATURE C 0.	Finding: Report units:	18.7 C
Sample date: Chemical: Dir:	04-MAY-15 SOURCE TEMPERATURE C 0.	Finding: Report units:	18.1 C
Sample date: Chemical: Dir:	04-MAY-15 PH, FIELD 0.	Finding: Report units:	7.93 Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	06-APR-15	Finding:	7.9
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	06-APR-15	Finding:	18.
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	30-MAR-15	Finding:	6.177
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	02-MAR-15	Finding:	7.86
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	02-MAR-15	Finding:	17.7
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	02-FEB-15	Finding:	7.84
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	02-FEB-15	Finding:	17.4
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	05-JAN-15	Finding:	19.
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	05-JAN-15	Finding:	7.61
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	01-DEC-14	Finding:	7.05
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	01-DEC-14	Finding:	18.4
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	03-NOV-14	Finding:	17.5
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	03-NOV-14	Finding:	7.36
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	06-OCT-14	Finding:	18.5
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	06-OCT-14	Finding:	7.5
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	02-SEP-14	Finding:	7.76
Chemical:	PH, FIELD	Report units:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.		
Sample date:	04-AUG-14	Finding:	8.07
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	07-JUL-14	Finding:	6.93
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	02-JUN-14	Finding:	7.84
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	05-MAY-14	Finding:	7.77
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	28-APR-14	Finding:	0.5
Chemical:	TOTAL TRIHALOMETHANES	Report units:	UG/L
Dir:	0.		
Sample date:	02-APR-14	Finding:	170.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	02-APR-14	Finding:	8.2
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	02-APR-14	Finding:	72.
Chemical:	ALKALINITY (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	02-APR-14	Finding:	87.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	02-APR-14	Finding:	65.
Chemical:	HARDNESS (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	02-APR-14	Finding:	22.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	02-APR-14	Finding:	2.4
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	02-APR-14	Finding:	9.1
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	02-APR-14	Finding:	3.8
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	02-APR-14	Finding:	7.6
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	02-APR-14	Finding:	110.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	02-APR-14	Finding:	7.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	02-APR-14	Finding:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	02-APR-14	Finding:	18.
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	02-APR-14	Finding:	8.2
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	02-APR-14	Finding:	2.6
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	02-APR-14	Finding:	3.
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	02-APR-14	Finding:	0.96
Chemical:	RADIUM 228 MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	03-MAR-14	Finding:	7.98
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	03-FEB-14	Finding:	8.34
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	06-JAN-14	Finding:	7.41
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	02-DEC-13	Finding:	7.56
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	04-NOV-13	Finding:	7.63
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	07-OCT-13	Finding:	7.68
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	03-SEP-13	Finding:	7.
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	05-AUG-13	Finding:	6.86
Chemical:	PH, FIELD	Report units:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.		
Sample date:	01-JUL-13	Finding:	7.4
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	03-JUN-13	Finding:	7.71
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	06-MAY-13	Finding:	7.05
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	01-APR-13	Finding:	8.33
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	26-MAR-13	Finding:	8.068
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	26-MAR-13	Finding:	7.22
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	26-MAR-13	Finding:	19.6
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	04-MAR-13	Finding:	7.68
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	04-FEB-13	Finding:	7.67
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	07-JAN-13	Finding:	7.73
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	03-DEC-12	Finding:	7.34
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	05-NOV-12	Finding:	7.23
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	01-OCT-12	Finding:	7.81
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	04-SEP-12	Finding:	7.78
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	06-AUG-12	Finding:	7.02
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	02-JUL-12	Finding:	7.58
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	04-JUN-12	Finding:	7.58
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	07-MAY-12	Finding:	6.86
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	17-APR-12	Finding:	7.03
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	17-APR-12	Finding:	18.5
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	17-APR-12	Finding:	9.494
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	02-APR-12	Finding:	7.61
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	05-MAR-12	Finding:	7.73
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	06-FEB-12	Finding:	7.63
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	03-JAN-12	Finding:	7.73
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		

**I38
ESE
1/4 - 1/2 Mile
Higher**

CA WELLS 13916

Seq:	13916	Prim sta c:	18S/25E-28L01 M
Frds no:	5410016035	County:	54
District:	12	User id:	CYA
System no:	5410016	Water type:	G
Source nam:	WELL 30-01 - TREATED	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	362000.0	Longitude:	1191600.0
Precision:	8	Status:	AT
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		
System no:	5410016	System nam:	Visalia - California Water Service
Hqname:	CALIFORNIA WTR SERV CO	Address:	P O BOX 1150
City:	SAN JOSE	State:	CA
Zip:	95108	Zip ext:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Pop serv:	82300	Connection:	26151
Area serve:	VISALIA		
Sample date:	26-FEB-18	Finding:	6.948
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	14-NOV-17	Finding:	5.782
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	07-AUG-17	Finding:	5.761
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	08-MAY-17	Finding:	5.371
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	21-FEB-17	Finding:	7.3
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	31-OCT-16	Finding:	5.128
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	16-MAY-16	Finding:	4.251
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	09-FEB-16	Finding:	4.541
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	04-NOV-15	Finding:	130.
Chemical:	HARDNESS (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	04-NOV-15	Finding:	4.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	04-NOV-15	Finding:	130.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	04-NOV-15	Finding:	110.
Chemical:	ALKALINITY (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	04-NOV-15	Finding:	7.5
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	04-NOV-15	Finding:	280.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	04-NOV-15	Finding:	42.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	04-NOV-15	Finding:	6.3
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	04-NOV-15	Finding:	11.
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	04-NOV-15	Finding:	7.3
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	04-NOV-15	Finding:	200.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	04-NOV-15	Finding:	0.21
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dir:	0.1		
Sample date:	04-NOV-15	Finding:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	04-NOV-15	Finding:	13.
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	21-JUL-15	Finding:	19.6
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	21-JUL-15	Finding:	6.88
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	16-JUN-15	Finding:	7.09
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	16-JUN-15	Finding:	19.4
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	19-MAY-15	Finding:	7.06
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	19-MAY-15	Finding:	18.4
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	21-APR-15	Finding:	7.03
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	21-APR-15	Finding:	18.5
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	17-MAR-15	Finding:	18.6
Chemical:	SOURCE TEMPERATURE C	Report units:	C

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.		
Sample date:	17-MAR-15	Finding:	6.97
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	17-FEB-15	Finding:	7.21
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	17-FEB-15	Finding:	18.
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	26-JAN-15	Finding:	21.099
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	20-JAN-15	Finding:	18.8
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	20-JAN-15	Finding:	7.46
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	15-DEC-14	Finding:	17.4
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	15-DEC-14	Finding:	7.49
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-NOV-14	Finding:	7.22
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-NOV-14	Finding:	17.7
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	17-NOV-14	Finding:	20.891
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	21-OCT-14	Finding:	18.
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	21-OCT-14	Finding:	7.16
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	16-SEP-14	Finding:	7.15
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	19-AUG-14	Finding:	7.16
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	18-AUG-14	Finding:	22.23
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	17-JUL-14	Finding:	7.08
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	21-JAN-14	Finding:	7.28
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	16-DEC-13	Finding:	6.86
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	19-NOV-13	Finding:	6.86
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-NOV-13	Finding:	20.98
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	22-OCT-13	Finding:	7.3
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	17-SEP-13	Finding:	6.83
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	20-AUG-13	Finding:	19.1
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	20-AUG-13	Finding:	7.01
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	20-AUG-13	Finding:	7.01
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	20-AUG-13	Finding:	21.744
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	17-JUL-13	Finding:	6.73
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-JUN-13	Finding:	6.62
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	21-MAY-13	Finding:	6.94
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	13-MAY-13	Finding:	22.45
Chemical:	NITRATE (AS NO3)	Report units:	MG/L

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	2.		
Sample date:	16-APR-13	Finding:	6.7
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	19-MAR-13	Finding:	6.61
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	20-FEB-13	Finding:	18.1
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	20-FEB-13	Finding:	7.52
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	20-FEB-13	Finding:	25.206
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	19-FEB-13	Finding:	7.36
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	23-JAN-13	Finding:	6.79
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-DEC-12	Finding:	6.94
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	20-NOV-12	Finding:	6.89
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-NOV-12	Finding:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	18-NOV-12	Finding:	24.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	18-NOV-12	Finding:	210.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	18-NOV-12	Finding:	15.
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	18-NOV-12	Finding:	7.
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	18-NOV-12	Finding:	12.
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	18-NOV-12	Finding:	6.9
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	18-NOV-12	Finding:	47.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	18-NOV-12	Finding:	140.
Chemical:	HARDNESS (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	18-NOV-12	Finding:	140.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	18-NOV-12	Finding:	120.
Chemical:	ALKALINITY (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	18-NOV-12	Finding:	8.1
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	18-NOV-12	Finding:	310.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	18-NOV-12	Finding:	0.7
Chemical:	RADIUM 228 MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	18-NOV-12	Finding:	3.
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	18-NOV-12	Finding:	2.5
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	18-NOV-12	Finding:	0.33
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported
Dir:	0.		
Sample date:	12-NOV-12	Finding:	4.6
Chemical:	URANIUM (PCI/L)	Report units:	PCI/L
Dir:	1.		
Sample date:	16-OCT-12	Finding:	7.06
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-SEP-12	Finding:	6.81
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	21-AUG-12	Finding:	6.85
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	14-AUG-12	Finding:	19.6
Chemical:	SOURCE TEMPERATURE C	Report units:	C

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.		
Sample date:	14-AUG-12	Finding:	23.521
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	14-AUG-12	Finding:	6.76
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	17-JUL-12	Finding:	7.03
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	19-JUN-12	Finding:	7.09
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	17-JAN-12	Finding:	7.21
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		

**39
SW
1/4 - 1/2 Mile
Higher**

FED USGS USGS40000172261

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E29J009M	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:	19761030	Well Depth:	58.5
Well Depth Units:	ft	Well Hole Depth:	58.5
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1980-01-03
Feet below surface:	49.31	Feet to sea level:	Not Reported
Note:	Not Reported		

**J40
WSW
1/2 - 1 Mile
Higher**

CA WELLS 13917

Seq:	13917	Prim sta c:	18S/25E-29B01 M
Frds no:	5410016015	County:	54
District:	12	User id:	CYA
System no:	5410016	Water type:	G
Source nam:	WELL 12-01 - TREATED	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	362000.0	Longitude:	1191700.0
Precision:	8	Status:	AT
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

System no:	5410016	System nam:	Visalia - California Water Service
Hqname:	CALIFORNIA WTR SERV CO	Address:	P O BOX 1150
City:	SAN JOSE	State:	CA
Zip:	95108	Zip ext:	Not Reported
Pop serv:	82300	Connection:	26151
Area serve:	VISALIA		
Sample date:	23-JAN-18	Finding:	0.72
Chemical:	RADIUM 228 MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	23-JAN-18	Finding:	18.
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	23-JAN-18	Finding:	2.3
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	23-JAN-18	Finding:	0.67
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	23-JAN-18	Finding:	6.8
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	23-JAN-18	Finding:	18.
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	23-JAN-18	Finding:	0.604
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	23-JAN-18	Finding:	0.47
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	23-JAN-18	Finding:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	23-JAN-18	Finding:	0.19
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dir:	0.1		
Sample date:	23-JAN-18	Finding:	100.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	23-JAN-18	Finding:	3.
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	23-JAN-18	Finding:	2.8
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	23-JAN-18	Finding:	11.
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	23-JAN-18	Finding:	1.6
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	23-JAN-18	Finding:	18.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	23-JAN-18	Finding:	51.
Chemical:	HARDNESS (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	23-JAN-18	Finding:	0.47
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	23-JAN-18	Finding:	85.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	23-JAN-18	Finding:	69.
Chemical:	ALKALINITY (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	23-JAN-18	Finding:	6.85
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	23-JAN-18	Finding:	150.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	23-JAN-18	Finding:	6.8
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	17-JAN-17	Finding:	0.695
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	11-JAN-16	Finding:	0.725
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	07-JUL-15	Finding:	20.1
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	07-JUL-15	Finding:	6.61
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	02-JUN-15	Finding:	7.44
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	02-JUN-15	Finding:	18.6
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	05-MAY-15	Finding:	7.39
Chemical:	PH, FIELD	Report units:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.		
Sample date:	05-MAY-15	Finding:	17.7
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	07-APR-15	Finding:	7.37
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	07-APR-15	Finding:	17.7
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	03-MAR-15	Finding:	17.8
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	03-MAR-15	Finding:	7.59
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	03-FEB-15	Finding:	19.3
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	03-FEB-15	Finding:	7.32
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-JAN-15	Finding:	7.9
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	18-JAN-15	Finding:	150.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	18-JAN-15	Finding:	65.
Chemical:	ALKALINITY (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	18-JAN-15	Finding:	79.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	18-JAN-15	Finding:	54.
Chemical:	HARDNESS (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	18-JAN-15	Finding:	19.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	18-JAN-15	Finding:	1.8
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	18-JAN-15	Finding:	9.6
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	18-JAN-15	Finding:	3.7
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	18-JAN-15	Finding:	94.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	18-JAN-15	Finding:	2.7
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	18-JAN-15	Finding:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	18-JAN-15	Finding:	2.9
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	06-JAN-15	Finding:	16.4
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	06-JAN-15	Finding:	7.85
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	02-DEC-14	Finding:	7.88
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	02-DEC-14	Finding:	17.6
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	04-NOV-14	Finding:	17.4
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	04-NOV-14	Finding:	7.54
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	07-OCT-14	Finding:	19.
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	07-OCT-14	Finding:	7.6
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	03-SEP-14	Finding:	7.91
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	05-AUG-14	Finding:	7.74
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	08-JUL-14	Finding:	7.17
Chemical:	PH, FIELD	Report units:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.		
Sample date:	03-JUN-14	Finding:	7.08
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	06-MAY-14	Finding:	7.61
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	04-MAR-14	Finding:	7.17
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	04-FEB-14	Finding:	7.83
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	27-JAN-14	Finding:	2.732
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	07-JAN-14	Finding:	7.1
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	03-DEC-13	Finding:	6.82
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	05-NOV-13	Finding:	7.8
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	08-OCT-13	Finding:	7.26
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	03-SEP-13	Finding:	7.14
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	06-AUG-13	Finding:	7.09
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	02-JUL-13	Finding:	7.15
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	04-JUN-13	Finding:	7.01
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	06-MAY-13	Finding:	7.1
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	02-APR-13	Finding:	7.57
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	05-MAR-13	Finding:	7.51
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	05-FEB-13	Finding:	7.22
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	22-JAN-13	Finding:	16.8
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	22-JAN-13	Finding:	7.14
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	22-JAN-13	Finding:	2.659
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	08-JAN-13	Finding:	7.28
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	04-DEC-12	Finding:	7.4
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	06-NOV-12	Finding:	7.16
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	02-OCT-12	Finding:	7.46
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	05-SEP-12	Finding:	7.46
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	07-AUG-12	Finding:	7.01
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	05-JUL-12	Finding:	7.38
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	05-JUN-12	Finding:	6.67
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	08-MAY-12	Finding:	7.
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	03-APR-12	Finding:	7.66
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	05-MAR-12	Finding:	6.99
Chemical:	PH, FIELD	Report units:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.		
Sample date:	07-FEB-12	Finding:	7.87
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	24-JAN-12	Finding:	2.896
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	24-JAN-12	Finding:	18.5
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	24-JAN-12	Finding:	7.89
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	19-JAN-12	Finding:	67.
Chemical:	ALKALINITY (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	19-JAN-12	Finding:	8.2
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	19-JAN-12	Finding:	150.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	19-JAN-12	Finding:	82.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	19-JAN-12	Finding:	56.
Chemical:	HARDNESS (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	19-JAN-12	Finding:	19.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	19-JAN-12	Finding:	1.8
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	19-JAN-12	Finding:	10.
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	19-JAN-12	Finding:	3.6
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	19-JAN-12	Finding:	3.5
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	19-JAN-12	Finding:	0.12
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dir:	0.1		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	19-JAN-12	Finding:	0.2
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported
Dir:	0.		
Sample date:	19-JAN-12	Finding:	2.9
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	19-JAN-12	Finding:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	19-JAN-12	Finding:	100.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	04-JAN-12	Finding:	7.94
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		

**J41
WSW
1/2 - 1 Mile
Higher**

CA WELLS 13915

Seq:	13915	Prim sta c:	18S/25E-28D01 M
Frds no:	5410016028	County:	54
District:	12	User id:	CYA
System no:	5410016	Water type:	G
Source nam:	WELL 24-01 - TREATED	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	362000.0	Longitude:	1191700.0
Precision:	8	Status:	AT
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		
System no:	5410016	System nam:	Visalia - California Water Service
Hqname:	CALIFORNIA WTR SERV CO	Address:	P O BOX 1150
City:	SAN JOSE	State:	CA
Zip:	95108	Zip ext:	Not Reported
Pop serv:	82300	Connection:	26151
Area serve:	VISALIA		
Sample date:	15-MAR-18	Finding:	88.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	15-MAR-18	Finding:	1.1
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	15-MAR-18	Finding:	7.65
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	15-MAR-18	Finding:	170.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	15-MAR-18	Finding:	7.65

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Chemical: Dir:	PH, FIELD 0.	Report units:	Not Reported
Sample date: Chemical: Dir:	15-MAR-18 SOURCE TEMPERATURE C 0.	Finding: Report units:	18.4 C
Sample date: Chemical: Dir:	15-MAR-18 VANADIUM 3.	Finding: Report units:	8.257 UG/L
Sample date: Chemical: Dir:	15-MAR-18 MOLYDBENDUM 0.	Finding: Report units:	0.871 UG/L
Sample date: Chemical: Dir:	15-MAR-18 COBALT 0.	Finding: Report units:	4.6e-002 UG/L
Sample date: Chemical: Dir:	15-MAR-18 ALKALINITY (TOTAL) AS CaCO3 0.	Finding: Report units:	72. MG/L
Sample date: Chemical: Dir:	15-MAR-18 SULFATE 0.5	Finding: Report units:	3.8 MG/L
Sample date: Chemical: Dir:	15-MAR-18 TOTAL DISSOLVED SOLIDS 0.	Finding: Report units:	120. MG/L
Sample date: Chemical: Dir:	15-MAR-18 NITRATE + NITRITE (AS N) 0.4	Finding: Report units:	1.1 MG/L
Sample date: Chemical: Dir:	15-MAR-18 TURBIDITY, LABORATORY 0.1	Finding: Report units:	0.15 NTU
Sample date: Chemical: Dir:	15-MAR-18 AGGRSSIVE INDEX (CORROSIVITY) 0.	Finding: Report units:	12. Not Reported
Sample date: Chemical: Dir:	15-MAR-18 CHLORIDE 0.	Finding: Report units:	3.2 MG/L
Sample date: Chemical: Dir:	15-MAR-18 SODIUM 0.	Finding: Report units:	9.8 MG/L
Sample date: Chemical: Dir:	15-MAR-18 MAGNESIUM 0.	Finding: Report units:	2.5 MG/L
Sample date: Chemical: Dir:	15-MAR-18 CALCIUM 0.	Finding: Report units:	24. MG/L
Sample date: Chemical: Dir:	15-MAR-18 HARDNESS (TOTAL) AS CaCO3 0.	Finding: Report units:	71. MG/L

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	14-MAR-17	Finding:	1.78
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	07-MAR-16	Finding:	11.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	07-MAR-16	Finding:	0.14
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dir:	0.1		
Sample date:	07-MAR-16	Finding:	4.2
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	07-MAR-16	Finding:	3.2
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	07-MAR-16	Finding:	9.4
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	07-MAR-16	Finding:	2.4
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	07-MAR-16	Finding:	23.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	07-MAR-16	Finding:	69.
Chemical:	HARDNESS (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	07-MAR-16	Finding:	1.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	07-MAR-16	Finding:	91.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	07-MAR-16	Finding:	75.
Chemical:	ALKALINITY (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	07-MAR-16	Finding:	7.5
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	07-MAR-16	Finding:	160.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	07-MAR-16	Finding:	7.5
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	07-MAR-16	Finding:	16.8
Chemical:	SOURCE TEMPERATURE C	Report units:	C

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.		
Sample date:	07-MAR-16	Finding:	110.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	01-MAR-16	Finding:	1.185
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	02-FEB-15	Finding:	17.2
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	02-FEB-15	Finding:	6.92
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	05-JAN-15	Finding:	7.73
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	05-JAN-15	Finding:	17.4
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	01-DEC-14	Finding:	7.7
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	01-DEC-14	Finding:	17.4
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	03-NOV-14	Finding:	17.5
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	03-NOV-14	Finding:	7.59
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	06-OCT-14	Finding:	7.59
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	06-OCT-14	Finding:	18.5
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	02-SEP-14	Finding:	8.12
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	04-AUG-14	Finding:	7.32
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	07-JUL-14	Finding:	7.19
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	02-JUN-14	Finding:	7.5
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	05-MAY-14	Finding:	7.55
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	17-MAR-14	Finding:	4.635
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	17-MAR-14	Finding:	7.78
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	17-MAR-14	Finding:	17.9
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	03-MAR-14	Finding:	7.83
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	03-FEB-14	Finding:	7.91
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	06-JAN-14	Finding:	7.11
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	02-DEC-13	Finding:	7.65
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	04-NOV-13	Finding:	7.01
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	07-OCT-13	Finding:	7.08
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	03-SEP-13	Finding:	6.88
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	05-AUG-13	Finding:	7.05
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	01-JUL-13	Finding:	7.
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	03-JUN-13	Finding:	7.31
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	07-MAY-13	Finding:	6.98
Chemical:	PH, FIELD	Report units:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.		
Sample date:	01-APR-13	Finding:	7.21
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	13-MAR-13	Finding:	17.3
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	13-MAR-13	Finding:	4.376
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	13-MAR-13	Finding:	7.07
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	04-MAR-13	Finding:	6.8
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	04-FEB-13	Finding:	7.08
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	07-JAN-13	Finding:	6.94
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	03-DEC-12	Finding:	7.1
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	05-NOV-12	Finding:	7.07
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	01-OCT-12	Finding:	6.93
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	04-SEP-12	Finding:	7.88
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	06-AUG-12	Finding:	7.05
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	30-JUL-12	Finding:	7.44
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	02-JUL-12	Finding:	6.95
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	04-JUN-12	Finding:	7.82
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	07-MAY-12	Finding:	7.35
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	02-APR-12	Finding:	7.45
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	06-MAR-12	Finding:	78.
Chemical:	ALKALINITY (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	06-MAR-12	Finding:	8.2
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	06-MAR-12	Finding:	170.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	06-MAR-12	Finding:	96.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	06-MAR-12	Finding:	67.
Chemical:	HARDNESS (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	06-MAR-12	Finding:	23.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	06-MAR-12	Finding:	2.3
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	06-MAR-12	Finding:	9.2
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	06-MAR-12	Finding:	4.9
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	06-MAR-12	Finding:	120.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	06-MAR-12	Finding:	4.2
Chemical:	NITRATE (AS NO ₃)	Report units:	MG/L
Dir:	2.		
Sample date:	06-MAR-12	Finding:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	06-MAR-12	Finding:	3.3
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	05-MAR-12	Finding:	7.49
Chemical:	PH, FIELD	Report units:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.	Finding:	7.68
Sample date:	06-FEB-12	Report units:	Not Reported
Chemical:	PH, FIELD		
Dir:	0.		
Sample date:	03-JAN-12	Finding:	7.88
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		

**J42
WSW
1/2 - 1 Mile
Higher**

CA WELLS 13918

Seq:	13918	Prim sta c:	18S/25E-29C01 M
Frds no:	5410016003	County:	54
District:	12	User id:	CYA
System no:	5410016	Water type:	G
Source nam:	WELL 03-03 - TREATED	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	362000.0	Longitude:	1191700.0
Precision:	8	Status:	AT
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		
System no:	5410016	System nam:	Visalia - California Water Service
Hqname:	CALIFORNIA WTR SERV CO	Address:	P O BOX 1150
City:	SAN JOSE	State:	CA
Zip:	95108	Zip ext:	Not Reported
Pop serv:	82300	Connection:	26151
Area serve:	VISALIA		
Sample date:	06-JUL-15	Finding:	20.2
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	06-JUL-15	Finding:	7.34
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	01-JUN-15	Finding:	7.37
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	01-JUN-15	Finding:	20.6
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	04-MAY-15	Finding:	7.64
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	04-MAY-15	Finding:	20.7
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	06-APR-15	Finding:	19.6
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	06-APR-15	Finding:	6.96
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	02-MAR-15	Finding:	17.6
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	02-MAR-15	Finding:	7.31
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	02-FEB-15	Finding:	7.
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	02-FEB-15	Finding:	19.6
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	18-JAN-15	Finding:	190.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	18-JAN-15	Finding:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	18-JAN-15	Finding:	6.2
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	18-JAN-15	Finding:	120.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	18-JAN-15	Finding:	4.8
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	18-JAN-15	Finding:	4.
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	18-JAN-15	Finding:	8.5
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	18-JAN-15	Finding:	4.
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	18-JAN-15	Finding:	24.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	18-JAN-15	Finding:	77.
Chemical:	HARDNESS (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	18-JAN-15	Finding:	93.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.		
Sample date:	18-JAN-15	Finding:	77.
Chemical:	ALKALINITY (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	18-JAN-15	Finding:	7.6
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	05-JAN-15	Finding:	7.72
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	05-JAN-15	Finding:	17.3
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	01-DEC-14	Finding:	7.59
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	01-DEC-14	Finding:	18.
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	03-NOV-14	Finding:	18.2
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	03-NOV-14	Finding:	7.5
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	06-OCT-14	Finding:	7.52
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	06-OCT-14	Finding:	19.7
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	02-SEP-14	Finding:	7.88
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	04-AUG-14	Finding:	7.37
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	21-JUL-14	Finding:	0.52
Chemical:	TETRACHLOROETHYLENE	Report units:	UG/L
Dir:	0.5		
Sample date:	07-JUL-14	Finding:	7.38
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	02-JUN-14	Finding:	7.54
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	05-MAY-14	Finding:	8.04
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	27-APR-14	Finding:	0.5
Chemical:	TOTAL TRIHALOMETHANES	Report units:	UG/L
Dir:	0.		
Sample date:	03-MAR-14	Finding:	7.84
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	03-FEB-14	Finding:	7.84
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	27-JAN-14	Finding:	8.498
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	27-JAN-14	Finding:	0.5
Chemical:	TOTAL TRIHALOMETHANES	Report units:	UG/L
Dir:	0.		
Sample date:	06-JAN-14	Finding:	7.06
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	02-DEC-13	Finding:	7.64
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	04-NOV-13	Finding:	6.97
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	22-OCT-13	Finding:	0.53
Chemical:	TETRACHLOROETHYLENE	Report units:	UG/L
Dir:	0.5		
Sample date:	07-OCT-13	Finding:	7.11
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	03-SEP-13	Finding:	7.03
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	05-AUG-13	Finding:	6.98
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	23-JUL-13	Finding:	0.57
Chemical:	TETRACHLOROETHYLENE	Report units:	UG/L
Dir:	0.5		
Sample date:	01-JUL-13	Finding:	6.97
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	03-JUN-13	Finding:	7.21
Chemical:	PH, FIELD	Report units:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.		
Sample date:	07-MAY-13	Finding:	6.99
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	21-APR-13	Finding:	0.51
Chemical:	TETRACHLOROETHYLENE	Report units:	UG/L
Dir:	0.5		
Sample date:	01-APR-13	Finding:	7.26
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	04-MAR-13	Finding:	6.8
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	04-FEB-13	Finding:	6.89
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	22-JAN-13	Finding:	7.09
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	22-JAN-13	Finding:	6.696
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	22-JAN-13	Finding:	17.3
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	07-JAN-13	Finding:	6.87
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	03-DEC-12	Finding:	7.01
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	05-NOV-12	Finding:	7.3
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	01-OCT-12	Finding:	6.91
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	04-SEP-12	Finding:	7.9
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	06-AUG-12	Finding:	7.26
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	30-JUL-12	Finding:	7.33
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	22-JUL-12	Finding:	0.66
Chemical:	TETRACHLOROETHYLENE	Report units:	UG/L
Dir:	0.5		
Sample date:	02-JUL-12	Finding:	6.91
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	04-JUN-12	Finding:	7.88
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	07-MAY-12	Finding:	7.48
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	02-APR-12	Finding:	7.46
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	06-MAR-12	Finding:	7.7
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	06-FEB-12	Finding:	7.67
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	30-JAN-12	Finding:	8.05
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	30-JAN-12	Finding:	18.
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	19-JAN-12	Finding:	3.6
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	19-JAN-12	Finding:	8.6
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	19-JAN-12	Finding:	22.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	19-JAN-12	Finding:	70.
Chemical:	HARDNESS (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	19-JAN-12	Finding:	88.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	19-JAN-12	Finding:	72.
Chemical:	ALKALINITY (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	19-JAN-12	Finding:	8.2
Chemical:	PH, LABORATORY	Report units:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.		
Sample date:	19-JAN-12	Finding:	170.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	19-JAN-12	Finding:	0.67
Chemical:	RADIUM 228 MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	19-JAN-12	Finding:	3.
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	19-JAN-12	Finding:	2.8
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	19-JAN-12	Finding:	4.9
Chemical:	GROSS ALPHA	Report units:	PCI/L
Dir:	3.		
Sample date:	19-JAN-12	Finding:	4.4
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	19-JAN-12	Finding:	0.12
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dir:	0.1		
Sample date:	19-JAN-12	Finding:	110.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	19-JAN-12	Finding:	5.4
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	19-JAN-12	Finding:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	19-JAN-12	Finding:	3.6
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	03-JAN-12	Finding:	7.97
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		

**J43
WSW
1/2 - 1 Mile
Higher**

CA WELLS 13920

Seq:	13920	Prim sta c:	18S/25E-29R01 M
Frds no:	5410016010	County:	54
District:	12	User id:	CYA
System no:	5410016	Water type:	G
Source nam:	WELL 07-01 - TREATED	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	362000.0	Longitude:	1191700.0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Precision:	8	Status:	AT
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		
System no:	5410016	System nam:	Visalia - California Water Service
Hqname:	CALIFORNIA WTR SERV CO	Address:	P O BOX 1150
City:	SAN JOSE	State:	CA
Zip:	95108	Zip ext:	Not Reported
Pop serv:	82300	Connection:	26151
Area serve:	VISALIA		
Sample date:	17-JUL-17	Finding:	2.091
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	13-JUL-16	Finding:	130.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	13-JUL-16	Finding:	0.13
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dir:	0.1		
Sample date:	13-JUL-16	Finding:	11.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	13-JUL-16	Finding:	19.3
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	13-JUL-16	Finding:	7.5
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	13-JUL-16	Finding:	210.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	13-JUL-16	Finding:	7.5
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	13-JUL-16	Finding:	87.
Chemical:	ALKALINITY (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	13-JUL-16	Finding:	110.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	13-JUL-16	Finding:	1.5
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	13-JUL-16	Finding:	86.
Chemical:	HARDNESS (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	13-JUL-16	Finding:	29.

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	13-JUL-16	Finding:	3.2
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	13-JUL-16	Finding:	10.
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	13-JUL-16	Finding:	3.2
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	13-JUL-16	Finding:	5.7
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	01-APR-15	Finding:	21.2
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	01-APR-15	Finding:	7.61
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	23-MAR-15	Finding:	7.38
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	23-MAR-15	Finding:	20.
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	17-MAR-15	Finding:	19.5
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	17-MAR-15	Finding:	7.76
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-FEB-15	Finding:	19.5
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	18-FEB-15	Finding:	7.83
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	21-JAN-15	Finding:	7.83
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	21-JAN-15	Finding:	18.7
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	16-DEC-14	Finding:	18.8
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	16-DEC-14	Finding:	7.93
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-NOV-14	Finding:	7.81
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-NOV-14	Finding:	19.1
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	21-OCT-14	Finding:	7.67
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	21-OCT-14	Finding:	20.7
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	16-SEP-14	Finding:	7.97
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	19-AUG-14	Finding:	7.72
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	22-JUL-14	Finding:	8.
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	17-JUN-14	Finding:	7.81
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	03-JUN-14	Finding:	7.8
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	27-MAY-14	Finding:	7.81
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	20-MAY-14	Finding:	7.84
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-MAR-14	Finding:	7.98
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-FEB-14	Finding:	7.66
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	22-JAN-14	Finding:	8.08
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	17-DEC-13	Finding:	7.65
Chemical:	PH, FIELD	Report units:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.		
Sample date:	19-NOV-13	Finding:	7.68
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	22-OCT-13	Finding:	7.37
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	17-SEP-13	Finding:	7.71
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	20-AUG-13	Finding:	7.61
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	24-JUL-13	Finding:	4.
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	24-JUL-13	Finding:	0.68
Chemical:	RADIUM 228 MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	24-JUL-13	Finding:	3.
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	24-JUL-13	Finding:	0.31
Chemical:	RADIUM 228 COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	24-JUL-13	Finding:	2.4
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	24-JUL-13	Finding:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	24-JUL-13	Finding:	0.23
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported
Dir:	0.		
Sample date:	24-JUL-13	Finding:	170.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	24-JUL-13	Finding:	250.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	24-JUL-13	Finding:	8.2
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	24-JUL-13	Finding:	99.
Chemical:	ALKALINITY (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	24-JUL-13	Finding:	120.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	24-JUL-13	Finding:	100.
Chemical:	HARDNESS (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	24-JUL-13	Finding:	35.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	24-JUL-13	Finding:	11.
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	24-JUL-13	Finding:	4.7
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	24-JUL-13	Finding:	11.
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	23-JUL-13	Finding:	2.838
Chemical:	URANIUM (PCI/L)	Report units:	PCI/L
Dir:	1.		
Sample date:	16-JUL-13	Finding:	22.
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	16-JUL-13	Finding:	7.84
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-JUN-13	Finding:	7.25
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	21-MAY-13	Finding:	7.73
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	16-APR-13	Finding:	8.06
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	19-MAR-13	Finding:	6.88
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	19-FEB-13	Finding:	8.02
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	23-JAN-13	Finding:	7.77
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-DEC-12	Finding:	7.5
Chemical:	PH, FIELD	Report units:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.		
Sample date:	20-NOV-12	Finding:	7.86
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	16-OCT-12	Finding:	7.38
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-SEP-12	Finding:	7.87
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	21-AUG-12	Finding:	7.89
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	24-JUL-12	Finding:	18.5
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	24-JUL-12	Finding:	7.85
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	17-JUL-12	Finding:	7.08
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	19-JUN-12	Finding:	7.89
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	22-MAY-12	Finding:	7.37
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	17-APR-12	Finding:	7.27
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	20-MAR-12	Finding:	8.
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	21-FEB-12	Finding:	7.91
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	17-JAN-12	Finding:	7.85
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		

**J44
WSW
1/2 - 1 Mile
Higher**

CA WELLS 13919

Seq: 13919
Frds no: 5410016001

Prim sta c: 18S/25E-29Q01 M
County: 54

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

District:	12	User id:	CYA
System no:	5410016	Water type:	G
Source nam:	WELL 01-06 - DESTROYED	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	362000.0	Longitude:	1191700.0
Precision:	8	Status:	DS
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:	5410016	System nam:	Visalia - California Water Service
Hqname:	CALIFORNIA WTR SERV CO	Address:	P O BOX 1150
City:	SAN JOSE	State:	CA
Zip:	95108	Zip ext:	Not Reported
Pop serv:	82300	Connection:	26151
Area serve:	VISALIA		

**K45
SW
1/2 - 1 Mile
Higher**

FED USGS USGS40000172272

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E29J003M	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:	19760809	Well Depth:	60
Well Depth Units:	ft	Well Hole Depth:	60
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1980-01-02
Feet below surface:	50.66	Feet to sea level:	Not Reported
Note:	Not Reported		

**K46
SW
1/2 - 1 Mile
Higher**

FED USGS USGS40000172278

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E29Q001M	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:	273
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:	1962-01-01
Feet below surface:	62.00	Feet to sea level:	Not Reported
Note:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

L47
SW
1/2 - 1 Mile
Higher

FED USGS USGS40000172225

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E29R001M	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:	175
Well Depth Units:	ft	Well Hole Depth:	200
Well Hole Depth Units:	ft		

48
SW
1/2 - 1 Mile
Higher

FED USGS USGS40000172246

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E29R002M	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:	19760807	Well Depth:	65
Well Depth Units:	ft	Well Hole Depth:	65
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1980-01-02
Feet below surface:	50.27	Feet to sea level:	Not Reported
Note:	Not Reported		

L49
SSW
1/2 - 1 Mile
Higher

CA WELLS CADDW0000019098

Well ID:	5410016-010	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 07-01 - RAW	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=5410016-010&store_num=		
GeoTracker Data:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

L50
SSW
1/2 - 1 Mile
Higher

CA WELLS CAPFAS000000492

Well ID: 5410016-010 Well Type: MUNICIPAL
 Source: Department of Health Services
 Other Name: WELL 07-01 - RAW 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=5410016-010&store_num=
 GeoTracker Data: Not Reported

M51
South
1/2 - 1 Mile
Higher

CA WELLS CAEDF0000004765

Well ID: T0610700245-MW1 Well Type: MONITORING
 Source: EDF Other Name: MW1
 GAMA PFAS Testing: Not Reported
 Groundwater Quality Data: https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0610700245&assigned_name=MW1&store_num=
 GeoTracker Data: https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0610700245&assigned_name=MW1

52
North
1/2 - 1 Mile
Higher

CA WELLS CADWR0000026522

Well ID: 18S25E21L001M Well Type: UNK
 Source: Department of Water Resources
 Other Name: 18S25E21L001M GAMA PFAS Testing: Not Reported
 Groundwater Quality Data: https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=18S25E21L001M&store_num=
 GeoTracker Data: Not Reported

M53
South
1/2 - 1 Mile
Higher

CA WELLS CAEDF0000077243

Well ID: T0610700245-MW2 Well Type: MONITORING
 Source: EDF Other Name: MW2
 GAMA PFAS Testing: Not Reported
 Groundwater Quality Data: https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0610700245&assigned_name=MW2&store_num=
 GeoTracker Data: https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0610700245&assigned_name=MW2

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M54
South
1/2 - 1 Mile
Higher

CA WELLS CAEDF0000125849

Well ID:	T0610700245-MW5A	Well Type:	MONITORING
Source:	EDF	Other Name:	MW5A
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0610700245&assigned_name=MW5A&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0610700245&assigned_name=MW5A		

M55
South
1/2 - 1 Mile
Higher

CA WELLS CAEDF0000062337

Well ID:	T0610700245-MW6	Well Type:	MONITORING
Source:	EDF	Other Name:	MW6
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0610700245&assigned_name=MW6&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0610700245&assigned_name=MW6		

M56
South
1/2 - 1 Mile
Higher

CA WELLS CAEDF0000133174

Well ID:	T0610700245-MW7	Well Type:	MONITORING
Source:	EDF	Other Name:	MW7
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0610700245&assigned_name=MW7&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0610700245&assigned_name=MW7		

N57
WNW
1/2 - 1 Mile
Higher

FED USGS USGS40000172388

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E29B001M	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:	186
Well Depth Units:	ft	Well Hole Depth:	243

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Well Hole Depth Units: ft

Ground water levels, Number of Measurements:	1	Level reading date:	1962-01-01
Feet below surface:	60.00	Feet to sea level:	Not Reported
Note:	Not Reported		

58
NNW
1/2 - 1 Mile
Higher

CA WELLS CADWR9000025624

State Well #:	18S25E20J001M	Station ID:	20924
Well Name:	Not Reported	Basin Name:	Kaweah
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

N59
WNW
1/2 - 1 Mile
Higher

CA WELLS CADDW0000018240

Well ID:	5410016-015	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 12-01 - RAW	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=5410016-015&store_num=		
GeoTracker Data:	Not Reported		

N60
WNW
1/2 - 1 Mile
Higher

CA WELLS CAPFAS000001241

Well ID:	5410016-015	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 12-01 - RAW	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=5410016-015&store_num=		
GeoTracker Data:	Not Reported		

61
WNW
1/2 - 1 Mile
Higher

CA WELLS CADWR0000031297

Well ID:	18S25E29B001M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	18S25E29B001M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=18S25E29B001M&store_num=		
GeoTracker Data:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

62
North
1/2 - 1 Mile
Higher

FED USGS USGS40000172523

Organization ID:	USGS-CA	Type:	Well
Organization Name:	USGS California Water Science Center	HUC:	18030012
Monitor Location:	018S025E20J001M	Drainage Area Units:	Not Reported
Description:	Not Reported	Contrib Drainage Area Units:	Not Reported
Drainage Area:	Not Reported	Aquifer Type:	Not Reported
Contrib Drainage Area:	Not Reported	Well Depth:	Not Reported
Aquifer:	Central Valley aquifer system	Well Hole Depth:	Not Reported
Formation Type:	Not Reported		
Construction Date:	Not Reported		
Well Depth Units:	Not Reported		
Well Hole Depth Units:	Not Reported		

Ground water levels, Number of Measurements:	1	Level reading date:	1962-01-18
Feet below surface:	58.60	Feet to sea level:	Not Reported
Note:	Not Reported		

63
SW
1/2 - 1 Mile
Higher

CA WELLS CADWR0000030079

Well ID:	18S25E29R001M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	18S25E29R001M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=18S25E29R001M&store_num=		
GeoTracker Data:	Not Reported		

O64
NNE
1/2 - 1 Mile
Higher

CA WELLS CADDW0000008274

Well ID:	5410016-061	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 53-01 - RAW	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=5410016-061&store_num=		
GeoTracker Data:	Not Reported		

O65
NNE
1/2 - 1 Mile
Higher

CA WELLS CAPFAS000001366

Well ID:	5410016-061	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 53-01 - RAW	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=5410016-061&store_num=		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

GeoTracker Data: Not Reported

O66
NNE
1/2 - 1 Mile
Higher

CA WELLS CADWR9000025630

State Well #:	Not Reported	Station ID:	54650
Well Name:	KSB-1977	Basin Name:	Kaweah
Well Use:	Unknown	Well Type:	Single Well
Well Depth:	0	Well Completion Rpt #:	Not Reported

67
ESE
1/2 - 1 Mile
Higher

CA WELLS CADWR9000025453

State Well #:	18S25E28R001M	Station ID:	47900
Well Name:	18S25E28R001M	Basin Name:	Kaweah
Well Use:	Observation	Well Type:	Single Well
Well Depth:	100	Well Completion Rpt #:	e039528

68
NE
1/2 - 1 Mile
Higher

CA WELLS CADWR0000019385

Well ID:	18S25E21J001M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	18S25E21J001M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=18S25E21J001M&store_num=		
GeoTracker Data:	Not Reported		

69
North
1/2 - 1 Mile
Higher

CA WELLS 13900

Seq:	13900	Prim sta c:	18S/25E-21L01 M
Frds no:	5410016061	County:	54
District:	12	User id:	CYA
System no:	5410016	Water type:	G
Source nam:	WELL 53-01 - TREATED	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	362057.0	Longitude:	1191618.0
Precision:	2	Status:	AT
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	5410016	System nam:	Visalia - California Water Service
Hqname:	CALIFORNIA WTR SERV CO	Address:	P O BOX 1150
City:	SAN JOSE	State:	CA

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Zip:	95108	Zip ext:	Not Reported
Pop serv:	82300	Connection:	26151
Area serve:	VISALIA		
Sample date:	13-MAR-18	Finding:	0.493
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	14-MAR-17	Finding:	0.512
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	21-MAR-16	Finding:	0.9
Chemical:	TOTAL TRIHALOMETHANES	Report units:	UG/L
Dir:	0.		
Sample date:	08-MAR-16	Finding:	3.1
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	08-MAR-16	Finding:	3.3
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	08-MAR-16	Finding:	6.2
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	08-MAR-16	Finding:	3.
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	08-MAR-16	Finding:	18.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	08-MAR-16	Finding:	57.
Chemical:	HARDNESS (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	08-MAR-16	Finding:	70.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	08-MAR-16	Finding:	57.
Chemical:	ALKALINITY (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	08-MAR-16	Finding:	6.6
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	08-MAR-16	Finding:	140.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	08-MAR-16	Finding:	96.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	08-MAR-16	Finding:	10.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.		
Sample date:	08-MAR-16	Finding:	0.76
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	20-JUL-15	Finding:	21.9
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	20-JUL-15	Finding:	6.94
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	15-JUN-15	Finding:	7.36
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	15-JUN-15	Finding:	19.8
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	18-MAY-15	Finding:	7.71
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-MAY-15	Finding:	19.9
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	20-APR-15	Finding:	21.8
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	20-APR-15	Finding:	8.09
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	16-MAR-15	Finding:	18.
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	16-MAR-15	Finding:	7.46
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	16-MAR-15	Finding:	2.193
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	17-FEB-15	Finding:	17.5
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	17-FEB-15	Finding:	7.71
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	20-JAN-15	Finding:	8.26
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	20-JAN-15	Finding:	17.5
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	15-DEC-14	Finding:	8.31
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	15-DEC-14	Finding:	17.3
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	17-NOV-14	Finding:	19.3
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	17-NOV-14	Finding:	8.12
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	20-OCT-14	Finding:	19.7
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	20-OCT-14	Finding:	7.74
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	15-SEP-14	Finding:	7.31
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-AUG-14	Finding:	7.51
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	21-JUL-14	Finding:	7.86
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	16-JUN-14	Finding:	7.82
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	19-MAY-14	Finding:	7.84
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	17-MAR-14	Finding:	18.8
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	17-MAR-14	Finding:	8.06
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	17-MAR-14	Finding:	8.06
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	19-FEB-14	Finding:	7.93
Chemical:	PH, FIELD	Report units:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.		
Sample date:	21-JAN-14	Finding:	7.75
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	16-DEC-13	Finding:	7.34
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-NOV-13	Finding:	7.41
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	21-OCT-13	Finding:	7.64
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	16-SEP-13	Finding:	7.75
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	19-AUG-13	Finding:	7.02
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	15-JUL-13	Finding:	7.11
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	17-JUN-13	Finding:	7.19
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	20-MAY-13	Finding:	7.09
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	15-APR-13	Finding:	7.39
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-MAR-13	Finding:	18.2
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	18-MAR-13	Finding:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	18-MAR-13	Finding:	0.14
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dir:	0.1		
Sample date:	18-MAR-13	Finding:	2.3
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	18-MAR-13	Finding:	89.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	18-MAR-13	Finding:	3.5
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	18-MAR-13	Finding:	2.6
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	18-MAR-13	Finding:	7.2
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	18-MAR-13	Finding:	2.3
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	18-MAR-13	Finding:	16.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	18-MAR-13	Finding:	50.
Chemical:	HARDNESS (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	18-MAR-13	Finding:	82.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	18-MAR-13	Finding:	67.
Chemical:	ALKALINITY (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	18-MAR-13	Finding:	8.2
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	18-MAR-13	Finding:	130.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	18-MAR-13	Finding:	7.01
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-MAR-13	Finding:	18.2
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	18-MAR-13	Finding:	7.01
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-MAR-13	Finding:	7.01
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	11-MAR-13	Finding:	16.5
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	11-MAR-13	Finding:	7.01
Chemical:	PH, FIELD	Report units:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.		
Sample date:	10-MAR-13	Finding:	0.7
Chemical:	RADIUM 228 MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	10-MAR-13	Finding:	2.
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	10-MAR-13	Finding:	3.
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	19-FEB-13	Finding:	7.57
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	22-JAN-13	Finding:	7.04
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	17-DEC-12	Finding:	7.54
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	19-NOV-12	Finding:	7.23
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	15-OCT-12	Finding:	7.51
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	17-SEP-12	Finding:	7.23
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	20-AUG-12	Finding:	7.15
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	16-JUL-12	Finding:	7.14
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-JUN-12	Finding:	7.34
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	21-MAY-12	Finding:	6.84
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	16-APR-12	Finding:	7.02
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	21-MAR-12	Finding:	19.5
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	21-MAR-12	Finding:	7.09
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	19-MAR-12	Finding:	7.02
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	21-FEB-12	Finding:	7.41
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	17-JAN-12	Finding:	7.52
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		

P70
East
1/2 - 1 Mile
Higher

CA WELLS CADDW0000000929

Well ID:	5410016-089	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 72-01 - RAW	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=5410016-089&store_num=		
GeoTracker Data:	Not Reported		

P71
East
1/2 - 1 Mile
Higher

CA WELLS CAPFAS000001044

Well ID:	5410016-089	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 72-01 - RAW	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=5410016-089&store_num=		
GeoTracker Data:	Not Reported		

Q72
NE
1/2 - 1 Mile
Higher

CA WELLS CADDW0000002383

Well ID:	5410016-058	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 50-01 - RAW	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=5410016-058&store_num=		
GeoTracker Data:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

Q73
NE
1/2 - 1 Mile
Higher

CA WELLS CAPFAS000001084

Well ID:	5410016-058	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 50-01 - RAW	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=5410016-058&store_num=		
GeoTracker Data:	Not Reported		

74
ENE
1/2 - 1 Mile
Higher

FED USGS USGS40000172448

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E28A001M	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:	116
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

75
SW
1/2 - 1 Mile
Lower

CA WELLS CADWR0000021673

Well ID:	18S25E29Q001M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	18S25E29Q001M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=18S25E29Q001M&store_num=		
GeoTracker Data:	Not Reported		

R76
West
1/2 - 1 Mile
Higher

CA WELLS CADWR0000002522

Well ID:	18S25E29C003M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	18S25E29C003M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=18S25E29C003M&store_num=		
GeoTracker Data:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

R77
West
1/2 - 1 Mile
Higher

CA WELLS CADWR0000018121

Well ID:	18S25E29C001M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	18S25E29C001M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=18S25E29C001M&store_num=		
GeoTracker Data:	Not Reported		

R78
WNW
1/2 - 1 Mile
Higher

CA WELLS CADDW0000005762

Well ID:	5410016-003	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 03-03 - INAC_2016	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=5410016-003&store_num=		
GeoTracker Data:	Not Reported		

R79
WNW
1/2 - 1 Mile
Higher

CA WELLS CAPFAS000000184

Well ID:	5410016-003	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 03-03 - INAC_2016	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=5410016-003&store_num=		
GeoTracker Data:	Not Reported		

R80
WNW
1/2 - 1 Mile
Higher

FED USGS USGS40000172379

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	018S025E29C001M	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:	19340401	Well Depth:	162
Well Depth Units:	ft	Well Hole Depth:	175
Well Hole Depth Units:	ft		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Ground water levels, Number of Measurements:	1	Level reading date:	1962-01-01
Feet below surface:	62.00	Feet to sea level:	Not Reported
Note:	Not Reported		

**81
NNW
1/2 - 1 Mile
Higher**

CA WELLS 13898

Seq:	13898	Prim sta c:	18S/25E-20K01 M
Frds no:	5410016064	County:	54
District:	12	User id:	CYA
System no:	5410016	Water type:	G
Source nam:	WELL 56-01 - TREATED	Station ty:	WELL/AMBNT
Latitude:	362057.0	Longitude:	1191700.0
Precision:	3	Status:	AT
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		
System no:	5410016	System nam:	Visalia - California Water Service
Hqname:	CALIFORNIA WTR SERV CO	Address:	P O BOX 1150
City:	SAN JOSE	State:	CA
Zip:	95108	Zip ext:	Not Reported
Pop serv:	82300	Connection:	26151
Area serve:	VISALIA		
Sample date:	12-SEP-17	Finding:	94.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	12-SEP-17	Finding:	2.5
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	12-SEP-17	Finding:	19.
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	12-SEP-17	Finding:	0.85
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	12-SEP-17	Finding:	12.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	12-SEP-17	Finding:	34.
Chemical:	HARDNESS (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	12-SEP-17	Finding:	0.85
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	12-SEP-17	Finding:	4.7
Chemical:	CARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	12-SEP-17	Finding:	67.

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Chemical: Dir:	BICARBONATE ALKALINITY 0.	Report units:	MG/L
Sample date: Chemical: Dir:	12-SEP-17 ALKALINITY (TOTAL) AS CaCO ₃ 0.	Finding: Report units:	63. MG/L
Sample date: Chemical: Dir:	12-SEP-17 PH, LABORATORY 0.	Finding: Report units:	8.2 Not Reported
Sample date: Chemical: Dir:	12-SEP-17 SPECIFIC CONDUCTANCE 0.	Finding: Report units:	150. US
Sample date: Chemical: Dir:	12-SEP-17 SULFATE 0.5	Finding: Report units:	3. MG/L
Sample date: Chemical: Dir:	12-SEP-17 NITRATE + NITRITE (AS N) 0.4	Finding: Report units:	0.85 MG/L
Sample date: Chemical: Dir:	12-SEP-17 AGGRSSIVE INDEX (CORROSIVITY) 0.	Finding: Report units:	11. Not Reported
Sample date: Chemical: Dir:	12-SEP-17 TURBIDITY, LABORATORY 0.1	Finding: Report units:	0.11 NTU
Sample date: Chemical: Dir:	20-SEP-16 NITRATE (AS N) 0.4	Finding: Report units:	1.083 MG/L
Sample date: Chemical: Dir:	15-DEC-15 TOTAL DISSOLVED SOLIDS 0.	Finding: Report units:	110. MG/L
Sample date: Chemical: Dir:	15-DEC-15 SULFATE 0.5	Finding: Report units:	3.4 MG/L
Sample date: Chemical: Dir:	15-DEC-15 CHLORIDE 0.	Finding: Report units:	2.8 MG/L
Sample date: Chemical: Dir:	15-DEC-15 SODIUM 0.	Finding: Report units:	19. MG/L
Sample date: Chemical: Dir:	15-DEC-15 MAGNESIUM 0.	Finding: Report units:	0.78 MG/L
Sample date: Chemical: Dir:	15-DEC-15 CALCIUM 0.	Finding: Report units:	12. MG/L
Sample date: Chemical: Dir:	15-DEC-15 HARDNESS (TOTAL) AS CaCO ₃ 0.	Finding: Report units:	33. MG/L

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	15-DEC-15	Finding:	0.89
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	15-DEC-15	Finding:	76.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	15-DEC-15	Finding:	62.
Chemical:	ALKALINITY (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	15-DEC-15	Finding:	8.6
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	15-DEC-15	Finding:	150.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	15-DEC-15	Finding:	5.
Chemical:	COLOR	Report units:	UNITS
Dir:	0.		
Sample date:	15-DEC-15	Finding:	11.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	15-SEP-15	Finding:	4.556
Chemical:	NITRATE (AS NO ₃)	Report units:	MG/L
Dir:	2.		
Sample date:	21-JUL-15	Finding:	7.15
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	21-JUL-15	Finding:	21.7
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	09-JUN-15	Finding:	18.8
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	09-JUN-15	Finding:	8.12
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	03-JUN-15	Finding:	18.
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	03-JUN-15	Finding:	8.39
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	19-AUG-14	Finding:	8.53
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	22-JUL-14	Finding:	8.64
Chemical:	PH, FIELD	Report units:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.		
Sample date:	17-JUN-14	Finding:	8.77
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	20-MAY-14	Finding:	7.66
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-MAR-14	Finding:	7.8
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-FEB-14	Finding:	8.63
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	22-JAN-14	Finding:	8.05
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	16-DEC-13	Finding:	7.75
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	19-NOV-13	Finding:	7.7
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	22-OCT-13	Finding:	8.11
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	17-SEP-13	Finding:	7.57
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	26-AUG-13	Finding:	4.529
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	26-AUG-13	Finding:	7.46
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	26-AUG-13	Finding:	20.7
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	20-AUG-13	Finding:	7.88
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	17-JUL-13	Finding:	7.35
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-JUN-13	Finding:	7.47
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	21-MAY-13	Finding:	7.56
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	16-APR-13	Finding:	7.47
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	19-MAR-13	Finding:	7.53
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	19-FEB-13	Finding:	8.35
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	23-JAN-13	Finding:	7.55
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	18-DEC-12	Finding:	7.66
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	20-NOV-12	Finding:	7.61
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	16-OCT-12	Finding:	8.01
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	01-OCT-12	Finding:	6.819
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	01-OCT-12	Finding:	7.22
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	01-OCT-12	Finding:	21.3
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	18-SEP-12	Finding:	7.45
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	21-AUG-12	Finding:	7.65
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	17-JUL-12	Finding:	7.51
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	19-JUN-12	Finding:	7.3
Chemical:	PH, FIELD	Report units:	Not Reported
Dir:	0.		
Sample date:	22-MAY-12	Finding:	7.48
Chemical:	PH, FIELD	Report units:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir: 0.

Sample date: 17-APR-12
Chemical: PH, FIELD
Dir: 0.

Finding: 7.5
Report units: Not Reported

Sample date: 20-MAR-12
Chemical: PH, FIELD
Dir: 0.

Finding: 8.17
Report units: Not Reported

Sample date: 21-FEB-12
Chemical: PH, FIELD
Dir: 0.

Finding: 7.51
Report units: Not Reported

Sample date: 18-JAN-12
Chemical: PH, FIELD
Dir: 0.

Finding: 8.37
Report units: 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, 2010 and 2015 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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APPENDIX

J



REGISTRATION

California Registered Environmental Assessor

CERTIFICATION

California State Certified Asbestos Consultant
California State Certified Lead Inspector/Assessor
Colorado State Certified Asbestos Building Inspector
Colorado State Certified Lead-Based Paint Inspector/Assessor
Utah State Certified Asbestos Inspector
Utah State Certified Lead-Based Paint Inspector
Nevada State Certified Asbestos Abatement Consultant
EPA/AHERA Accredited Asbestos Project Manager
EPA/AHERA Accredited Asbestos Building Inspector
EPA/AHERA Accredited Asbestos Management Planner
EPA/AHERA Accredited Asbestos Project Designer
Certified in NIOSH 582 Analysis of Airborne Asbestos Fibers

EXPERIENCE

2000 to Present – Senior Environmental Project Manager, Salem Engineering Group, Inc., Rancho Cucamonga, California
1998 to 2000 – Environmental Project Manager, Krazan & Associates, Inc., Ontario, California
1996 to 1998 – Project Manager, Northwest Envirocon, Inc.

PROFESSIONAL BACKGROUND

Environmental Engineering: Responsible for managing and conducting Phase I Environmental Site Assessments of commercial and multi-tenant properties located throughout the United States; responsible for conducting numerous asbestos and lead-based paint surveys of commercial and multi-tenant residential buildings located throughout California, Colorado, Utah and Nevada; Management of Phase II Environmental Site Assessment projects located in Southern California.

Extensive experience managing all aspects of lead and asbestos abatement projects; responsible for conducting several hundred asbestos and lead-based paint surveys, as well as drafting operations and maintenance manuals; responsible for conducting several hundred Phase I Environmental Site Assessments; has managed all aspects of Phase II Environmental Site Assessment; oversight of destruction of groundwater monitoring wells; has provided Industrial Hygiene services for OSHA purposes; has managed hazardous materials management projects; has acted as a Team Leader for a statewide asbestos survey of various State of California Department of Transportation (CALTRANS) Maintenance Stations, including data compilation and consolidation into a “user friendly” database for use by CALTRANS; managed OSHA-required air monitoring and noise monitoring activities conducted during lead paint blasting in the NASSCO Shipyard located in San Diego, California.



REGISTRATION

Registered Geotechnical Engineer – California
Registered Civil Engineer - California
Registered Grading Inspector – Los Angeles

CERTIFICATION

OSHA 40-Hour Hazardous Waste Operations and Emergency Response
Training (29 CFR 110.120) (HAZWOPER)
Certified Hazardous Materials Manager

EDUCATION

Masters of Science in Geotechnical Engineering, Utah State University, Logan, Utah
Bachelor of Science in Civil Engineering, Chung-Yuan University, Chung-Li, Taiwan

EXPERIENCE

2007 to Present – Senior Geotechnical Engineer, Salem Engineering Group, Inc., Rancho
Cucamonga, California
2003 to 2007 – Senior Engineer, Krazan & Associates, Inc., Ontario, California
1994 to 2003 – Senior Engineer/Vice President, Morhol, Inc., Anaheim, California
1988 to 1994 – Project Engineer, Leighton & Associates, Inc., Irvine, California

PROFESSIONAL BACKGROUND

Geotechnical Investigations: Responsible for staff supervision, client relations, technical review, budget preparations, and profit/loss statements. Provided project management for geotechnical engineering projects for industrial plants, school and hospital sites, wastewater treatment plants, bridges and culverts, sewer lines, stadiums, embankments, service stations, commercial developments, industrial facilities, and landfills. Experienced in a broad range of geotechnical engineering applications such as shallow and deep foundation investigation, slope stability, pavement design, liquefaction potential, ground improvement, soil suitability and availability assessment, soil-cement treatment, soil-lime stabilization, erosion control, landfill construction, septic system design, as well as field and laboratory soil testing.

Construction Testing & Inspection Services: Responsible for overseeing Special Inspectors, testing laboratory personnel and procedures, client relations, technical review of reports, and insure conscientious cost management. Oversee the testing of concrete, post-tension cables, soil, welding, and construction materials to insure conformance to current building standards and codes. Report the results of materials tested to the appropriate agencies and companies.

Environmental Engineering: Provide detailed Phase I investigative site reports. Conduct environmental audits and provide recommendations for corrective measures. Extensive experience in lithologic logging and sampling in consolidated and unconsolidated material for environmental exploration. Provide recommendations for the management of underground storage tanks and hazardous waste.

PROFESSIONAL ORGANIZATIONS

American Society of Civil Engineers (ASCE)





2809 Unicorn Road, Suite 103
Bakersfield, California 93308
(661) 393-9711 Office
(661) 393-9710 Fax

March 20, 2025

Job No. 2-423-1233

Mr. Kurt Vote
WANGER JONES HELSLEY PC
265 East River Park Circle, Suite 310
Fresno, CA 93720

Office: (559) 289-3144
Email: kvote@wjhattorneys.com

SUBJECT: PHASE II ENVIRONMENTAL SITE ASSESSMENT
Proposed Derrel's Mini Storage Facility No. 19
Ben Maddox Way Expansion
1700 East Goshen Avenue
Visalia, California

Dear Mr. Jones:

At your request and authorization, SALEM Engineering Group, Inc. (SALEM) has prepared this Phase II Environmental Site Assessment (ESA) for the Proposed Derrel's Mini Storage Facility No. 19 - Ben Maddox Way Expansion site located at 1700 East Goshen Avenue in Visalia, California (subject property).

We appreciate the opportunity to assist you with this project. If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office at (661) 393-9711.

Respectfully submitted,

SALEM Engineering Group, Inc.

A handwritten signature in blue ink, appearing to read 'Shannon Lodge', is positioned above the typed name.

Shannon Lodge, PG
Senior Project Manager



SALEM
engineering group, inc.

PHASE II ENVIRONMENTAL SITE ASSESSMENT

**PROPOSED DERREL'S MINI STORAGE FACILITY NO. 19
BEN MADDOX WAY EXPANSION
1700 EAST GOSHEN AVENUE
VISALIA, CALIFORNIA**

**SALEM PROJECT NO. 2-423-1233
MARCH 20, 2025**

PREPARED FOR:

**MR. KURT F. VOTE
WANGER JONES HELSLEY PC
265 E. RIVER PARK CIRCLE, SUITE 310
FRESNO, CA 93720**

PREPARED BY:

**SALEM ENGINEERING GROUP, INC.
2809 UNICORN ROAD, SUITE 103
BAKERSFIELD, CA 93308
P: (661) 393-9711
F: (661) 393-9710
www.salem.net**

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March 20, 2025

Job No. 2-423-1233

PHASE II ENVIRONMENTAL SITE ASSESSMENT**PROPOSED DERREL'S MINI STORAGE FACILITY NO. 19
BEN MADDOX WAY EXPANSION
1700 EAST GOSHEN AVENUE
VISALIA, CALIFORNIA****1.0 EXECUTIVE SUMMARY**

SALEM Engineering Group, Inc. (SALEM) conducted a Phase II Environmental Site Assessment (ESA) to investigate the Proposed Derrel's Mini Storage Facility No. 19 - Ben Maddox Way Expansion site located at 1700 East Goshen Avenue in Visalia, California (subject property). The subject property consists of an approximate 9.48-acre irregular-shaped parcel (Tulare County Assessor's Parcel Number [APN] 098-050-038-000). The investigation was performed in accordance with SALEM's Proposal No. P2-425-0062 dated January 20, 2025.

SALEM was requested to perform a Phase II soil and soil vapor investigation to address the Recognized Environmental Conditions (RECs) identified in SALEM's January 10, 2024, Phase I ESA, and to gather data regarding current site conditions prior to its redevelopment. SALEM identified the following evidence of RECs in connection with the subject property as defined by ASTM E1527-21:

- During SALEM's site reconnaissance, poor hazardous material/hazardous waste storage and handling practices were observed to be utilized on-site. Several unlabeled 55-gallon drums and five-gallon containers of what appeared to have been waste oil and used antifreeze were observed stored at various locations on the subject property. Several leaking containers were observed. Hazardous material/hazardous waste storage locations were observed to be located on both paved and unpaved surfaces. Significant staining of both the asphalt-paved and unpaved hazardous material/hazardous waste storage locations was observed. Hazardous material/hazardous waste storage locations did not include secondary containment and were not covered. SALEM recommended consolidating and characterizing the contents of all unlabeled 55-gallon drums and five-gallon containers of hazardous waste for off-site disposal/recycling in compliance with all applicable local, state, and federal regulations. SALEM also recommended that all remaining on-site hazardous substances or petroleum products/hazardous waste be stored in compliance with applicable local, state, and federal regulations. Additionally, SALEM recommended conducting a Limited Soils Assessment (LSA) of the shallow soils beneath the hazardous material/hazardous waste storage locations for the purpose of assessing if on-site soils have been impacted by unauthorized releases of petroleum hydrocarbons.
- According to San Joaquin Valley Air Pollution Control District (SJVAPCD) records, at least two paint spray booths were utilized at the subject property from at least 1981 until at least 2013. Various Notice of Violation (NOVs) were identified with regard to the former spray booth usage associated with the automotive collision repair activities conducted at the subject property. Based on the long-term usage and the numerous violations associated with the solvent on-site, it is possible that the former spray booths have negatively impacted the subject property. Benzene, toluene, lead, and chromium are commonly found in paints and solvents utilized in the collision repair industry. In light

of historical data associated with the collision repair industry and the length of time the paint spray booths operated on-site (approximately 32 years), the potential for a past release does exist which may present a potential vapor intrusion issue. Vapor intrusion is a way by which chemicals in soil and groundwater can migrate into indoor air. Chemical vapors moving up through soil and into a building are a potential source of indoor air contamination and may pose a risk to human health. Consequently, SALEM recommended conducting a soil vapor gas survey within the subject property structures for the purpose of establishing baseline indoor vapor concentrations.

- During SALEM's site reconnaissance, several areas of dark stained soil were observed throughout the subject property. Additionally, several crushed and cut vehicles which once contained automotive fluids, primarily engine oil, were observed in the storage yard area of the subject property. The dark stained soil and areas of stressed vegetation are likely associated with the poor hazardous material/hazardous waste housekeeping practices during operations at the subject property. SALEM recommended conducting an LSA of shallow soil in these areas.
- According to a representative from the City of Visalia Public Works Department (VPWD), a sewer lateral is not connected to the subject property. It is possible that septic systems are associated with the on-site structures. However, it is unknown if septic systems are currently located in the vicinity of the on-site structures. The suspected septic systems may have acted as a conduit for contaminants to enter on-site soil from potential past unauthorized disposal of hazardous substances and/or petroleum products utilized for vehicle maintenance into drains, sinks and toilets. Therefore, SALEM recommended conducting an LSA in the vicinity of the septic systems for the purpose of assessing the potential impact to on-site shallow soils from hazardous substances and/or petroleum products which may have been illicitly disposed into the septic systems.

The following data summary is based on a review of field and laboratory data obtained during SALEM's February 18 and 19, 2025, investigation at the subject property:

- According to the California Regional Water Quality Control Board (CRWQCB) records for the Southern California Edison - Visalia Pole Yard leaking underground storage tank (LUST) site at 432 North Ben Maddox Way, located approximately 762 feet south-southwest of the subject property, groundwater was expected to be encountered at approximately 60 feet below ground surface (bgs). Based upon SALEM's topographic map interpretation, the estimated groundwater flow direction is anticipated to follow the topography at the subject property towards the south-southwest. However, local groundwater level and flow direction may vary due to seasonal fluctuations in precipitation, usage demands, geology, and/or surface topography.
- SALEM installed sixteen soil borings to depths ranging from 5 to 15 feet bgs (SV-1 through SV-7 and SB-8 through SB-16) near areas of potential environmental concern. Borings SV-1 through SV-4 were installed near the structures located at the subject property with SV-1 situated near a suspected septic tank and SV-2 situated near a waste oil collection bin. Borings SV-5, SB-10, and SB-11 were installed near what appeared to be an automotive dismantling area exhibiting prominent surface staining. Boring SV-7 was installed near some above-ground storage tanks on a degraded concrete pad exhibiting excessive surface staining. Boring SB-12 was installed in an area that appeared to be an old dumping or crushing area. Borings SB-14 and SB-15 were installed near some old semi-trucks, tractors, and empty 55-gallon drums which all appeared to be leaking fluids to the ground surface. The remaining borings, SB-8, SB-9, SB-13, and SB-16, were spread across the remaining portions of the property that didn't have access limitations. The northwest, northeast, central, and southeast portions of the subject property were not accessible to drilling equipment.

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- Borings SV-1 through SV-7 were converted to nested vapor wells with probes at depths of 5 and 15 feet bgs.
 - Generally, soil types consist of interbedded brown, fine-grained sand and silt, brown fine-grained well sorted sand, and tan silt to the maximum depth investigated of 15 feet bgs. Groundwater was not encountered in any of the soil borings.
 - Polychlorinated biphenyls (PCBs) and volatile organic compounds (VOCs) were not identified above laboratory method detection limits in any of the analyzed soil samples.
 - Total petroleum hydrocarbons (TPH) as gasoline (TPHg) was detected in one soil sample (SV-5 at 1-foot bgs) at a concentration of 0.13 milligrams per kilogram (mg/kg). Total petroleum hydrocarbons as diesel (TPHd) was detected in soil at concentrations ranging from 10 to 660 mg/kg. Total petroleum hydrocarbons as oil (TPHo) was detected in soil at concentrations ranging from 12 to 1,200 mg/kg. The detected concentrations were below their respective CRWQCB - San Francisco (CRWQCB-SF) commercial/industrial Environmental Screening Levels (ESLs) set at 2,000 mg/kg, 1,200 mg/kg, and 180,000 mg/kg, respectively.
 - Title 22 metals detected in the analyzed soil samples included: arsenic (2.4 to 6.2 mg/kg), barium (14 to 90 mg/kg), cobalt (1.1 to 13 mg/kg), chromium (3.0 to 22 mg/kg), copper (5.3 to 37 mg/kg), molybdenum (1.0 to 3.1 mg/kg), nickel (1.3 to 14 mg/kg), lead (2.2 to 29 mg/kg), vanadium (2.4 to 14 mg/kg), and zinc (15 to 46 mg/kg). With the exception of arsenic, the detected concentrations of Title 22 metals in soil were well below their respective CRWQCB-SF commercial/industrial ESLs.
 - Detected arsenic concentrations in soil ranged from 2.4 to 6.2 mg/kg. Arsenic is a naturally occurring element that is typically present in soil at concentrations that equal or exceed health risk-based screening levels. Naturally occurring regional arsenic concentrations in the San Joaquin Valley range from 0.8 to 20 mg/kg (Wilson, et al, 1990) or higher depending on soil parent material mineralogy. Therefore, because of its natural occurrence in soil, arsenic is compared to local, regional, or statewide “background” concentration data instead of screening levels. Data suggests that arsenic detected at the subject property (maximum concentration of 6.2 mg/kg) is below generally accepted, naturally occurring, background concentrations in the region.
 - VOCs identified above laboratory method detection limits in soil vapor included: dichlorodifluoromethane (F12) (14 to 26 micrograms per cubic meter [$\mu\text{g}/\text{m}^3$]), chloromethane (12 $\mu\text{g}/\text{m}^3$), trichlorofluoromethane (F11) (8.9 to 260 $\mu\text{g}/\text{m}^3$), 1,1,2-trichlorotrifluoroethane (F113) (8.5 to 14 $\mu\text{g}/\text{m}^3$), dichloromethane (methylene chloride) (4.6 to 8.4 $\mu\text{g}/\text{m}^3$), 2-butanone (MEK) (42 to 290 $\mu\text{g}/\text{m}^3$), trichloroethene (TCE) (9.9 to 11 $\mu\text{g}/\text{m}^3$), 4-methyl-2-pentanone (MIBK) (26 to 270 $\mu\text{g}/\text{m}^3$), toluene (4.3 to 170 $\mu\text{g}/\text{m}^3$), tetrachloroethane (PCE) (7.8 to 20 $\mu\text{g}/\text{m}^3$), ethyl benzene (5.4 to 120 $\mu\text{g}/\text{m}^3$), total xylenes (17 to 830 $\mu\text{g}/\text{m}^3$), 4-ethyltoluene (6.5 to 120 $\mu\text{g}/\text{m}^3$), 1,3,5-trimethylbenzene (8.6 to 160 $\mu\text{g}/\text{m}^3$), and 1,2,4-trimethylbenzene (5.5 to 350 $\mu\text{g}/\text{m}^3$). All detected concentrations of VOCs in soil vapor were well below their respective CRWQCB-SF commercial/industrial ESLs.
 - Using the maximum VOC concentrations detected in soil vapor, and based on the default and site-specific values, the calculated incremental risk from vapor intrusion to indoor air for VOCs was 1.79×10^{-6} , which is below the target cancer risk value of 1.00×10^{-4} for a commercial/industrial
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setting. The hazard quotient for vapor intrusion to indoor air for VOCs was 1.23×10^{-1} , below the maximum hazard quotient of 1.0.

Data suggests that soil and soil vapor at the subject property do not pose a potential risk to human health or the environment. No engineering controls (i.e. VOC vapor barrier) are required to protect current or future building occupants. Due to the potential of encountering areas of petroleum hydrocarbon-affected soil, SALEM recommends preparation of a Soil Management Plan (SMP) which should be distributed to construction personnel prior to conducting grading or excavation activities. The SMP will establish protocols for handling, sampling, storage, and disposal of any suspected hydrocarbon-affected soils generated during construction activities.

2.0 INTRODUCTION

SALEM conducted a Phase II ESA to investigate the Proposed Derrel's Mini Storage Facility No. 19 - Ben Maddox Way Expansion site located at 1700 East Goshen Avenue in Visalia, California (subject property – see Figure 1). The investigation was performed in accordance with SALEM's Proposal No. P2-425-0062 dated January 20, 2025.

The subject property consists of an approximate 9.48-acre irregular-shaped parcel (Tulare County APN 098-050-038-000) occupied by a multi-tenant light industrial facility consisting of five structures and an auto salvage/towing yard, as well as associated driveways and parking areas. At the time of SALEM's site assessment, the subject property was occupied by five structures and an auto salvage/towing yard, as well as associated driveways and parking areas. The five buildings were single-story metal frame structures on concrete slab-on grade foundations with metal exterior walls and metal roofs. The subject property was occupied by six tenants: United Auto (an auto repair facility); Richard's Towing (a towing yard); Elmer's Automotive (an auto repair facility); Sam's Towing (a towing yard); Tulare County Crime Lab (a forensic facility); ASAP Towing (a towing company); and a personal storage facility. Access to the interior structures was not provided at the time of the site assessment.

SALEM's January 10, 2024, Phase I ESA identified the following evidence of RECs in connection with the subject property as defined by ASTM E1527-21:

- During SALEM's site reconnaissance, poor hazardous material/hazardous waste storage and handling practices were observed to be utilized on-site. Several unlabeled 55-gallon drums and five-gallon containers of what appeared to have been waste oil and used antifreeze were observed stored at various locations on the subject property. Several leaking containers were observed. Hazardous material/hazardous waste storage locations were observed to be located on both paved and unpaved surfaces. Significant staining of both the asphalt-paved and unpaved hazardous material/hazardous waste storage locations was observed. Hazardous material/hazardous waste storage locations did not include secondary containment and were not covered.
- According to SJVAPCD records, at least two paint spray booths were utilized at the subject property from at least 1981 until at least 2013. Various NOVs were identified with regard to the former spray booth usage associated with the automotive collision repair activities conducted at the subject property. Based on the long-term usage and the numerous violations associated with the solvent on-site, it is possible that the former spray booths have negatively impacted the subject property. Benzene, toluene, lead, and chromium are commonly found in paints and solvents utilized in the collision repair industry. In light of historical data associated with the collision repair industry and

the length of time the paint spray booths operated on-site (approximately 32 years), the potential for a past release does exist which may present a potential vapor intrusion issue. Vapor intrusion is a way by which chemicals in soil and groundwater can migrate into indoor air. Chemical vapors moving up through soil and into a building are a potential source of indoor air contamination and may pose a risk to human health.

- During SALEM's site reconnaissance, several areas of dark stained soil were observed throughout the subject property. Additionally, several crushed and cut vehicles which once contained automotive fluids, primarily engine oil, were observed in the storage yard area of the subject property. The dark stained soil and areas of stressed vegetation are likely associated with the poor hazardous material/hazardous waste housekeeping practices during operations at the subject property.
- According to a representative from the VPWD, a sewer lateral is not connected to the subject property. It is possible that septic systems are associated with the on-site structures. However, it is unknown if septic systems are currently located in the vicinity of the on-site structures. The suspected septic systems may have acted as a conduit for contaminants to enter on-site soil from potential past unauthorized disposal of hazardous substances and/or petroleum products utilized for vehicle maintenance into drains, sinks and toilets.

Based on the results of the Phase I ESA, SALEM recommended consolidating and characterizing the contents of all unlabeled 55-gallon drums and five-gallon containers of hazardous waste for off-site disposal/recycling in compliance with all applicable local, state, and federal regulations and that all remaining on-site hazardous substances or petroleum products/hazardous waste be stored in compliance with applicable local, state, and federal regulations. Additionally, SALEM recommended conducting an LSA of shallow soils beneath the hazardous material/hazardous waste storage locations, the several areas of dark stained soil observed throughout the subject property, and in the vicinity of the presumed septic systems for the purpose of assessing if on-site soils have been impacted by unauthorized releases of petroleum hydrocarbons. Additionally, SALEM recommended conducting a soil vapor survey in the vicinity of the existing and potentially proposed structures at the subject property for the purpose of establishing baseline indoor vapor concentrations.

3.0 SCOPE OF WORK

The Phase II ESA scope of services included the following:

- Coordination of pre-field activities including procurement of contracts (e.g., driller and laboratory), evaluation of groundwater data, and access permission;
- Development of a site-specific Health and Safety Plan (HSP);
- Advancement of seven soil borings (SV-1 through SV-7) to depths of 15 feet bgs, with the collection of soil samples at 1-foot bgs and 5-foot intervals from each boring;
- Advancement of nine soil borings (SB-8 through SB-16) to a depth of 5 feet bgs, with the collection of soil samples at 1-foot and 5-foot bgs from each boring;
- Installation of nested vapor wells in borings SV-1 through SV-7;
- Collection of fourteen primary and one duplicate soil vapor samples;
- Analytical testing of soil and soil vapor; and
- Preparation of a report that documents field activities, analytical results, and summarizes the findings.

3.1 Pre-Field Activities

3.1.1 Site Safety

SALEM completed a Site HSP for the work proposed at the subject property. A copy of the HSP was kept on-site during field activities. The HSP detailed the work to be performed, safety precautions, emergency response procedures, nearest hospital information, hospital route maps, emergency contact numbers, and onsite personnel responsible for managing emergency situations (intended to protect on-site workers and the public).

3.1.2 Permits

Permits for the soil borings were not required before implementing this project.

3.1.3 Utility Clearance

The proposed soil boring locations were marked with white paint and/or white pin flags and Underground Service Alert (USA) was notified at least 48 hours before beginning field activities. USA notified its subscribed members, requesting them to mark their underground utility locations near marked boring locations as required by California State law.

4.0 SOIL AND SOIL VAPOR INVESTIGATION METHODOLOGY

Field work for the soil sampling, nested vapor well installation, and soil vapor sampling was performed on February 18 and 19, 2025. Soil boring and vapor probe locations are shown on Figure 2.

Before arriving at the subject property, the drill rig, tools, and accessories were thoroughly decontaminated with a steam cleaner. Downhole drilling tools and sampling equipment, such as bits, rods, and sample barrels were manually washed/rinsed, pressure washed, and/or steam cleaned between borings and sample intervals at the designated decontamination area.

4.1 Soil Sampling and Soil Vapor Probe Installation Procedures

SALEM installed sixteen soil borings to depths ranging from 5 to 15 feet bgs (SV-1 through SV-7 and SB-8 through SB-16) near areas of potential environmental concern. Borings SV-1 through SV-4 were installed near the structures located at the subject property with SV-1 situated near a suspected septic tank and SV-2 situated near a waste oil collection bin. Borings SV-5, SB-10, and SB-11 were installed near what appeared to be an automotive dismantling area exhibiting prominent surface staining. Boring SV-7 was installed near some above-ground storage tanks on a degraded concrete pad exhibiting excessive surface staining. Boring SB 12 was installed in an area that appeared to be an old dumping or crushing area. Borings SB-14 and SB-15 were installed near some old semi-trucks, tractors, and empty 55-gallon drums which all appeared to be leaking fluids to the ground surface. The remaining borings, SB-8, SB-9, SB-13, and SB-16, were spread across the remaining portions of the property without access limitations. The northwest, northeast, central, and southeast portions of the subject property were not accessible to drilling equipment.

The borings were advanced using a truck-mounted direct-push rig operated by TEG Northern California (TEG) of Rancho Cordova, California. A 4-foot long Long-Bore Soil Sampler, lined with acetate sleeves, was attached to the bottom of the drive rod. Soil samples were continuously collected from each boring location. At each sample interval, the sampler was retrieved, and the acetate sleeve was removed. A portion of the acetate sleeve was cut away from the soil core, capped with Teflon sheets and rubber end caps, and labelled with the sample name, sample date and time, and sampler's initials. The samples were recorded on a chain-of-custody document, sealed in a zip-lock bag, and placed in cold storage pending submittal to

Sierra Analytical Labs of Laguna Hills, California, for chemical analysis. A description of the soil was recorded on field boring logs in general accordance with the Unified Soil Classification System (USCS).

The 1- and 5-foot bgs soil samples from each boring completed to 15-foot bgs borings (SV-1 through SV-7) and 1-foot bgs soil samples from each boring completed to 5-foot bgs borings (SB-8 through SB-16) were analyzed for TPHg/d/o, VOCs, and Title 22 metals using EPA Methods 8015M/B, 8260B, and 6010B/7471A, respectively. Seven 1-foot bgs samples were chosen at random to additionally be analyzed for PCBs using EPA Method 8082. The remaining soil samples were submitted to the analytical laboratory and placed on “hold” pending results of the initial analytical suite. Following receipt of initial laboratory analytical results, the 5-foot bgs samples from borings SB-11, SB-12, SB-14, and SB-16 were additionally analyzed for TPHd and TPHo to further evaluate vertical extent of those constituents detected in 1-foot bgs samples collected from those boring locations. Soil analytical results are summarized in Tables 1 and 2. Laboratory analytical results and chain-of-custody documentation are provided in Appendix A.

Nested soil vapor probes were installed at depths of 5 and 15 feet bgs in soil borings SV-1 through SV-7. A 1/8-inch diameter Nylaflo tube, attached to a sample port, was inserted into the open boring and set approximately 3 inches off the bottom. Number 3 washed aquarium sand was poured into the borehole until the sand extended from approximately 3 inches below and 3 inches above the slotted portion of the tube. Approximately 6 inches of fine bentonite crumble was placed in the hole as an annular seal and hydrated with water. Additional bentonite crumble was alternately placed in the hole and hydrated until the 5-foot bgs installation depth was reached. The shallower probes were installed in the same manner as the bottom probe. The remaining open hole was filled with bentonite crumble, hydrated in intervals, to the ground surface. Each Nylaflo tube was labeled with the sample point identification and sample depth.

4.2 Soil Vapor Sampling

Soil vapor samples were collected from the soil vapor probes on February 18, 2025, by SALEM personnel. Soil vapor sample procedures were completed in accordance with the February 2023 Supplemental Guidance: Screening and Evaluating Vapor Intrusion, published jointly by the Department of Toxic Substances Control (DTSC), California Environmental Protection Agency (CalEPA), and the Los Angeles and San Francisco Regional Water Quality Control Boards (RWQCB-LA and RWQCB-SF).

4.2.1 Shut-in Testing

Before purging and sampling of the soil vapor probes, a shut-in test was conducted on the sampling train to check for leaks in the above-ground fittings. The shut-in test was conducted by attaching the complete sample train assembly to the termination valve on the soil vapor probe. With the valve attached to the soil vapor probe in the “off” position, a battery-operated pump was used to evacuate the sample train of air to a minimum measured vacuum of approximately 100 inches of water. The vacuum was observed using an in-line vacuum gauge which was positioned before the purge pump. The vacuum gauge was observed for approximately 1 minute and all above ground connections were considered “air-tight” when the pressure on the gauge did not noticeably dissipate. Sampling did not commence until the above-ground fittings were deemed air-tight.

4.2.2 Leak Testing

Leak testing, using a liquid tracer, was performed on each individual soil vapor probe in order to test the integrity of the entire sampling system. Its purpose was to evaluate whether an adequate seal was established at the soil vapor probe interface with the ground surface, as well as a leak check of all above ground fittings to ensure that the samples collected are not being diluted by ambient air. The leak check compound isopropyl alcohol (IPA) was used to evaluate sample integrity. The leak check compound was applied to a paper towel and kept in a closed plastic zip closure bag until it was ready to be used.

Before purging and sampling of the soil vapor probe, the zip closure bag was opened and placed directly at the point of entry of the soil vapor probe into the borehole. Additional saturated towels were also placed near the above-ground sample train connections to ensure there were no leaks in the fittings.

4.2.3 Soil Vapor Sample Collection and Analysis

A syringe was used to purge each probe. The syringe was attached to a 3-way valve, which was then connected to the on/off valve on the soil vapor probe. This 3-way valve allows the sample train to be connected to one port on the valve, and the purge equipment to be attached to the other. This ensured that all of the sample train assembly being used for the collection of the sample was upstream of the purging device. Three purge volumes (calculated to include the sand pack, dry bentonite, and vapor tubing volume) were removed from probes that were able to provide a vapor response to ensure that ambient air from the sampling system was removed, and to demonstrate that samples collected were representative of subsurface conditions.

An air-tight 3-way valve was attached to the syringe that allowed the purge air to be drawn into the syringe and then evacuated out the valve's side port. The syringe was attached to an in-line vacuum gauge so that probe vacuum could be monitored as the syringe drew in the purge vapor. The in-line vacuum gauge ensured that probe vacuum pressures were less than 100 inches of water during purging. During purging, the flow rate was timed so that it did not exceed 200 milliliters per minute.

Soil vapor samples were collected using appropriate gas-tight containers required for the specified analyses. The sample collection assemblies and containers were attached to the soil vapor probe via a 3-way valve before purging the device to avoid cross-contamination. SALEM utilized airtight calibrated Summa canisters supplied by H&P Mobile Geochemistry (H&P) of Signal Hill, California to collect vapor samples from each probe. The Summa canister was attached via a luer lock connection to a 3-way valve, which allowed the sample to be drawn into the canister and then sealed off by rotating the valve. The canister was attached to the 3-way valve connected to the soil vapor probe on/off valve, and before the purging device. After purging of the soil vapor probe was complete, the valve was rotated so that the flow path of the soil vapor probe was diverted to the Summa canister. The valve on the Summa canister was opened slowly to allow the soil vapor to flow into the canister at a rate of 200 milliliters per minute or less. When the Summa canister was full, as indicated by a negative pressure gauge, the valve on the canister was closed and the canister was then disconnected and immediately placed into a storage container to prevent photo-degradation of the target analytes from direct sunlight.

For each sample, the sample name, date and time of collection, vapor flow information, and results of QA/QC inspections were recorded on field data sheets. Sample name, date, and time were recorded on a chain-of-custody document and transferred to H&P's stationary laboratory for analysis. A duplicate vapor sample was collected from the 5-foot bgs completion at boring SV-2 for quality control purposes.

Upon submittal to H&P's analytical laboratory, the samples were injected into a gas chromatograph/mass spectrometer (GC/MS) and analyzed for VOCs using EPA Method 8260SV.

Laboratory analytical results for soil vapor samples are summarized in Table 3. Laboratory analytical results and chain-of-custody documentation are provided in Appendix A.

4.2.4 Vapor Probe Abandonment

The soil vapor probe tubing was pulled from each boring after the completion of soil vapor sampling activities. Each location was resurfaced to match existing grade.

5.0 FINDINGS

5.1 Geology and Hydrogeology

The subject property is in San Joaquin Valley, which is a topographic and structural basin that is bounded on the east by the Sierra Nevada geomorphic province and on the west by the Coast Ranges geomorphic province. The San Joaquin (Great Valley Geomorphic Province) is an alluvial plain about 50 miles wide and 400 miles long in the central part of California. The Great Valley is an elongated trough in which sediments have been deposited almost continuously for the last approximately 160 million years (Jurassic). The Great Valley sediments reach depths of about 30,000 feet at its southern end and include large volume of sediments of Mesozoic through Recent age. Recent alluvium covers nearly the entire valley floor and has largely been derived from the adjacent Sierra Nevada except in the westernmost portions of the valley.

The San Joaquin Valley represents the southern portion of the Central Valley of California, also referred to as the Great Valley geomorphic province. The most extensive geomorphic units in the province include dissected uplands, low alluvial plains and fans, river floodplains and channels, and overflow lands and lake bottoms. The valley represents the alluvial, flood, and delta plains of two major rivers (the Sacramento and San Joaquin rivers) and their tributaries. The high alluvial fans are the largest geomorphic features in the Merced area. These fans lie from 10 to 90 feet above the channels of the present-day rivers and are not subject to inundation by the rivers. The Merced area alluvial fans form part of a continuum of fans along the eastern margin of the San Joaquin Valley structural trough. The sediments are derived from the Sierra Nevada to the east — most of the sediment is of probable glacial origin. The east side fans are formed by meandering or braided stream floodplain processes that contain more well-sorted, fine-grained material and have gentler slopes than the semiarid fans on the west side of the San Joaquin Valley. The east side fans have low relief with very gentle gradients.

According to CRWQCB records for the Southern California Edison - Visalia Pole Yard LUST site at 432 North Ben Maddox Way, located approximately 762 feet south-southwest of the subject property, groundwater was expected to be encountered at approximately 60 feet bgs. Based upon SALEM's topographic map interpretation, the estimated groundwater flow direction is anticipated to follow the topography at the subject property towards the south-southwest. However, local groundwater level and flow direction may vary due to seasonal fluctuations in precipitation, usage demands, geology, and/or surface topography.

5.2 Field Observations

At the time of SALEM's February 18 and 19, 2025, site investigation, the subject property was occupied by five structures and an auto salvage/towing yard, as well as associated driveways and parking areas. The five buildings were single-story metal frame structures on concrete slab-on grade foundations with metal exterior walls and metal roofs. The subject property was occupied by six tenants: United Auto (an auto repair facility); Richard's Towing (a towing yard); Elmer's Automotive (an auto repair facility); Sam's Towing (a towing yard); Tulare County Crime Lab (a forensic facility); ASAP Towing (a towing company); and a personal storage facility. Access to the interior structures was not provided at the time of the site assessment. Due to numerous inoperable vehicles, farm equipment, vehicle parts, various scrap metals and appliances, and muddy areas the northwest, northeast, central, and southeast portions of the subject property were not accessible to drilling equipment during the site investigation activities.

Generally, soil types encountered consisted of interbedded brown, fine-grained sand and silt, brown fine-grained well sorted sand, and tan silt to the maximum depth investigated of 15 feet bgs. Groundwater was not encountered in any of the soil borings.

5.3 Analytical Results

Soil analytical results are summarized in Tables 1 and 2 and soil vapor analytical results are summarized in Table 3. Copies of the laboratory reports and chain-of-custody documentation are included in Appendix A.

5.3.1 Soil Analytical Results

Laboratory analytical results for soil were as follows:

- PCBs were not identified above laboratory method detection limits in any of the analyzed soil samples.
- VOCs were not identified above analytical method detection limits in any of the analyzed soil samples.
- TPHg was detected at a concentration of 0.13 mg/kg in one sample (SV-5 at 1-foot bgs).
- TPHd was detected at concentrations ranging from 10 to 660 mg/kg.
- TPHo was detected at concentrations ranging from 12 to 1,200 mg/kg.
- Arsenic was detected at concentrations ranging from 2.4 to 6.2 mg/kg.
- Barium was detected at concentrations ranging from 14 to 90 mg/kg.
- Cobalt was detected at concentrations ranging from 1.1 to 13 mg/kg.
- Chromium was detected at concentrations ranging from 3.0 to 22 mg/kg.
- Copper was detected at concentrations ranging from 5.3 to 37 mg/kg.
- Molybdenum was detected at concentrations ranging from 1.0 to 3.1 mg/kg.
- Nickel was detected at concentrations ranging from 1.3 to 14 mg/kg.
- Lead was detected at concentrations ranging from 2.2 to 29 mg/kg.
- Vanadium was detected at concentrations ranging from 2.4 to 14 mg/kg.
- Zinc was detected at concentrations ranging from 15 to 46 mg/kg.

5.3.2 Soil Vapor Analytical Results

Laboratory analytical results for soil vapor were as follows:

- F12 was detected at concentrations ranging from 14 to 26 $\mu\text{g}/\text{m}^3$.
- Chloromethane was detected at concentrations ranging from 12 $\mu\text{g}/\text{m}^3$.
- F11 was detected at concentrations ranging from 8.9 to 260 $\mu\text{g}/\text{m}^3$.
- F113 was detected at concentrations ranging from 8.5 to 14 $\mu\text{g}/\text{m}^3$.
- Dichloromethane was detected at concentrations ranging from 4.6 to 8.4 $\mu\text{g}/\text{m}^3$.
- MEK was detected at concentrations ranging from 42 to 290 $\mu\text{g}/\text{m}^3$.
- TCE was detected at concentrations ranging from 9.9 to 11 $\mu\text{g}/\text{m}^3$.
- MIBK was detected at concentrations ranging from 26 to 270 $\mu\text{g}/\text{m}^3$.
- Toluene was detected at concentrations ranging from 4.3 to 170 $\mu\text{g}/\text{m}^3$.
- PCE was detected at concentrations ranging from 7.8 to 20 $\mu\text{g}/\text{m}^3$.
- Ethyl benzene was detected at concentrations ranging from 5.4 to 120 $\mu\text{g}/\text{m}^3$.
- Total xylenes was detected at concentrations ranging from 17 to 830 $\mu\text{g}/\text{m}^3$.
- 4-ethyltoluene was detected at concentrations ranging from 6.5 to 120 $\mu\text{g}/\text{m}^3$.
- 1,3,5-trimethylbenzene was detected at concentrations ranging from 8.6 to 160 $\mu\text{g}/\text{m}^3$.
- 1,2,4-trimethylbenzene was detected at concentrations ranging from 5.5 to 350 $\mu\text{g}/\text{m}^3$.
- The sampling tracer compound IPA was not detected above laboratory method detection limits in any of the analyzed soil vapor samples.

6.0 VAPOR INTRUSION SCREENING LEVEL MODEL RESULTS

SALEM prepared a Baseline Human Health Risk Assessment (HHRA) to evaluate the potential human health cancer risks and non-cancer hazards to future on-site populations due to exposure to chemicals detected in soil vapor. This HHRA followed methodology presented in the California Environmental Protection Agency (CalEPA) and USEPA risk assessment guidance. For this HHRA, the land use zoning scenario assumes that the subject property will continue to be zoned as commercial/industrial. The HHRA

therefore quantitatively evaluated risks to future workers. Exposure pathways evaluated in the HHRA included inhalation of VOCs identified during the February 2025 soil vapor sampling event. Soil vapor ESLs from the CRWQCB-SF were compared to their respective maximum Exposure Point Concentrations (EPCs) to derive cancer risks and non-cancer hazards to future on-site populations due to exposure to chemicals detected in soil vapor. Chemical vapors moving up through soil and into a building are a potential source of indoor air contamination and may pose a risk to human health. Vapor intrusion is a way by which chemicals in soil and groundwater can migrate into indoor air from soil vapor below the concrete-surfaced floor of the subject property buildings.

The National Contingency Plan (NCP) (40 Code of Federal Regulations [CFR] § 300) was used as the basis for target risk and hazard levels. According to the NCP, excess lifetime cancer risks posed by a site should not exceed one in ten thousand (1.0×10^{-4}), and non-carcinogenic chemicals should not be present at levels expected to cause adverse health effects (i.e., Hazard Quotient/HI greater than one).

Using the maximum VOC concentrations detected in soil vapor beneath the subject property, and the default and site-specific values, the calculated incremental risk from vapor intrusion to indoor air for VOCs was 1.76×10^{-6} , which is below the target cancer risk value of 1.00×10^{-4} for a commercial/industrial setting. The hazard quotient for vapor intrusion to indoor air for VOCs was 1.23×10^{-1} , below the maximum hazard quotient of 1.0. Risk calculations are included in Table 4.

Based on results of this investigation, projected indoor air risks for the subject property are below regulatory screening levels for VOCs.

7.0 CONCLUSIONS AND RECOMMENDATIONS

The following conclusions and recommendations are based on the observations and data obtained during SALEM's February 18 and 19, 2025 investigation at the subject property:

- According to the CRWQCB records for the Southern California Edison - Visalia Pole Yard LUST site at 432 North Ben Maddox Way, located approximately 762 feet south-southwest of the subject property, groundwater was expected to be encountered at approximately 60 feet bgs. Based upon SALEM's topographic map interpretation, the estimated groundwater flow direction is anticipated to follow the topography at the subject property towards the south-southwest. However, local groundwater level and flow direction may vary due to seasonal fluctuations in precipitation, usage demands, geology, and/or surface topography.
- SALEM installed sixteen soil borings to depths ranging from 5 to 15 feet bgs (SV-1 through SV-7 and SB-8 through SB-16) near areas of potential environmental concern. Borings SV-1 through SV-4 were installed near the structures located at the subject property with SV-1 situated near a suspected septic tank and SV-2 situated near a waste oil collection bin. Borings SV-5, SB-10, and SB-11 were installed near what appeared to be an automotive dismantling area exhibiting prominent surface staining. Boring SV-7 was installed near some above-ground storage tanks on a degraded concrete pad exhibiting excessive surface staining. Boring SB-12 was installed in an area that appeared to be an old dumping or crushing area. Borings SB-14 and SB-15 were installed near some old semi-trucks, tractors, and empty 55-gallon drums which all appeared to be leaking fluids to the ground surface. The remaining borings, SB-8, SB-9, SB-13, and SB-16, were spread across the remaining portions of the property without access limitations. The northwest, northeast, central, and southeast portions of the subject property were not accessible to drilling equipment.

-
- Borings SV-1 through SV-7 were converted to nested vapor wells with probes at depths of 5 and 15 feet bgs.
 - Generally, soil types consist of interbedded brown, fine-grained sand and silt, brown fine-grained well sorted sand, and tan silt to the maximum depth investigated of 15 feet bgs. Groundwater was not encountered in any of the soil borings.
 - PCBs and VOCs were not identified above laboratory method detection limits in any of the analyzed soil samples.
 - TPHg was detected in soil at a concentration of 0.13 mg/kg (SV-5 at 1-foot bgs). TPHd was detected in soil at concentrations ranging from 10 to 660 mg/kg. TPHo was detected in soil at concentrations ranging from 12 to 1,200 mg/kg. The detected concentrations were below their respective CRWQCB-SF commercial/industrial ESLs set at 2,000 mg/kg, 1,200 mg/kg, and 180,000 mg/kg, respectively.
 - Title 22 metals detected in the analyzed soil samples included: arsenic (2.4 to 6.2 mg/kg), barium (14 to 90 mg/kg), cobalt (1.1 to 13 mg/kg), chromium (3.0 to 22 mg/kg), copper (5.3 to 37 mg/kg), molybdenum (1.0 to 3.1 mg/kg), nickel (1.3 to 14 mg/kg), lead (2.2 to 29 mg/kg), vanadium (2.4 to 14 mg/kg), and zinc (15 to 46 mg/kg). With the exception of arsenic, the detected concentrations of Title 22 metals in soil were well below their respective CRWQCB-SF commercial/industrial ESLs.
 - Detected arsenic concentrations in soil ranged from 2.4 to 6.2 mg/kg. Arsenic is a naturally occurring element that is typically present in soil at concentrations that equal or exceed health risk-based screening levels. Naturally occurring regional arsenic concentrations in the San Joaquin Valley range from 0.8 to 20 mg/kg (Wilson, et al, 1990) or higher depending on soil parent material mineralogy. Therefore, because of its natural occurrence in soil, arsenic is compared to local, regional, or statewide “background” concentration data instead of screening levels. Data suggests that arsenic detected at the subject property (maximum concentration of 6.2 mg/kg) is below generally accepted, naturally occurring, background concentrations in the region.
 - VOCs identified above laboratory method detection limits in soil vapor included: F12 (14 to 26 micrograms per cubic meter [$\mu\text{g}/\text{m}^3$], chloromethane (12 $\mu\text{g}/\text{m}^3$), F11 (8.9 to 260 $\mu\text{g}/\text{m}^3$), F113 (8.5 to 14 $\mu\text{g}/\text{m}^3$), dichloromethane (4.6 to 8.4 $\mu\text{g}/\text{m}^3$), MEK (42 to 290 $\mu\text{g}/\text{m}^3$), TCE (9.9 to 11 $\mu\text{g}/\text{m}^3$), MIBK (26 to 270 $\mu\text{g}/\text{m}^3$), toluene (4.3 to 170 $\mu\text{g}/\text{m}^3$), PCE (7.8 to 20 $\mu\text{g}/\text{m}^3$), ethylbenzene (5.4 to 120 $\mu\text{g}/\text{m}^3$), total xylenes (17 to 830 $\mu\text{g}/\text{m}^3$), 4-ethyltoluene (6.5 to 120 $\mu\text{g}/\text{m}^3$), 1,3,5-trimethylbenzene (8.6 to 160 $\mu\text{g}/\text{m}^3$), and 1,2,4-trimethylbenzene (5.5 to 350 $\mu\text{g}/\text{m}^3$). All detected concentrations of VOCs in soil vapor were below their respective CRWQCB-SF commercial/industrial ESLs.
 - Using the maximum VOC concentrations detected in soil vapor, and based on the default and site-specific values, the calculated incremental risk from vapor intrusion to indoor air for VOCs was 1.79×10^{-6} , which is below the target cancer risk value of 1.00×10^{-4} for a commercial/industrial setting. The hazard quotient for vapor intrusion to indoor air for VOCs was 1.23×10^{-1} , below the maximum hazard quotient of 1.0.

Data suggests that soil and soil vapor at the subject property do not pose a potential risk to human health or the environment. No engineering controls (i.e. VOC vapor barrier) are required to protect current or future

building occupants. Due to the potential of encountering areas of petroleum hydrocarbon-affected soil, SALEM recommends preparation of a SMP which should be distributed to construction personnel prior to conducting grading or excavation activities. The SMP will establish protocols for handling, sampling, storage, and disposal of any suspected hydrocarbon-affected soils generated during construction activities.

8.0 LIMITATIONS

This Phase II Environmental Site Assessment Report has been prepared for the exclusive use of Wanger Jones Helsley PC and its affiliates. Unauthorized use of or reliance on the information contained in this report, unless given express written consent by SALEM, is strictly prohibited.

The purpose of an environmental site assessment is to reasonably evaluate the potential for adverse impact from past practices at a given property or neighboring properties. In performing an environmental site assessment, it is understood that a balance must be struck between a reasonable inquiry into the environmental issues and an exhaustive analysis of each conceivable issue of potential concern. The professional opinions in this report are based in part on the interpretation of data from discrete sampling locations that may not represent conditions at locations not sampled.

The environmental services provided by SALEM were performed in accordance with accepted practice of professionals performing comparable work in California at the time of the investigation. It is possible that variations in conditions at the Site could exist at points not explored during the course of this investigation. Also, changes in conditions may occur over time due to variations in rainfall, temperature, or other factors not apparent at the time of the field investigation.

The property owners are solely responsible for notifying all governmental agencies and the public of the existence, release, or disposal of any hazardous materials/wastes or petroleum products at the subject property, whether before, during, or after the performance of SALEM's services. SALEM assumes neither responsibility nor liability for any claim, loss of property value, damage, or injury which results from hazardous materials, wastes or petroleum products being present or encountered at a given site.

9.0 REFERENCES

The following list summarizes the references utilized in preparing this report:

- SALEM Engineering Group, Inc., *Phase 1 Environmental Site Assessment, Proposed Derrel's Mini Storage Facility No. 19, Ben Maddox Way Expansion, Visalia, CA*, January 10, 2024.
- Department of Toxic Substances Control and Regional Water Quality Control Board, February 2023. Supplemental Guidance: Screening and Evaluating Vapor Intrusion.
- San Francisco Bay Regional Water Quality Control Board, *Environmental Screening Levels*, January 2019.
- United States Environmental Protection Agency, *OSWER Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air*, June 2015.
- Wilson, S.A., Kennedy, K.A., Gent, C.A., Briggs, P.H., Tidball, R.R., and McNeal, J.M., 1990, Analysis of Soil Samples from the San Joaquin Valley of California, US Geological Survey Open File Report 90-214.

If you have any questions, or if we can be of further assistance, please do not hesitate to contact our office at (559) 271-9700.

Respectfully submitted,

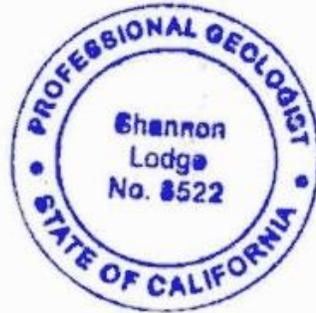
SALEM Engineering Group, Inc.

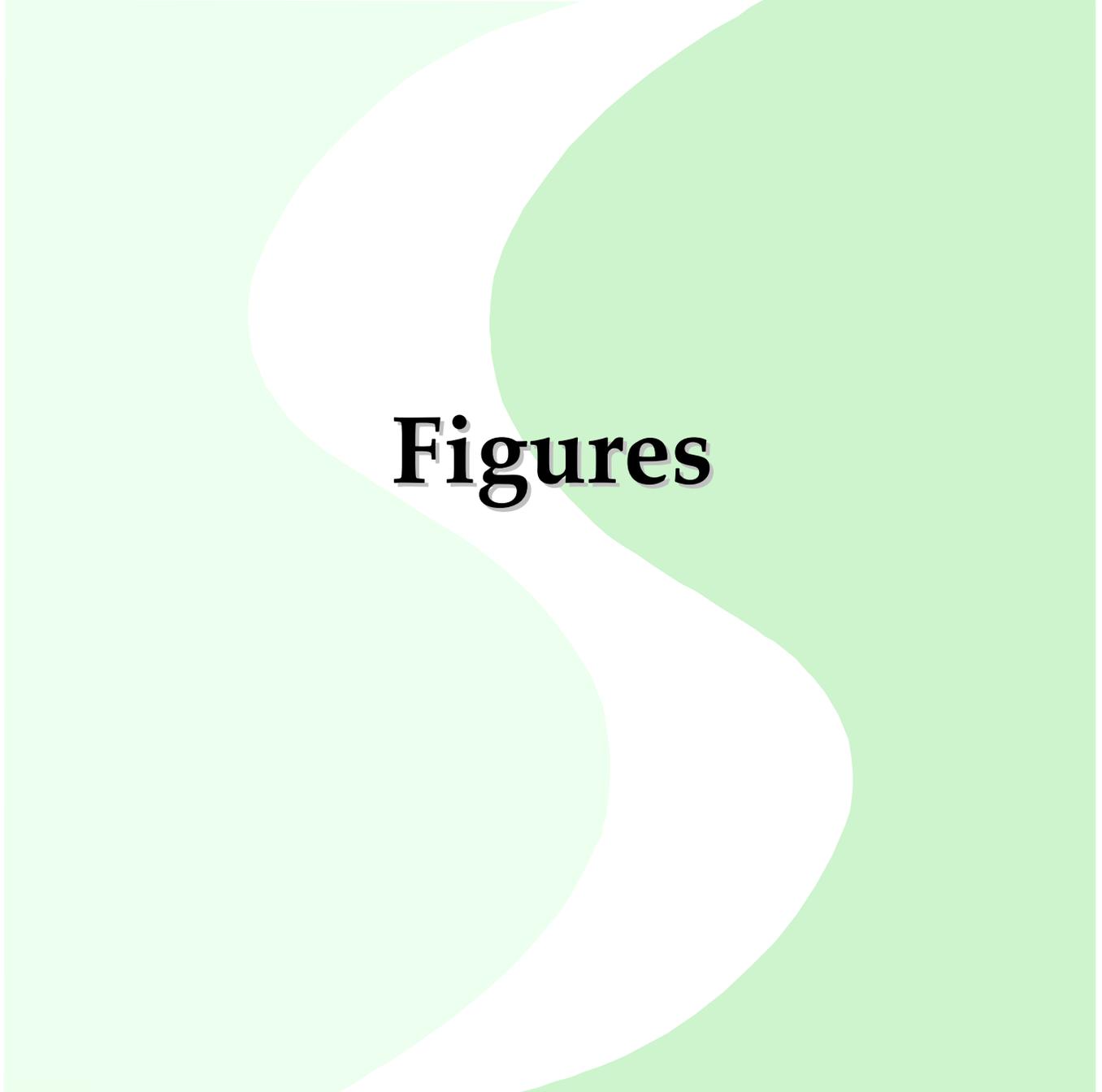


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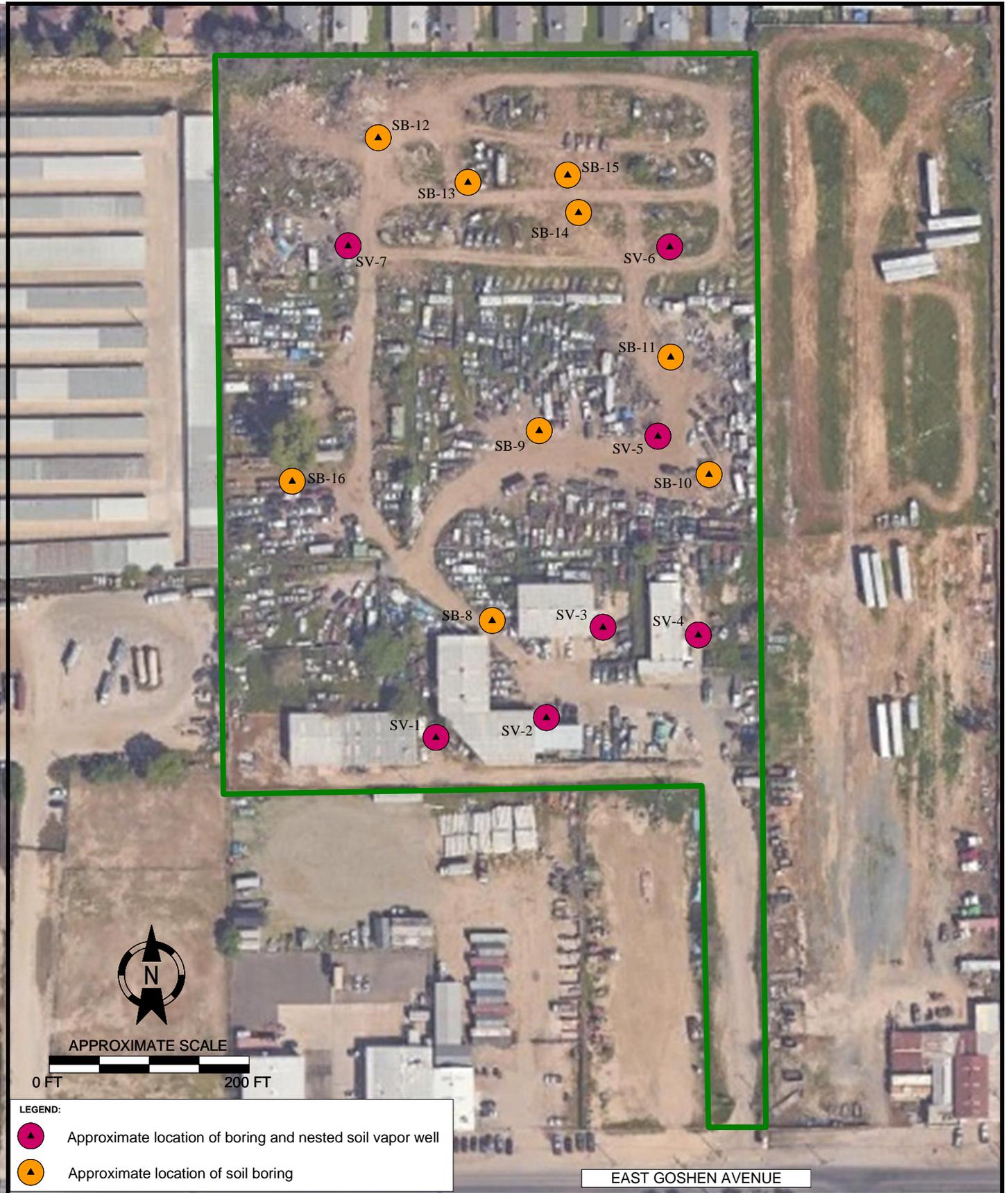


Figures



Subject Property

<p>SITE LOCATION MAP</p> <p>PROPOSED DERREL'S MINI STORAGE FACILITY NO. 19 BEN MADDOX WAY EXPANSION 1700 EAST GOSHEN AVENUE VISALIA, CALIFORNIA</p>	SCALE:	DATE:	
	NTS	March, 2025	
	DRAWN BY:	APPROVED BY:	
	MG	JR	
PROJECT NO.:	FIGURE NO.:		
2-423-1233	1		



LEGEND:

-  Approximate location of boring and nested soil vapor well
-  Approximate location of soil boring

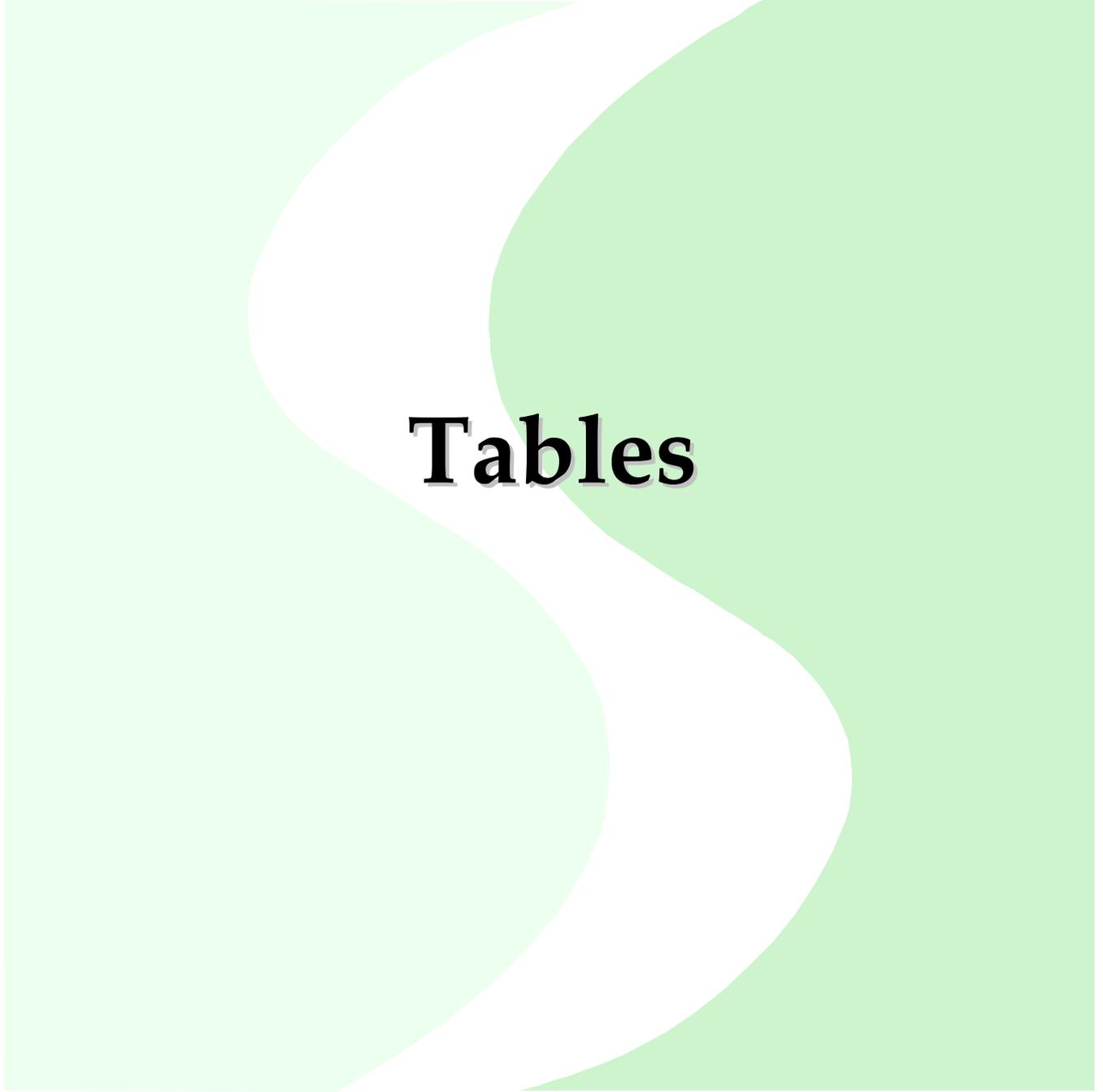
EAST GOSHEN AVENUE

SITE MAP SHOWING NESTED VAPOR WELL AND SOIL BORING LOCATIONS

**PROPOSED DERREL'S MINI STORAGE FACILITY NO. 19
BEN MADDOX WAY EXPANSION
1700 EAST GOSHEN AVENUE
VISALIA, CALIFORNIA**

SCALE: As shown	DATE: March 2025
DRAWN BY: SL	APPROVED BY: JR
PROJECT NO.: 2-423-1233	FIGURE NO.: 2





Tables

TABLE 1
SOIL ANALYTICAL SUMMARY - TPH, PCB, AND VOCs
Proposed Derrel's Mini Storage Facility No. 19 - Ben Maddox Way Expansion
1700 East Goshen Avenue
Visalia, California

Soil Sampling Date	Soil Sample Identification	TPHg (mg/kg)	TPHd (mg/kg)	TPHo (mg/kg)	PCBs (mg/kg)	VOCs (µg/kg)
2/18/2025	SV-1 @1'	ND (5.0)	47	35	ND (0.20)	ND (5.0)
2/18/2025	SV-1 @5'	ND (5.0)	ND (5.0)	ND (5.0)	ND (0.20)	ND (5.0)
2/19/2025	SV-2 @1'	ND (5.0)	93	150	ND (0.20)	ND (5.0)
2/19/2025	SV-2 @5'	ND (5.0)	12	ND (5.0)	ND (0.20)	ND (5.0)
2/19/2025	SV-3 @1'	ND (5.0)	16	13	ND (0.20)	ND (5.0)
2/19/2025	SV-3 @5'	ND (5.0)	13	ND (5.0)	ND (0.20)	ND (5.0)
2/19/2025	SV-4 @1'	ND (5.0)	10	ND (5.0)	ND (0.20)	ND (5.0)
2/19/2025	SV-4 @5'	ND (5.0)	ND (5.0)	ND (5.0)	ND (0.20)	ND (5.0)
2/19/2025	SV-5 @1'	0.13	660	1,200	ND (0.20)	ND (5.0)
2/19/2025	SV-5 @5'	ND (5.0)	13	ND (5.0)	ND (0.20)	ND (5.0)
2/19/2025	SV-6 @1'	ND (5.0)	ND (5.0)	ND (5.0)	ND (0.20)	ND (5.0)
2/19/2025	SV-6 @5'	ND (5.0)	20	12	ND (0.20)	ND (5.0)
2/19/2025	SV-7 @1'	ND (5.0)	160	310	ND (0.20)	ND (5.0)
2/19/2025	SV-7 @5'	ND (5.0)	25	ND (5.0)	ND (0.20)	ND (5.0)
2/19/2025	SB-8 @1'	ND (5.0)	15	27	ND (0.20)	ND (5.0)
2/19/2025	SB-9 @1'	ND (5.0)	16	51	ND (0.20)	ND (5.0)
2/19/2025	SB-10 @1'	ND (5.0)	32	ND (5.0)	ND (0.20)	ND (5.0)
2/19/2025	SB-11 @1'	ND (5.0)	35	210	ND (0.20)	ND (5.0)
2/19/2025	SB-11 @5'	NA	19	62	NA	NA
2/19/2025	SB-12 @1'	ND (5.0)	96	370	ND (0.20)	ND (5.0)
2/19/2025	SB-12 @5'	NA	ND (5.0)	ND (5.0)	NA	NA
2/19/2025	SB-13 @1'	ND (5.0)	ND (5.0)	ND (5.0)	ND (0.20)	ND (5.0)
2/19/2025	SB-14 @1'	ND (5.0)	380	430	ND (0.20)	ND (5.0)
2/19/2025	SB-14 @5'	NA	ND (5.0)	ND (5.0)	NA	NA
2/19/2025	SB-15 @1'	ND (5.0)	ND (5.0)	12	ND (0.20)	ND (5.0)
2/19/2025	SB-16 @1'	ND (5.0)	140	530	ND (0.20)	ND (5.0)
2/19/2025	SB-16 @5'	NA	15	ND (5.0)	NA	NA
CRWQCB-SF Commercial/Industrial ESL:		2,000*	1,200*	180,000*	Varies	Varies
CRWQCB-SF Construction Worker Soil Exposure ESL:		1,800*	1,100*	54,000*	Varies	Varies

@# = depth of sample collection in feet below ground surface
µg/kg = micrograms per kilogram
mg/kg = milligrams per kilogram
ND = not identified above stated method detection limit
(#) = analytical method detection limit
PCBs = Polychlorinated Biphenyls
VOCs = Volatile Organic Compounds

TPHg = Total Petroleum Hydrocarbons - Gasoline Range
TPHd = Total Petroleum Hydrocarbons - Diesel Range
TPHo = Total Petroleum Hydrocarbons - Oil Range
NA = Not analyzed
CRWQCB-SF = San Francisco Regional Water Quality Control Board
ESL = Environmental Screening Level
* = Non-cancer endpoint

TABLE 2
SOIL ANALYTICAL SUMMARY - TITLE 22 METALS
Proposed Derrel's Mini Storage Facility No. 19 - Ben Maddox Way Expansion
1700 East Goshen Avenue
Visalia, California

Date Sampled	Sample Collection Point	Arsenic (mg/kg)	Barium (mg/kg)	Cobalt (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Molybdenum (mg/kg)	Nickel (mg/kg)	Lead (mg/kg)	Vanadium (mg/kg)	Zinc (mg/kg)
2/18/2025	SV-1 @1'	2.5	54	3.7	5.3	8.9	ND (1.0)	13	10	5.3	15
2/18/2025	SV-1 @5'	2.4	48	5.2	8.2	11	ND (1.0)	5.6	15	2.8	17
2/19/2025	SV-2 @1'	ND (2.0)	55	8.1	3.6	5.3	1.2	14	9.1	3.4	19
2/19/2025	SV-2 @5'	3.5	25	2.8	15	18	ND (1.0)	8.3	3.6	2.4	27
2/19/2025	SV-3 @1'	6.2	90	6.2	17	16	ND (1.0)	11	26	3.6	25
2/19/2025	SV-3 @5'	3.7	63	2.5	5.2	2.9	1.4	12	29	5.3	15
2/19/2025	SV-4 @1'	ND (2.0)	44	7.4	22	9.1	1.2	5.3	7.9	5.8	38
2/19/2025	SV-4 @5'	ND (2.0)	83	2.8	6.3	13	1.3	9.1	14	3.6	31
2/19/2025	SV-5 @1'	ND (2.0)	62	5.2	3.6	11	ND (1.0)	14	24	2.5	24
2/19/2025	SV-5 @5'	ND (2.0)	29	2.6	3.3	18	ND (1.0)	5.0	1.9	13	22
2/19/2025	SV-6 @1'	ND (2.0)	55	2.8	4.8	13	ND (1.0)	2.8	3.2	10	24
2/19/2025	SV-6 @5'	ND (2.0)	31	3.6	4.9	18	2.8	3.1	3.6	12	26
2/19/2025	SV-7 @1'	ND (2.0)	14	1.1	4.5	16	1.7	2.5	2.3	7.7	18
2/19/2025	SV-7 @5'	ND (2.0)	25	2.8	3.2	17	2.5	3.1	3.2	8.6	24
2/19/2025	SB-8 @1'	ND (2.0)	23	2.5	3.0	17	1.7	2.7	2.2	8.8	24
2/19/2025	SB-9 @1'	ND (2.0)	31	2.9	3.3	16	1.8	2.6	3.0	11	27
2/19/2025	SB-10 @1'	ND (2.0)	41	3.6	4.4	17	2.4	3.4	2.9	10	30
2/19/2025	SB-11 @1'	ND (2.0)	37	3.6	7.0	37	3.0	4.1	4.9	12	40
2/19/2025	SB-12 @1'	ND (2.0)	56	4.4	8.5	36	3.1	3.8	5.2	14	46
2/19/2025	SB-13 @1"	ND (2.0)	37	3.1	8.0	34	1.1	4.5	4.9	14	38
2/19/2025	SB-14 @1'	ND (2.0)	49	3.2	10	33	2.2	3.3	4.8	8.9	35
2/19/2025	SB-15 @1'	ND (2.0)	31	4.2	3.9	32	1.7	1.3	4.3	ND (2.0)	29
2/19/2025	SB-16 @1'	ND (2.0)	36	13	6.0	36	1.0	3.1	3.6	ND (2.0)	26
CRWQCB-SF Commercial/Industrial ESL:		0.31	220,000*	1,900	NE	47,000*	5,800*	64,000	380	5,800*	350,000*
CRWQCB-SF Construction Worker Soil Exposure ESL:		2.0	3,000*	49	NE	14,000*	18,000*	17,000	2,700	470*	110,000*

metals not listed were ND

@# = depth of sample collection in feet below ground surface

mg/kg = milligrams per kilogram

ND = not detected above analytical method detection limit

(#) = analytical method detection limit

CRWQCB-SF = San Francisco Regional Water Quality Control Board

ESL = Environmental Screening Level

* = Non-cancer Hazard

TABLE 3
SOIL VAPOR ANALYTICAL SUMMARY - VOCs
Proposed Derrel's Mini Storage Facility No. 19 - Ben Maddox Way Expansion
1700 East Goshen Avenue
Visalia, California

Date Sampled	Sample Collection Point	F12 (µg/m ³)	Chloromethane (µg/m ³)	F11 (µg/m ³)	F113 (µg/m ³)	Dichloromethane (µg/m ³)	MEK (µg/m ³)	TCE (µg/m ³)	Benzene (µg/m ³)	MIBK (µg/m ³)	Toluene (µg/m ³)	PCE (µg/m ³)	Ethyl benzene (µg/m ³)	Total Xylenes (µg/m ³)	4-Ethyltoluene (µg/m ³)	1,3,5-Trimethylbenzene (µg/m ³)	1,2,4-Trimethylbenzene (µg/m ³)	Volatile Organic Compounds*
2/18/25	SV-1 @5'	ND (5.0)	ND (2.1)	ND (5.6)	ND (7.7)	ND (3.5)	75	11	ND (3.2)	26	7.0	ND (6.9)	ND (4.4)	ND (8.8)	ND (5.0)	ND (5.0)	ND (5.0)	ND
2/18/25	SV-1 @15'	ND (5.0)	ND (2.1)	ND (5.6)	14	4.6	220	ND (5.5)	3.9	85	82	ND (6.9)	5.4	30.7	ND (5.0)	ND (5.0)	8.8	ND
2/18/25	SV-2 @5'	ND (5.0)	ND (2.1)	ND (5.6)	ND (7.7)	ND (3.5)	87	ND (5.5)	5.6	37	19	ND (6.9)	ND (4.4)	18.2	ND (5.0)	ND (5.0)	6.3	ND
2/18/25	SV-2 @5' DUP	ND (5.0)	ND (2.1)	ND (5.6)	ND (7.7)	ND (3.5)	98	ND (5.5)	5.7	37	14	11	ND (4.4)	17.1	ND (5.0)	ND (5.0)	5.5	ND
2/18/25	SV-2 @15'	ND (5.0)	ND (2.1)	ND (5.6)	8.5	8.4	210	ND (5.5)	7.9	130	170	13	15	82	6.5	8.6	24	ND
2/18/25	SV-3 @5'	ND (5.0)	ND (2.1)	ND (5.6)	ND (7.7)	ND (3.5)	67	ND (5.5)	ND (3.2)	56	8.8	ND (6.9)	ND (4.4)	ND (8.8)	ND (5.0)	ND (5.0)	ND (5.0)	ND
2/18/25	SV-3 @15"	ND (5.0)	ND (2.1)	ND (5.6)	ND (7.7)	ND (3.5)	65	ND (5.5)	ND (3.2)	56	11	ND (6.9)	ND (4.4)	ND (8.8)	ND (5.0)	ND (5.0)	ND (5.0)	ND
2/18/25	SV-4 @5'	ND (5.0)	12	ND (5.6)	ND (7.7)	ND (3.5)	78	ND (5.5)	8.5	74	14	7.8	ND (4.4)	ND (8.8)	ND (5.0)	ND (5.0)	10	ND
2/18/25	SV-4 @15"	ND (5.0)	ND (2.1)	ND (5.6)	ND (7.7)	ND (3.5)	ND (30)	ND (5.5)	ND (3.2)	ND (8.3)	7.9	ND (6.9)	ND (4.4)	ND (8.8)	ND (5.0)	ND (5.0)	ND (5.0)	ND
2/18/25	SV-5 @5'	14	ND (2.1)	30	ND (7.7)	ND (3.5)	ND (30)	ND (5.5)	7.4	76	150	ND (6.9)	120	830	120	160	350	ND
2/18/25	SV-5 @15"	12	ND (2.1)	37	ND (7.7)	ND (3.5)	130	ND (5.5)	5.8	110	31	ND (6.9)	7.7	96	33	56	26	ND
2/18/25	SV-6 @5'	ND (5.0)	ND (2.1)	ND (5.6)	ND (7.7)	ND (3.5)	42	ND (5.5)	ND (3.2)	42	ND (3.8)	ND (6.9)	ND (4.4)	ND (8.8)	ND (5.0)	ND (5.0)	ND (5.0)	ND
2/18/25	SV-6 @15"	ND (5.0)	ND (2.1)	8.9	ND (7.7)	ND (3.5)	290	ND (5.5)	ND (3.2)	270	8.3	ND (6.9)	ND (4.4)	ND (8.8)	ND (5.0)	ND (5.0)	6.6	ND
2/18/25	SV-7 @5'	25	ND (2.1)	260	ND (7.7)	ND (3.5)	59	9.9	ND (3.2)	35	4.5	17	ND (4.4)	ND (8.8)	ND (5.0)	ND (5.0)	ND (5.0)	ND
2/18/25	SV-7 @15'	26	ND (2.1)	240	ND (7.7)	ND (3.5)	51	ND (5.5)	ND (3.2)	31	4.3	20	ND (4.4)	ND (8.8)	ND (5.0)	ND (5.0)	ND (5.0)	ND
CRWQCB ESL for Commercial/Industrial Soil Vapor (mg/m ³):		NE	13,000*	NE	NE	410	730,000*	100	14	440,000*	44,000*	67	160	15,000*	NE	NE	NE	Varies

All samples analyzed by EPA Method 8260SV by gas chromatograph/mass spectrometer
VOCs not listed were ND

µg/m³ = micrograms per cubic meter

ND = not detected above analytical method detection limit shown in parentheses

DUP = duplicate sample

BOLD Exceeds ESL

F12 = Dichlorodifluoromethane

F11 = Trichlorofluoromethane

F113 = 1,1,2-Trichlorotrifluoroethane

Dichloromethane = Methylene chloride

MEK = 2-Butanone/methyl ethyl ketone

TCE = Trichloroethene

MIBK = 4-Methyl-2-pentanone/methyl isobutyl ketone

PCE = Tetrachloroethane

CRWQCB = California Regional Water Quality Control Board

ESL = Environmental screening level

NE = Not established

* = Non-cancer Endpoint

TABLE 4
HUMAN HEALTH SCREENING EVALUATION - COMMERCIAL/INDUSTRIAL
Proposed Derrel's Mini Storage Facility No. 19 - Ben Maddox Way Expansion
1700 East Goshen Avenue
Visalia, California

Constituent of Potential Environmental Concern in Indoor Air	Maximum Exposure Point Concentration (EPC) in $\mu\text{g}/\text{m}^3$	Commercial/Industrial Screening Level ($\mu\text{g}/\text{m}^3$) - Cancer	Source	Ratio of EPC to Screening Level	Calculated Excess Cancer Risk	Commercial/Industrial Screening Level ($\mu\text{g}/\text{m}^3$) - Non-cancer	Source	Ratio of EPC to Screening Level
Chloromethane	12	NC		NC	NC	13,000	CRWQCB ESL	9.23E-04
Dichloromethane	8.4	410	CRWQCB ESL	2.05E-02	2.05E-08	58,000	CRWQCB ESL	1.45E-04
MEK	290	NC		NC	NC	730,000	CRWQCB ESL	3.97E-04
Benzene	8.5	14	CRWQCB ESL	6.07E-01	6.07E-07	440	CRWQCB ESL	1.93E-02
TCE	11	100	CRWQCB ESL	1.10E-01	1.10E-07	290	CRWQCB ESL	3.79E-02
MIBK	270	NC		NC	NC	440,000	CRWQCB ESL	6.14E-04
Toluene	170	NC		NC	NC	44,000	CRWQCB ESL	3.86E-03
PCE	20	67	CRWQCB ESL	2.99E-01	2.99E-07	5,800	CRWQCB ESL	3.45E-03
Ethyl benzene	120	160	CRWQCB ESL	7.50E-01	7.50E-07	150,000	CRWQCB ESL	8.00E-04
Xylenes	830	NC		NC	NC	15,000	CRWQCB ESL	5.53E-02
Cumulative Risks and Hazards				Cumulative Calculated Excess Cancer Risk	1.79E-06		Calculated Hazard Index	1.23E-01

$\mu\text{g}/\text{m}^3$ = Micrograms per cubic meter
NC = Not carcinogenic
CRWQCB ESL = California Regional Water Quality Control Board Environmental Screening Level
Dichloromethane = Methylene chloride
MEK = 2-Butanone/methyl ethyl ketone
TCE = Trichloroethene
MIBK = 4-Methyl-2-pentanone
PCE = Tetrachloroethene

A





04 March 2025

Shannon Lodge
SALEM Engineering Group - Fresno
4729 West Jacquelyn Avenue
Fresno, CA 93722

RE:Proposed Derrels, Visalia

Work Order No.: 2502317

Attached are the results of the analyses for samples received by the laboratory on 02/21/25 13:50.

The samples were received by Sierra Analytical Labs, Inc. with a chain of custody record attached or completed at the submittal of the samples.

The analyses were performed according to the prescribed method as outlined by EPA, Standard Methods, and A.S.T.M.

The remaining portions of the samples will be disposed of within 30 days from the date of this report. If you require any additional retaining time, please advise us.

Sincerely,

Mindy Froome

Mindy Froome

Technical Manager

Sierra Analytical Labs, Inc. is certified by the California Department of Health Services (DOHS),
Environmental Laboratory Accreditation Program (ELAP) No. 3110.



SALEM Engineering Group - Fresno
4729 West Jacquelyn Avenue
Fresno CA, 93722

Project: Proposed Derrels, Visalia
Project Number: 2-423-1233
Project Manager: Shannon Lodge

Reported:
03/04/25 15:42

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SV-1@1'	2502317-01	Soil	02/18/25 08:35	02/21/25 13:50
SV-1@5'	2502317-02	Soil	02/18/25 08:40	02/21/25 13:50
SV-2@1'	2502317-05	Soil	02/19/25 08:35	02/21/25 13:50
SV-2@5'	2502317-06	Soil	02/19/25 08:40	02/21/25 13:50
SV-3@1'	2502317-09	Soil	02/19/25 09:05	02/21/25 13:50
SV-3@5'	2502317-10	Soil	02/19/25 09:10	02/21/25 13:50
SV-4@1'	2502317-13	Soil	02/19/25 09:35	02/21/25 13:50
SV-4@5'	2502317-14	Soil	02/19/25 09:40	02/21/25 13:50
SV-5@1'	2502317-17	Soil	02/19/25 10:35	02/21/25 13:50
SV-5@5'	2502317-18	Soil	02/19/25 10:40	02/21/25 13:50
SV-6@1'	2502317-21	Soil	02/19/25 11:25	02/21/25 13:50
SV-6@5'	2502317-22	Soil	02/19/25 11:27	02/21/25 13:50
SV-7@1'	2502317-25	Soil	02/19/25 11:45	02/21/25 13:50
SV-7@5'	2502317-26	Soil	02/19/25 11:50	02/21/25 13:50
SB-8@1'	2502317-29	Soil	02/19/25 10:02	02/21/25 13:50
SB-9@1'	2502317-31	Soil	02/19/25 10:15	02/21/25 13:50
SB-10@1'	2502317-33	Soil	02/19/25 10:56	02/21/25 13:50
SB-11@1'	2502317-35	Soil	02/19/25 11:06	02/21/25 13:50
SB-12@1'	2502317-37	Soil	02/19/25 12:12	02/21/25 13:50
SB-13@1'	2502317-39	Soil	02/19/25 12:27	02/21/25 13:50
SB-14@1'	2502317-41	Soil	02/19/25 12:50	02/21/25 13:50
SB-15@1'	2502317-43	Soil	02/19/25 13:03	02/21/25 13:50
SB-16@1'	2502317-45	Soil	02/19/25 13:20	02/21/25 13:50

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Metals by EPA 6000/7000 Series Methods
Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SV-1@1' (2502317-01) Soil Sampled: 02/18/25 08:35 Received: 02/21/25 13:50

Silver	ND	2.0	mg/kg	1	B5B2411	02/24/25	02/28/25 15:53	EPA 6010D	
Arsenic	2.5	2.0	"	"	"	"	"	"	
Barium	54	2.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	"	
Cobalt	3.7	1.0	"	"	"	"	"	"	
Chromium	5.3	2.0	"	"	"	"	"	"	
Copper	8.9	1.0	"	"	"	"	"	"	
Mercury	ND	0.20	"	"	B5B2413	02/24/25	02/28/25 12:10	EPA 7471A	
Molybdenum	ND	1.0	"	"	B5B2411	02/24/25	02/28/25 15:53	EPA 6010D	
Nickel	10	1.0	"	"	"	"	"	"	
Lead	25	1.0	"	"	"	"	"	"	
Antimony	ND	2.0	"	"	"	"	"	"	
Selenium	ND	4.0	"	"	"	"	"	"	
Thallium	ND	4.0	"	"	"	"	"	"	
Vanadium	5.3	2.0	"	"	"	"	"	"	
Zinc	15	2.0	"	"	"	"	"	"	

SV-1@5' (2502317-02) Soil Sampled: 02/18/25 08:40 Received: 02/21/25 13:50

Silver	ND	2.0	mg/kg	1	B5B2411	02/24/25	02/28/25 15:53	EPA 6010D	
Arsenic	2.4	2.0	"	"	"	"	"	"	
Barium	48	2.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	"	
Cobalt	5.2	1.0	"	"	"	"	"	"	
Chromium	8.2	2.0	"	"	"	"	"	"	
Copper	11	1.0	"	"	"	"	"	"	
Mercury	ND	0.20	"	"	B5B2413	02/24/25	02/28/25 12:10	EPA 7471A	
Molybdenum	ND	1.0	"	"	B5B2411	02/24/25	02/28/25 15:53	EPA 6010D	
Nickel	5.6	1.0	"	"	"	"	"	"	
Lead	15	1.0	"	"	"	"	"	"	
Antimony	ND	2.0	"	"	"	"	"	"	
Selenium	ND	4.0	"	"	"	"	"	"	
Thallium	ND	4.0	"	"	"	"	"	"	
Vanadium	2.8	2.0	"	"	"	"	"	"	
Zinc	17	2.0	"	"	"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Metals by EPA 6000/7000 Series Methods
Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SV-2@1' (2502317-05) Soil Sampled: 02/19/25 08:35 Received: 02/21/25 13:50

Silver	ND	2.0	mg/kg	1	B5B2411	02/24/25	02/28/25 15:53	EPA 6010D	
Arsenic	ND	2.0	"	"	"	"	"	"	
Barium	55	2.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	"	
Cobalt	8.1	1.0	"	"	"	"	"	"	
Chromium	3.6	2.0	"	"	"	"	"	"	
Copper	5.3	1.0	"	"	"	"	"	"	
Mercury	ND	0.20	"	"	B5B2413	02/24/25	02/28/25 12:10	EPA 7471A	
Molybdenum	1.2	1.0	"	"	B5B2411	02/24/25	02/28/25 15:53	EPA 6010D	
Nickel	14	1.0	"	"	"	"	"	"	
Lead	9.1	1.0	"	"	"	"	"	"	
Antimony	ND	2.0	"	"	"	"	"	"	
Selenium	ND	4.0	"	"	"	"	"	"	
Thallium	ND	4.0	"	"	"	"	"	"	
Vanadium	3.4	2.0	"	"	"	"	"	"	
Zinc	19	2.0	"	"	"	"	"	"	

SV-2@5' (2502317-06) Soil Sampled: 02/19/25 08:40 Received: 02/21/25 13:50

Silver	ND	2.0	mg/kg	1	B5B2411	02/24/25	02/28/25 15:53	EPA 6010D	
Arsenic	3.5	2.0	"	"	"	"	"	"	
Barium	25	2.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	"	
Cobalt	2.8	1.0	"	"	"	"	"	"	
Chromium	15	2.0	"	"	"	"	"	"	
Copper	18	1.0	"	"	"	"	"	"	
Mercury	ND	0.20	"	"	B5B2413	02/24/25	02/28/25 12:10	EPA 7471A	
Molybdenum	ND	1.0	"	"	B5B2411	02/24/25	02/28/25 15:53	EPA 6010D	
Nickel	8.3	1.0	"	"	"	"	"	"	
Lead	3.6	1.0	"	"	"	"	"	"	
Antimony	ND	2.0	"	"	"	"	"	"	
Selenium	ND	4.0	"	"	"	"	"	"	
Thallium	ND	4.0	"	"	"	"	"	"	
Vanadium	2.4	2.0	"	"	"	"	"	"	
Zinc	27	2.0	"	"	"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Metals by EPA 6000/7000 Series Methods

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SV-3@1' (2502317-09) Soil Sampled: 02/19/25 09:05 Received: 02/21/25 13:50

Silver	ND	2.0	mg/kg	1	B5B2411	02/24/25	02/28/25 15:53	EPA 6010D	
Arsenic	6.2	2.0	"	"	"	"	"	"	
Barium	90	2.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	"	
Cobalt	6.2	1.0	"	"	"	"	"	"	
Chromium	17	2.0	"	"	"	"	"	"	
Copper	16	1.0	"	"	"	"	"	"	
Mercury	ND	0.20	"	"	B5B2413	02/24/25	02/28/25 12:10	EPA 7471A	
Molybdenum	ND	1.0	"	"	B5B2411	02/24/25	02/28/25 15:53	EPA 6010D	
Nickel	11	1.0	"	"	"	"	"	"	
Lead	26	1.0	"	"	"	"	"	"	
Antimony	ND	2.0	"	"	"	"	"	"	
Selenium	ND	4.0	"	"	"	"	"	"	
Thallium	ND	4.0	"	"	"	"	"	"	
Vanadium	3.6	2.0	"	"	"	"	"	"	
Zinc	25	2.0	"	"	"	"	"	"	

SV-3@5' (2502317-10) Soil Sampled: 02/19/25 09:10 Received: 02/21/25 13:50

Silver	ND	2.0	mg/kg	1	B5B2411	02/24/25	02/28/25 15:53	EPA 6010D	
Arsenic	3.7	2.0	"	"	"	"	"	"	
Barium	63	2.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	"	
Cobalt	2.5	1.0	"	"	"	"	"	"	
Chromium	5.2	2.0	"	"	"	"	"	"	
Copper	2.9	1.0	"	"	"	"	"	"	
Mercury	ND	0.20	"	"	B5B2413	02/24/25	02/28/25 12:10	EPA 7471A	
Molybdenum	1.4	1.0	"	"	B5B2411	02/24/25	02/28/25 15:53	EPA 6010D	
Nickel	12	1.0	"	"	"	"	"	"	
Lead	29	1.0	"	"	"	"	"	"	
Antimony	ND	2.0	"	"	"	"	"	"	
Selenium	ND	4.0	"	"	"	"	"	"	
Thallium	ND	4.0	"	"	"	"	"	"	
Vanadium	5.3	2.0	"	"	"	"	"	"	
Zinc	15	2.0	"	"	"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Metals by EPA 6000/7000 Series Methods

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SV-4@1' (2502317-13) Soil Sampled: 02/19/25 09:35 Received: 02/21/25 13:50

Silver	ND	2.0	mg/kg	1	B5B2411	02/24/25	02/28/25 15:53	EPA 6010D	
Arsenic	ND	2.0	"	"	"	"	"	"	
Barium	44	2.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	"	
Cobalt	7.4	1.0	"	"	"	"	"	"	
Chromium	22	2.0	"	"	"	"	"	"	
Copper	9.1	1.0	"	"	"	"	"	"	
Mercury	ND	0.20	"	"	B5B2413	02/24/25	02/28/25 12:10	EPA 7471A	
Molybdenum	1.2	1.0	"	"	B5B2411	02/24/25	02/28/25 15:53	EPA 6010D	
Nickel	5.3	1.0	"	"	"	"	"	"	
Lead	7.9	1.0	"	"	"	"	"	"	
Antimony	ND	2.0	"	"	"	"	"	"	
Selenium	ND	4.0	"	"	"	"	"	"	
Thallium	ND	4.0	"	"	"	"	"	"	
Vanadium	5.8	2.0	"	"	"	"	"	"	
Zinc	38	2.0	"	"	"	"	"	"	

SV-4@5' (2502317-14) Soil Sampled: 02/19/25 09:40 Received: 02/21/25 13:50

Silver	ND	2.0	mg/kg	1	B5B2411	02/24/25	02/28/25 15:53	EPA 6010D	
Arsenic	ND	2.0	"	"	"	"	"	"	
Barium	83	2.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	"	
Cobalt	2.8	1.0	"	"	"	"	"	"	
Chromium	6.3	2.0	"	"	"	"	"	"	
Copper	13	1.0	"	"	"	"	"	"	
Mercury	ND	0.20	"	"	B5B2413	02/24/25	02/28/25 12:10	EPA 7471A	
Molybdenum	1.3	1.0	"	"	B5B2411	02/24/25	02/28/25 15:53	EPA 6010D	
Nickel	9.1	1.0	"	"	"	"	"	"	
Lead	14	1.0	"	"	"	"	"	"	
Antimony	ND	2.0	"	"	"	"	"	"	
Selenium	ND	4.0	"	"	"	"	"	"	
Thallium	ND	4.0	"	"	"	"	"	"	
Vanadium	3.6	2.0	"	"	"	"	"	"	
Zinc	31	2.0	"	"	"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Metals by EPA 6000/7000 Series Methods

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SV-5@1' (2502317-17) Soil Sampled: 02/19/25 10:35 Received: 02/21/25 13:50

Silver	ND	2.0	mg/kg	1	B5B2411	02/24/25	02/28/25 15:53	EPA 6010D	
Arsenic	ND	2.0	"	"	"	"	"	"	
Barium	62	2.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	"	
Cobalt	5.2	1.0	"	"	"	"	"	"	
Chromium	3.6	2.0	"	"	"	"	"	"	
Copper	11	1.0	"	"	"	"	"	"	
Mercury	ND	0.20	"	"	B5B2413	02/24/25	02/28/25 12:10	EPA 7471A	
Molybdenum	ND	1.0	"	"	B5B2411	02/24/25	02/28/25 15:53	EPA 6010D	
Nickel	14	1.0	"	"	"	"	"	"	
Lead	24	1.0	"	"	"	"	"	"	
Antimony	ND	2.0	"	"	"	"	"	"	
Selenium	ND	4.0	"	"	"	"	"	"	
Thallium	ND	4.0	"	"	"	"	"	"	
Vanadium	2.5	2.0	"	"	"	"	"	"	
Zinc	24	2.0	"	"	"	"	"	"	

SV-5@5' (2502317-18) Soil Sampled: 02/19/25 10:40 Received: 02/21/25 13:50

Silver	ND	2.0	mg/kg	1	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Arsenic	ND	2.0	"	"	"	"	"	"	
Barium	29	2.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	"	
Cobalt	2.6	1.0	"	"	"	"	"	"	
Chromium	3.3	2.0	"	"	"	"	"	"	
Copper	18	1.0	"	"	"	"	"	"	
Mercury	ND	0.20	"	"	B5B2413	02/24/25	02/28/25 12:10	EPA 7471A	
Molybdenum	ND	1.0	"	"	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Nickel	5.0	1.0	"	"	"	"	"	"	
Lead	1.9	1.0	"	"	"	"	"	"	
Antimony	ND	2.0	"	"	"	"	"	"	
Selenium	ND	4.0	"	"	"	"	"	"	
Thallium	ND	4.0	"	"	"	"	"	"	
Vanadium	13	2.0	"	"	"	"	"	"	
Zinc	22	2.0	"	"	"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Metals by EPA 6000/7000 Series Methods

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-6@1' (2502317-21) Soil Sampled: 02/19/25 11:25 Received: 02/21/25 13:50									
Silver	ND	2.0	mg/kg	1	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Arsenic	ND	2.0	"	"	"	"	"	"	
Barium	55	2.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	"	
Cobalt	2.8	1.0	"	"	"	"	"	"	
Chromium	4.8	2.0	"	"	"	"	"	"	
Copper	13	1.0	"	"	"	"	"	"	
Mercury	ND	0.20	"	"	B5B2413	02/24/25	02/28/25 12:10	EPA 7471A	
Molybdenum	ND	1.0	"	"	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Nickel	2.8	1.0	"	"	"	"	"	"	
Lead	3.2	1.0	"	"	"	"	"	"	
Antimony	ND	2.0	"	"	"	"	"	"	
Selenium	ND	4.0	"	"	"	"	"	"	
Thallium	ND	4.0	"	"	"	"	"	"	
Vanadium	10	2.0	"	"	"	"	"	"	
Zinc	24	2.0	"	"	"	"	"	"	

SV-6@5' (2502317-22) Soil Sampled: 02/19/25 11:27 Received: 02/21/25 13:50									
Silver	ND	2.0	mg/kg	1	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Arsenic	ND	2.0	"	"	"	"	"	"	
Barium	31	2.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	"	
Cobalt	3.6	1.0	"	"	"	"	"	"	
Chromium	4.9	2.0	"	"	"	"	"	"	
Copper	18	1.0	"	"	"	"	"	"	
Mercury	ND	0.20	"	"	B5B2413	02/24/25	02/28/25 12:10	EPA 7471A	
Molybdenum	2.8	1.0	"	"	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Nickel	3.1	1.0	"	"	"	"	"	"	
Lead	3.6	1.0	"	"	"	"	"	"	
Antimony	ND	2.0	"	"	"	"	"	"	
Selenium	ND	4.0	"	"	"	"	"	"	
Thallium	ND	4.0	"	"	"	"	"	"	
Vanadium	12	2.0	"	"	"	"	"	"	
Zinc	26	2.0	"	"	"	"	"	"	

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Metals by EPA 6000/7000 Series Methods

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SV-7@1' (2502317-25) Soil Sampled: 02/19/25 11:45 Received: 02/21/25 13:50

Silver	ND	2.0	mg/kg	1	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Arsenic	ND	2.0	"	"	"	"	"	"	
Barium	14	2.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	"	
Cobalt	1.1	1.0	"	"	"	"	"	"	
Chromium	4.5	2.0	"	"	"	"	"	"	
Copper	16	1.0	"	"	"	"	"	"	
Mercury	ND	0.20	"	"	B5B2413	02/24/25	02/28/25 12:10	EPA 7471A	
Molybdenum	1.7	1.0	"	"	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Nickel	2.5	1.0	"	"	"	"	"	"	
Lead	2.3	1.0	"	"	"	"	"	"	
Antimony	ND	2.0	"	"	"	"	"	"	
Selenium	ND	4.0	"	"	"	"	"	"	
Thallium	ND	4.0	"	"	"	"	"	"	
Vanadium	7.7	2.0	"	"	"	"	"	"	
Zinc	18	2.0	"	"	"	"	"	"	

SV-7@5' (2502317-26) Soil Sampled: 02/19/25 11:50 Received: 02/21/25 13:50

Silver	ND	2.0	mg/kg	1	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Arsenic	ND	2.0	"	"	"	"	"	"	
Barium	25	2.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	"	
Cobalt	2.8	1.0	"	"	"	"	"	"	
Chromium	3.2	2.0	"	"	"	"	"	"	
Copper	17	1.0	"	"	"	"	"	"	
Mercury	ND	0.20	"	"	B5B2413	02/24/25	02/28/25 12:10	EPA 7471A	
Molybdenum	2.5	1.0	"	"	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Nickel	3.1	1.0	"	"	"	"	"	"	
Lead	3.2	1.0	"	"	"	"	"	"	
Antimony	ND	2.0	"	"	"	"	"	"	
Selenium	ND	4.0	"	"	"	"	"	"	
Thallium	ND	4.0	"	"	"	"	"	"	
Vanadium	8.6	2.0	"	"	"	"	"	"	
Zinc	24	2.0	"	"	"	"	"	"	

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Metals by EPA 6000/7000 Series Methods

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SB-8@1' (2502317-29) Soil Sampled: 02/19/25 10:02 Received: 02/21/25 13:50									
Silver	ND	2.0	mg/kg	1	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Arsenic	ND	2.0	"	"	"	"	"	"	
Barium	23	2.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	"	
Cobalt	2.5	1.0	"	"	"	"	"	"	
Chromium	3.0	2.0	"	"	"	"	"	"	
Copper	17	1.0	"	"	"	"	"	"	
Mercury	ND	0.20	"	"	B5B2413	02/24/25	02/28/25 12:10	EPA 7471A	
Molybdenum	1.7	1.0	"	"	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Nickel	2.7	1.0	"	"	"	"	"	"	
Lead	2.2	1.0	"	"	"	"	"	"	
Antimony	ND	2.0	"	"	"	"	"	"	
Selenium	ND	4.0	"	"	"	"	"	"	
Thallium	ND	4.0	"	"	"	"	"	"	
Vanadium	8.8	2.0	"	"	"	"	"	"	
Zinc	24	2.0	"	"	"	"	"	"	

SB-9@1' (2502317-31) Soil Sampled: 02/19/25 10:15 Received: 02/21/25 13:50									
Silver	ND	2.0	mg/kg	1	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Arsenic	ND	2.0	"	"	"	"	"	"	
Barium	31	2.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	"	
Cobalt	2.9	1.0	"	"	"	"	"	"	
Chromium	3.3	2.0	"	"	"	"	"	"	
Copper	16	1.0	"	"	"	"	"	"	
Mercury	ND	0.20	"	"	B5B2413	02/24/25	02/28/25 12:10	EPA 7471A	
Molybdenum	1.8	1.0	"	"	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Nickel	2.6	1.0	"	"	"	"	"	"	
Lead	3.0	1.0	"	"	"	"	"	"	
Antimony	ND	2.0	"	"	"	"	"	"	
Selenium	ND	4.0	"	"	"	"	"	"	
Thallium	ND	4.0	"	"	"	"	"	"	
Vanadium	11	2.0	"	"	"	"	"	"	
Zinc	27	2.0	"	"	"	"	"	"	

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Metals by EPA 6000/7000 Series Methods

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SB-10@1' (2502317-33) Soil Sampled: 02/19/25 10:56 Received: 02/21/25 13:50									
Silver	ND	2.0	mg/kg	1	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Arsenic	ND	2.0	"	"	"	"	"	"	
Barium	41	2.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	"	
Cobalt	3.6	1.0	"	"	"	"	"	"	
Chromium	4.4	2.0	"	"	"	"	"	"	
Copper	17	1.0	"	"	"	"	"	"	
Mercury	ND	0.20	"	"	B5B2413	02/24/25	02/28/25 12:10	EPA 7471A	
Molybdenum	2.4	1.0	"	"	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Nickel	3.4	1.0	"	"	"	"	"	"	
Lead	2.9	1.0	"	"	"	"	"	"	
Antimony	ND	2.0	"	"	"	"	"	"	
Selenium	ND	4.0	"	"	"	"	"	"	
Thallium	ND	4.0	"	"	"	"	"	"	
Vanadium	10	2.0	"	"	"	"	"	"	
Zinc	30	2.0	"	"	"	"	"	"	

SB-11@1' (2502317-35) Soil Sampled: 02/19/25 11:06 Received: 02/21/25 13:50									
Silver	ND	2.0	mg/kg	1	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Arsenic	ND	2.0	"	"	"	"	"	"	
Barium	37	2.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	"	
Cobalt	3.6	1.0	"	"	"	"	"	"	
Chromium	7.0	2.0	"	"	"	"	"	"	
Copper	37	1.0	"	"	"	"	"	"	
Mercury	ND	0.20	"	"	B5B2413	02/24/25	02/28/25 12:10	EPA 7471A	
Molybdenum	3.0	1.0	"	"	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Nickel	4.1	1.0	"	"	"	"	"	"	
Lead	4.9	1.0	"	"	"	"	"	"	
Antimony	ND	2.0	"	"	"	"	"	"	
Selenium	ND	4.0	"	"	"	"	"	"	
Thallium	ND	4.0	"	"	"	"	"	"	
Vanadium	12	2.0	"	"	"	"	"	"	
Zinc	40	2.0	"	"	"	"	"	"	

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Metals by EPA 6000/7000 Series Methods

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SB-12@1' (2502317-37) Soil Sampled: 02/19/25 12:12 Received: 02/21/25 13:50									
Silver	ND	2.0	mg/kg	1	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Arsenic	ND	2.0	"	"	"	"	"	"	
Barium	56	2.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	"	
Cobalt	4.4	1.0	"	"	"	"	"	"	
Chromium	8.5	2.0	"	"	"	"	"	"	
Copper	36	1.0	"	"	"	"	"	"	
Mercury	ND	0.20	"	"	B5B2413	02/24/25	02/28/25 12:10	EPA 7471A	
Molybdenum	3.1	1.0	"	"	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Nickel	3.8	1.0	"	"	"	"	"	"	
Lead	5.2	1.0	"	"	"	"	"	"	
Antimony	ND	2.0	"	"	"	"	"	"	
Selenium	ND	4.0	"	"	"	"	"	"	
Thallium	ND	4.0	"	"	"	"	"	"	
Vanadium	14	2.0	"	"	"	"	"	"	
Zinc	46	2.0	"	"	"	"	"	"	

SB-13@1' (2502317-39) Soil Sampled: 02/19/25 12:27 Received: 02/21/25 13:50									
Silver	ND	2.0	mg/kg	1	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Arsenic	ND	2.0	"	"	"	"	"	"	
Barium	37	2.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	"	
Cobalt	3.1	1.0	"	"	"	"	"	"	
Chromium	8.0	2.0	"	"	"	"	"	"	
Copper	34	1.0	"	"	"	"	"	"	
Mercury	ND	0.20	"	"	B5B2413	02/24/25	02/28/25 12:10	EPA 7471A	
Molybdenum	1.1	1.0	"	"	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Nickel	4.5	1.0	"	"	"	"	"	"	
Lead	4.9	1.0	"	"	"	"	"	"	
Antimony	ND	2.0	"	"	"	"	"	"	
Selenium	ND	4.0	"	"	"	"	"	"	
Thallium	ND	4.0	"	"	"	"	"	"	
Vanadium	14	2.0	"	"	"	"	"	"	
Zinc	38	2.0	"	"	"	"	"	"	

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Metals by EPA 6000/7000 Series Methods

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SB-14@1' (2502317-41) Soil Sampled: 02/19/25 12:50 Received: 02/21/25 13:50									
Silver	ND	2.0	mg/kg	1	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Arsenic	ND	2.0	"	"	"	"	"	"	
Barium	49	2.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	"	
Cobalt	3.2	1.0	"	"	"	"	"	"	
Chromium	10	2.0	"	"	"	"	"	"	
Copper	33	1.0	"	"	"	"	"	"	
Mercury	ND	0.20	"	"	B5B2414	02/24/25	02/28/25 12:12	EPA 7471A	
Molybdenum	2.2	1.0	"	"	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Nickel	3.3	1.0	"	"	"	"	"	"	
Lead	4.8	1.0	"	"	"	"	"	"	
Antimony	ND	2.0	"	"	"	"	"	"	
Selenium	ND	4.0	"	"	"	"	"	"	
Thallium	ND	4.0	"	"	"	"	"	"	
Vanadium	8.9	2.0	"	"	"	"	"	"	
Zinc	35	2.0	"	"	"	"	"	"	

SB-15@1' (2502317-43) Soil Sampled: 02/19/25 13:03 Received: 02/21/25 13:50									
Silver	ND	2.0	mg/kg	1	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Arsenic	ND	2.0	"	"	"	"	"	"	
Barium	31	2.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	"	
Cobalt	4.2	1.0	"	"	"	"	"	"	
Chromium	3.9	2.0	"	"	"	"	"	"	
Copper	32	1.0	"	"	"	"	"	"	
Mercury	ND	0.20	"	"	B5B2414	02/24/25	02/28/25 12:12	EPA 7471A	
Molybdenum	1.7	1.0	"	"	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Nickel	1.3	1.0	"	"	"	"	"	"	
Lead	4.3	1.0	"	"	"	"	"	"	
Antimony	ND	2.0	"	"	"	"	"	"	
Selenium	ND	4.0	"	"	"	"	"	"	
Thallium	ND	4.0	"	"	"	"	"	"	
Vanadium	ND	2.0	"	"	"	"	"	"	
Zinc	29	2.0	"	"	"	"	"	"	

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Metals by EPA 6000/7000 Series Methods

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SB-16@1' (2502317-45) Soil Sampled: 02/19/25 13:20 Received: 02/21/25 13:50									
Silver	ND	2.0	mg/kg	1	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Arsenic	ND	2.0	"	"	"	"	"	"	
Barium	36	2.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	"	
Cobalt	13	1.0	"	"	"	"	"	"	
Chromium	6.0	2.0	"	"	"	"	"	"	
Copper	36	1.0	"	"	"	"	"	"	
Mercury	ND	0.20	"	"	B5B2414	02/24/25	02/28/25 12:12	EPA 7471A	
Molybdenum	1.0	1.0	"	"	B5B2412	02/25/25	02/26/25 16:10	EPA 6010D	
Nickel	3.1	1.0	"	"	"	"	"	"	
Lead	3.6	1.0	"	"	"	"	"	"	
Antimony	ND	2.0	"	"	"	"	"	"	
Selenium	ND	4.0	"	"	"	"	"	"	
Thallium	ND	4.0	"	"	"	"	"	"	
Vanadium	ND	2.0	"	"	"	"	"	"	
Zinc	26	2.0	"	"	"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Total Volatile Petroleum Hydrocarbons (TVPH) by GC/FID

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-1@1' (2502317-01) Soil Sampled: 02/18/25 08:35 Received: 02/21/25 13:50									
Gasoline Range Hydrocarbons (C4-C12)	ND	0.050	mg/kg	1	B5B2601	02/26/25	02/26/25 10:55	EPA 8015C	
Surrogate: a,a,a-Trifluorotoluene		111 %	35-130		"	"	"	"	
SV-1@5' (2502317-02) Soil Sampled: 02/18/25 08:40 Received: 02/21/25 13:50									
Gasoline Range Hydrocarbons (C4-C12)	ND	0.050	mg/kg	1	B5B2601	02/26/25	02/26/25 10:55	EPA 8015C	
Surrogate: a,a,a-Trifluorotoluene		109 %	35-130		"	"	"	"	
SV-2@1' (2502317-05) Soil Sampled: 02/19/25 08:35 Received: 02/21/25 13:50									
Gasoline Range Hydrocarbons (C4-C12)	ND	0.050	mg/kg	1	B5B2601	02/26/25	02/26/25 10:55	EPA 8015C	
Surrogate: a,a,a-Trifluorotoluene		114 %	35-130		"	"	"	"	
SV-2@5' (2502317-06) Soil Sampled: 02/19/25 08:40 Received: 02/21/25 13:50									
Gasoline Range Hydrocarbons (C4-C12)	ND	0.050	mg/kg	1	B5B2601	02/26/25	02/26/25 10:55	EPA 8015C	
Surrogate: a,a,a-Trifluorotoluene		111 %	35-130		"	"	"	"	
SV-3@1' (2502317-09) Soil Sampled: 02/19/25 09:05 Received: 02/21/25 13:50									
Gasoline Range Hydrocarbons (C4-C12)	ND	0.050	mg/kg	1	B5B2601	02/26/25	02/26/25 10:55	EPA 8015C	
Surrogate: a,a,a-Trifluorotoluene		111 %	35-130		"	"	"	"	
SV-3@5' (2502317-10) Soil Sampled: 02/19/25 09:10 Received: 02/21/25 13:50									
Gasoline Range Hydrocarbons (C4-C12)	ND	0.050	mg/kg	1	B5B2601	02/26/25	02/26/25 10:55	EPA 8015C	
Surrogate: a,a,a-Trifluorotoluene		111 %	35-130		"	"	"	"	
SV-4@1' (2502317-13) Soil Sampled: 02/19/25 09:35 Received: 02/21/25 13:50									
Gasoline Range Hydrocarbons (C4-C12)	ND	0.050	mg/kg	1	B5B2601	02/26/25	02/26/25 10:55	EPA 8015C	
Surrogate: a,a,a-Trifluorotoluene		111 %	35-130		"	"	"	"	

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Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

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 03/04/25 15:42

Total Volatile Petroleum Hydrocarbons (TVPH) by GC/FID

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-4@5' (2502317-14) Soil Sampled: 02/19/25 09:40 Received: 02/21/25 13:50									
Gasoline Range Hydrocarbons (C4-C12)	ND	0.050	mg/kg	1	B5B2601	02/26/25	02/26/25 10:55	EPA 8015C	
Surrogate: a,a,a-Trifluorotoluene		110 %	35-130		"	"	"	"	
SV-5@1' (2502317-17) Soil Sampled: 02/19/25 10:35 Received: 02/21/25 13:50									
Gasoline Range Hydrocarbons (C4-C12)	0.13	0.050	mg/kg	1	B5B2601	02/26/25	02/26/25 10:55	EPA 8015C	
Surrogate: a,a,a-Trifluorotoluene		124 %	35-130		"	"	"	"	
SV-5@5' (2502317-18) Soil Sampled: 02/19/25 10:40 Received: 02/21/25 13:50									
Gasoline Range Hydrocarbons (C4-C12)	ND	0.050	mg/kg	1	B5B2601	02/26/25	02/26/25 10:55	EPA 8015C	
Surrogate: a,a,a-Trifluorotoluene		105 %	35-130		"	"	"	"	
SV-6@1' (2502317-21) Soil Sampled: 02/19/25 11:25 Received: 02/21/25 13:50									
Gasoline Range Hydrocarbons (C4-C12)	ND	0.050	mg/kg	1	B5B2601	02/26/25	02/26/25 10:55	EPA 8015C	
Surrogate: a,a,a-Trifluorotoluene		107 %	35-130		"	"	"	"	
SV-6@5' (2502317-22) Soil Sampled: 02/19/25 11:27 Received: 02/21/25 13:50									
Gasoline Range Hydrocarbons (C4-C12)	ND	0.050	mg/kg	1	B5B2601	02/26/25	02/26/25 10:55	EPA 8015C	
Surrogate: a,a,a-Trifluorotoluene		104 %	35-130		"	"	"	"	
SV-7@1' (2502317-25) Soil Sampled: 02/19/25 11:45 Received: 02/21/25 13:50									
Gasoline Range Hydrocarbons (C4-C12)	ND	0.050	mg/kg	1	B5B2601	02/26/25	02/26/25 10:55	EPA 8015C	
Surrogate: a,a,a-Trifluorotoluene		106 %	35-130		"	"	"	"	
SV-7@5' (2502317-26) Soil Sampled: 02/19/25 11:50 Received: 02/21/25 13:50									
Gasoline Range Hydrocarbons (C4-C12)	ND	0.050	mg/kg	1	B5B2601	02/26/25	02/26/25 10:55	EPA 8015C	
Surrogate: a,a,a-Trifluorotoluene		105 %	35-130		"	"	"	"	

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Project: Proposed Derrels, Visalia
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 Project Manager: Shannon Lodge

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Total Volatile Petroleum Hydrocarbons (TVPH) by GC/FID

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SB-8@1' (2502317-29) Soil Sampled: 02/19/25 10:02 Received: 02/21/25 13:50									
Gasoline Range Hydrocarbons (C4-C12)	ND	0.050	mg/kg	1	B5B2601	02/26/25	02/26/25 10:55	EPA 8015C	
Surrogate: a,a,a-Trifluorotoluene		103 %	35-130		"	"	"	"	
SB-9@1' (2502317-31) Soil Sampled: 02/19/25 10:15 Received: 02/21/25 13:50									
Gasoline Range Hydrocarbons (C4-C12)	ND	0.050	mg/kg	1	B5B2601	02/26/25	02/26/25 10:55	EPA 8015C	
Surrogate: a,a,a-Trifluorotoluene		104 %	35-130		"	"	"	"	
SB-10@1' (2502317-33) Soil Sampled: 02/19/25 10:56 Received: 02/21/25 13:50									
Gasoline Range Hydrocarbons (C4-C12)	ND	0.050	mg/kg	1	B5B2601	02/26/25	02/26/25 10:55	EPA 8015C	
Surrogate: a,a,a-Trifluorotoluene		102 %	35-130		"	"	"	"	
SB-11@1' (2502317-35) Soil Sampled: 02/19/25 11:06 Received: 02/21/25 13:50									
Gasoline Range Hydrocarbons (C4-C12)	ND	0.050	mg/kg	1	B5B2601	02/26/25	02/26/25 10:55	EPA 8015C	
Surrogate: a,a,a-Trifluorotoluene		102 %	35-130		"	"	"	"	
SB-12@1' (2502317-37) Soil Sampled: 02/19/25 12:12 Received: 02/21/25 13:50									
Gasoline Range Hydrocarbons (C4-C12)	ND	0.050	mg/kg	1	B5B2601	02/26/25	02/26/25 10:55	EPA 8015C	
Surrogate: a,a,a-Trifluorotoluene		103 %	35-130		"	"	"	"	
SB-13@1' (2502317-39) Soil Sampled: 02/19/25 12:27 Received: 02/21/25 13:50									
Gasoline Range Hydrocarbons (C4-C12)	ND	0.050	mg/kg	1	B5B2601	02/26/25	02/26/25 10:55	EPA 8015C	
Surrogate: a,a,a-Trifluorotoluene		103 %	35-130		"	"	"	"	
SB-14@1' (2502317-41) Soil Sampled: 02/19/25 12:50 Received: 02/21/25 13:50									
Gasoline Range Hydrocarbons (C4-C12)	ND	0.050	mg/kg	1	B5B2601	02/26/25	02/26/25 10:55	EPA 8015C	
Surrogate: a,a,a-Trifluorotoluene		98.3 %	35-130		"	"	"	"	

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 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Total Volatile Petroleum Hydrocarbons (TVPH) by GC/FID

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SB-15@1' (2502317-43) Soil Sampled: 02/19/25 13:03 Received: 02/21/25 13:50									
Gasoline Range Hydrocarbons (C4-C12)	ND	0.050	mg/kg	1	B5B2601	02/26/25	02/26/25 10:55	EPA 8015C	
Surrogate: a,a,a-Trifluorotoluene		98.2 %	35-130		"	"	"	"	
SB-16@1' (2502317-45) Soil Sampled: 02/19/25 13:20 Received: 02/21/25 13:50									
Gasoline Range Hydrocarbons (C4-C12)	ND	0.050	mg/kg	1	B5B2601	02/26/25	02/26/25 10:55	EPA 8015C	
Surrogate: a,a,a-Trifluorotoluene		101 %	35-130		"	"	"	"	

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Total Petroleum Hydrocarbons (TPH) by GC/FID

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-1@1' (2502317-01) Soil Sampled: 02/18/25 08:35 Received: 02/21/25 13:50									
Diesel Range Organics (C10-C24)	47	5.0	mg/kg	1	B5C0401	03/04/25	03/04/25 08:06	EPA 8015C	
Surrogate: o-Terphenyl		198 %	60-175		"	"	"	"	S-0
Oil Range Organics (C22-C36)	35	5.0	"	"	"	"	"	"	
Surrogate: o-Terphenyl		198 %	60-175		"	"	"	"	S-0
SV-1@5' (2502317-02) Soil Sampled: 02/18/25 08:40 Received: 02/21/25 13:50									
Diesel Range Organics (C10-C24)	ND	5.0	mg/kg	1	B5C0401	03/04/25	03/04/25 08:06	EPA 8015C	
Surrogate: o-Terphenyl		79.1 %	60-175		"	"	"	"	
Oil Range Organics (C22-C36)	ND	5.0	"	"	"	"	"	"	
Surrogate: o-Terphenyl		79.1 %	60-175		"	"	"	"	
SV-2@1' (2502317-05) Soil Sampled: 02/19/25 08:35 Received: 02/21/25 13:50									
Diesel Range Organics (C10-C24)	93	5.0	mg/kg	1	B5C0401	03/04/25	03/04/25 08:06	EPA 8015C	
Surrogate: o-Terphenyl		143 %	60-175		"	"	"	"	
Oil Range Organics (C22-C36)	150	5.0	"	"	"	"	"	"	
Surrogate: o-Terphenyl		143 %	60-175		"	"	"	"	
SV-2@5' (2502317-06) Soil Sampled: 02/19/25 08:40 Received: 02/21/25 13:50									
Diesel Range Organics (C10-C24)	12	5.0	mg/kg	1	B5C0401	03/04/25	03/04/25 08:06	EPA 8015C	
Surrogate: o-Terphenyl		79.7 %	60-175		"	"	"	"	
Oil Range Organics (C22-C36)	ND	5.0	"	"	"	"	"	"	
Surrogate: o-Terphenyl		79.7 %	60-175		"	"	"	"	
SV-3@1' (2502317-09) Soil Sampled: 02/19/25 09:05 Received: 02/21/25 13:50									
Diesel Range Organics (C10-C24)	16	5.0	mg/kg	1	B5C0401	03/04/25	03/04/25 08:06	EPA 8015C	
Surrogate: o-Terphenyl		106 %	60-175		"	"	"	"	
Oil Range Organics (C22-C36)	13	5.0	"	"	"	"	"	"	
Surrogate: o-Terphenyl		106 %	60-175		"	"	"	"	

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 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

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Total Petroleum Hydrocarbons (TPH) by GC/FID

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-3@5' (2502317-10) Soil Sampled: 02/19/25 09:10 Received: 02/21/25 13:50									
Diesel Range Organics (C10-C24)	13	5.0	mg/kg	1	B5C0401	03/04/25	03/04/25 08:06	EPA 8015C	
Surrogate: o-Terphenyl		67.3 %	60-175		"	"	"	"	
Oil Range Organics (C22-C36)	ND	5.0	"	"	"	"	"	"	
Surrogate: o-Terphenyl		67.3 %	60-175		"	"	"	"	
SV-4@1' (2502317-13) Soil Sampled: 02/19/25 09:35 Received: 02/21/25 13:50									
Diesel Range Organics (C10-C24)	10	5.0	mg/kg	1	B5C0401	03/04/25	03/04/25 08:06	EPA 8015C	
Surrogate: o-Terphenyl		134 %	60-175		"	"	"	"	
Oil Range Organics (C22-C36)	ND	5.0	"	"	"	"	"	"	
Surrogate: o-Terphenyl		134 %	60-175		"	"	"	"	
SV-4@5' (2502317-14) Soil Sampled: 02/19/25 09:40 Received: 02/21/25 13:50									
Diesel Range Organics (C10-C24)	ND	5.0	mg/kg	1	B5C0401	03/04/25	03/04/25 08:06	EPA 8015C	
Surrogate: o-Terphenyl		81.0 %	60-175		"	"	"	"	
Oil Range Organics (C22-C36)	ND	5.0	"	"	"	"	"	"	
Surrogate: o-Terphenyl		81.0 %	60-175		"	"	"	"	
SV-5@1' (2502317-17) Soil Sampled: 02/19/25 10:35 Received: 02/21/25 13:50									
Diesel Range Organics (C10-C24)	660	250	mg/kg	50	B5C0401	03/04/25	03/04/25 08:06	EPA 8015C	
Surrogate: o-Terphenyl		%	60-175		"	"	"	"	S-0
Oil Range Organics (C22-C36)	1200	250	"	"	"	"	"	"	
Surrogate: o-Terphenyl		%	60-175		"	"	"	"	S-0
SV-5@5' (2502317-18) Soil Sampled: 02/19/25 10:40 Received: 02/21/25 13:50									
Diesel Range Organics (C10-C24)	13	5.0	mg/kg	1	B5C0401	03/04/25	03/04/25 08:06	EPA 8015C	
Surrogate: o-Terphenyl		81.5 %	60-175		"	"	"	"	
Oil Range Organics (C22-C36)	ND	5.0	"	"	"	"	"	"	
Surrogate: o-Terphenyl		81.5 %	60-175		"	"	"	"	

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Project: Proposed Derrels, Visalia
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Total Petroleum Hydrocarbons (TPH) by GC/FID

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SV-6@1' (2502317-21) Soil Sampled: 02/19/25 11:25 Received: 02/21/25 13:50

Diesel Range Organics (C10-C24)	ND	5.0	mg/kg	1	B5C0401	03/04/25	03/04/25 08:06	EPA 8015C	
Surrogate: o-Terphenyl		90.3 %	60-175		"	"	"	"	
Oil Range Organics (C22-C36)	ND	5.0	"	"	"	"	"	"	
Surrogate: o-Terphenyl		90.3 %	60-175		"	"	"	"	

SV-6@5' (2502317-22) Soil Sampled: 02/19/25 11:27 Received: 02/21/25 13:50

Diesel Range Organics (C10-C24)	20	5.0	mg/kg	1	B5C0401	03/04/25	03/04/25 08:06	EPA 8015C	
Surrogate: o-Terphenyl		88.0 %	60-175		"	"	"	"	
Oil Range Organics (C22-C36)	12	5.0	"	"	"	"	"	"	
Surrogate: o-Terphenyl		88.0 %	60-175		"	"	"	"	

SV-7@1' (2502317-25) Soil Sampled: 02/19/25 11:45 Received: 02/21/25 13:50

Diesel Range Organics (C10-C24)	160	5.0	mg/kg	1	B5C0401	03/04/25	03/04/25 08:06	EPA 8015C	
Surrogate: o-Terphenyl		151 %	60-175		"	"	"	"	
Oil Range Organics (C22-C36)	310	5.0	"	"	"	"	"	"	
Surrogate: o-Terphenyl		151 %	60-175		"	"	"	"	

SV-7@5' (2502317-26) Soil Sampled: 02/19/25 11:50 Received: 02/21/25 13:50

Diesel Range Organics (C10-C24)	25	5.0	mg/kg	1	B5C0401	03/04/25	03/04/25 08:06	EPA 8015C	
Surrogate: o-Terphenyl		110 %	60-175		"	"	"	"	
Oil Range Organics (C22-C36)	ND	5.0	"	"	"	"	"	"	
Surrogate: o-Terphenyl		110 %	60-175		"	"	"	"	

SB-8@1' (2502317-29) Soil Sampled: 02/19/25 10:02 Received: 02/21/25 13:50

Diesel Range Organics (C10-C24)	15	5.0	mg/kg	1	B5C0401	03/04/25	03/04/25 08:06	EPA 8015C	
Surrogate: o-Terphenyl		94.9 %	60-175		"	"	"	"	
Oil Range Organics (C22-C36)	27	5.0	"	"	"	"	"	"	
Surrogate: o-Terphenyl		94.9 %	60-175		"	"	"	"	

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Total Petroleum Hydrocarbons (TPH) by GC/FID

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SB-9@1' (2502317-31) Soil Sampled: 02/19/25 10:15 Received: 02/21/25 13:50									
Diesel Range Organics (C10-C24)	16	5.0	mg/kg	1	B5C0401	03/04/25	03/04/25 08:06	EPA 8015C	
Surrogate: o-Terphenyl		78.4 %	60-175		"	"	"	"	
Oil Range Organics (C22-C36)	51	5.0	"	"	"	"	"	"	
Surrogate: o-Terphenyl		78.4 %	60-175		"	"	"	"	
SB-10@1' (2502317-33) Soil Sampled: 02/19/25 10:56 Received: 02/21/25 13:50									
Diesel Range Organics (C10-C24)	32	5.0	mg/kg	1	B5C0401	03/04/25	03/04/25 08:06	EPA 8015C	
Surrogate: o-Terphenyl		74.8 %	60-175		"	"	"	"	
Oil Range Organics (C22-C36)	ND	5.0	"	"	"	"	"	"	
Surrogate: o-Terphenyl		74.8 %	60-175		"	"	"	"	
SB-11@1' (2502317-35) Soil Sampled: 02/19/25 11:06 Received: 02/21/25 13:50									
Diesel Range Organics (C10-C24)	35	5.0	mg/kg	1	B5C0401	03/04/25	03/04/25 08:06	EPA 8015C	
Surrogate: o-Terphenyl		67.7 %	60-175		"	"	"	"	
Oil Range Organics (C22-C36)	210	5.0	"	"	"	"	"	"	
Surrogate: o-Terphenyl		67.7 %	60-175		"	"	"	"	
SB-12@1' (2502317-37) Soil Sampled: 02/19/25 12:12 Received: 02/21/25 13:50									
Diesel Range Organics (C10-C24)	96	5.0	mg/kg	1	B5C0401	03/04/25	03/04/25 08:06	EPA 8015C	
Surrogate: o-Terphenyl		110 %	60-175		"	"	"	"	
Oil Range Organics (C22-C36)	370	5.0	"	"	"	"	"	"	
Surrogate: o-Terphenyl		110 %	60-175		"	"	"	"	
SB-13@1' (2502317-39) Soil Sampled: 02/19/25 12:27 Received: 02/21/25 13:50									
Diesel Range Organics (C10-C24)	ND	5.0	mg/kg	1	B5C0401	03/04/25	03/04/25 08:06	EPA 8015C	
Surrogate: o-Terphenyl		61.5 %	60-175		"	"	"	"	
Oil Range Organics (C22-C36)	ND	5.0	"	"	"	"	"	"	
Surrogate: o-Terphenyl		61.5 %	60-175		"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Total Petroleum Hydrocarbons (TPH) by GC/FID

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SB-14@1' (2502317-41) Soil Sampled: 02/19/25 12:50 Received: 02/21/25 13:50									
Diesel Range Organics (C10-C24)	380	5.0	mg/kg	1	B5C0401	03/04/25	03/04/25 08:06	EPA 8015C	
<i>Surrogate: o-Terphenyl</i>		292 %	60-175		"	"	"	"	S-0
Oil Range Organics (C22-C36)	430	5.0	"	"	"	"	"	"	
<i>Surrogate: o-Terphenyl</i>		292 %	60-175		"	"	"	"	S-0
SB-15@1' (2502317-43) Soil Sampled: 02/19/25 13:03 Received: 02/21/25 13:50									
Diesel Range Organics (C10-C24)	ND	5.0	mg/kg	1	B5C0401	03/04/25	03/04/25 08:06	EPA 8015C	
<i>Surrogate: o-Terphenyl</i>		62.7 %	60-175		"	"	"	"	
Oil Range Organics (C22-C36)	12	5.0	"	"	"	"	"	"	
<i>Surrogate: o-Terphenyl</i>		62.7 %	60-175		"	"	"	"	
SB-16@1' (2502317-45) Soil Sampled: 02/19/25 13:20 Received: 02/21/25 13:50									
Diesel Range Organics (C10-C24)	140	5.0	mg/kg	1	B5C0401	03/04/25	03/04/25 08:06	EPA 8015C	
<i>Surrogate: o-Terphenyl</i>		126 %	60-175		"	"	"	"	
Oil Range Organics (C22-C36)	530	5.0	"	"	"	"	"	"	
<i>Surrogate: o-Terphenyl</i>		126 %	60-175		"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Polychlorinated Biphenyls by EPA Method 8082A

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SV-2@1' (2502317-05) Soil Sampled: 02/19/25 08:35 Received: 02/21/25 13:50

PCB-1016	ND	0.20	mg/kg	1	B5B2703	02/27/25	02/27/25 08:56	EPA 8082A	
PCB-1221	ND	0.20	"	"	"	"	"	"	
PCB-1232	ND	0.20	"	"	"	"	"	"	
PCB-1242	ND	0.20	"	"	"	"	"	"	
PCB-1248	ND	0.20	"	"	"	"	"	"	
PCB-1254	ND	0.20	"	"	"	"	"	"	
PCB-1260	ND	0.20	"	"	"	"	"	"	
Surrogate: Decachlorobiphenyl		56.7 %		42-147	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		74.7 %		42-147	"	"	"	"	

SV-5@1' (2502317-17) Soil Sampled: 02/19/25 10:35 Received: 02/21/25 13:50

PCB-1016	ND	0.20	mg/kg	1	B5B2703	02/27/25	02/27/25 08:56	EPA 8082A	
PCB-1221	ND	0.20	"	"	"	"	"	"	
PCB-1232	ND	0.20	"	"	"	"	"	"	
PCB-1242	ND	0.20	"	"	"	"	"	"	
PCB-1248	ND	0.20	"	"	"	"	"	"	
PCB-1254	ND	0.20	"	"	"	"	"	"	
PCB-1260	ND	0.20	"	"	"	"	"	"	
Surrogate: Decachlorobiphenyl		53.6 %		42-147	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		72.6 %		42-147	"	"	"	"	

SV-7@1' (2502317-25) Soil Sampled: 02/19/25 11:45 Received: 02/21/25 13:50

PCB-1016	ND	0.20	mg/kg	1	B5B2703	02/27/25	02/27/25 08:56	EPA 8082A	
PCB-1221	ND	0.20	"	"	"	"	"	"	
PCB-1232	ND	0.20	"	"	"	"	"	"	
PCB-1242	ND	0.20	"	"	"	"	"	"	
PCB-1248	ND	0.20	"	"	"	"	"	"	
PCB-1254	ND	0.20	"	"	"	"	"	"	
PCB-1260	ND	0.20	"	"	"	"	"	"	
Surrogate: Decachlorobiphenyl		54.4 %		42-147	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		78.1 %		42-147	"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Polychlorinated Biphenyls by EPA Method 8082A

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SB-10@1' (2502317-33) Soil Sampled: 02/19/25 10:56 Received: 02/21/25 13:50									
PCB-1016	ND	0.20	mg/kg	1	B5B2703	02/27/25	02/27/25 08:56	EPA 8082A	
PCB-1221	ND	0.20	"	"	"	"	"	"	
PCB-1232	ND	0.20	"	"	"	"	"	"	
PCB-1242	ND	0.20	"	"	"	"	"	"	
PCB-1248	ND	0.20	"	"	"	"	"	"	
PCB-1254	ND	0.20	"	"	"	"	"	"	
PCB-1260	ND	0.20	"	"	"	"	"	"	
Surrogate: Decachlorobiphenyl		58.4 %	42-147		"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		94.0 %	42-147		"	"	"	"	
SB-11@1' (2502317-35) Soil Sampled: 02/19/25 11:06 Received: 02/21/25 13:50									
PCB-1016	ND	0.20	mg/kg	1	B5B2703	02/27/25	02/27/25 08:56	EPA 8082A	
PCB-1221	ND	0.20	"	"	"	"	"	"	
PCB-1232	ND	0.20	"	"	"	"	"	"	
PCB-1242	ND	0.20	"	"	"	"	"	"	
PCB-1248	ND	0.20	"	"	"	"	"	"	
PCB-1254	ND	0.20	"	"	"	"	"	"	
PCB-1260	ND	0.20	"	"	"	"	"	"	
Surrogate: Decachlorobiphenyl		58.9 %	42-147		"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		103 %	42-147		"	"	"	"	
SB-14@1' (2502317-41) Soil Sampled: 02/19/25 12:50 Received: 02/21/25 13:50									
PCB-1016	ND	0.20	mg/kg	1	B5B2703	02/27/25	02/27/25 08:56	EPA 8082A	
PCB-1221	ND	0.20	"	"	"	"	"	"	
PCB-1232	ND	0.20	"	"	"	"	"	"	
PCB-1242	ND	0.20	"	"	"	"	"	"	
PCB-1248	ND	0.20	"	"	"	"	"	"	
PCB-1254	ND	0.20	"	"	"	"	"	"	
PCB-1260	ND	0.20	"	"	"	"	"	"	
Surrogate: Decachlorobiphenyl		56.8 %	42-147		"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		94.9 %	42-147		"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Polychlorinated Biphenyls by EPA Method 8082A

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SB-15@1' (2502317-43) Soil Sampled: 02/19/25 13:03 Received: 02/21/25 13:50									
PCB-1016	ND	0.20	mg/kg	1	B5B2703	02/27/25	02/27/25 08:56	EPA 8082A	
PCB-1221	ND	0.20	"	"	"	"	"	"	
PCB-1232	ND	0.20	"	"	"	"	"	"	
PCB-1242	ND	0.20	"	"	"	"	"	"	
PCB-1248	ND	0.20	"	"	"	"	"	"	
PCB-1254	ND	0.20	"	"	"	"	"	"	
PCB-1260	ND	0.20	"	"	"	"	"	"	
<i>Surrogate: Decachlorobiphenyl</i>		59.0 %	42-147		"	"	"	"	
<i>Surrogate: Tetrachloro-meta-xylene</i>		99.3 %	42-147		"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-1@1' (2502317-01) Soil Sampled: 02/18/25 08:35 Received: 02/21/25 13:50									
Benzene	ND	5.0	µg/kg	1	B5B2407	02/24/25	02/26/25 07:43	EPA 8260D	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon Tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
2-Chloroethylvinyl ether	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Methylene Chloride	ND	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
4-Methyl-2-pentanone	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SV-1@1' (2502317-01) Soil Sampled: 02/18/25 08:35 Received: 02/21/25 13:50

Styrene	ND	5.0	µg/kg	1	B5B2407	02/24/25	02/26/25 07:43	EPA 8260D	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	25	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
<i>Surrogate: Dibromofluoromethane</i>		99.2 %	70-130		"	"	"	"	
<i>Surrogate: Toluene-d8</i>		106 %	70-130		"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>		96.2 %	70-130		"	"	"	"	

SV-1@5' (2502317-02) Soil Sampled: 02/18/25 08:40 Received: 02/21/25 13:50

Benzene	ND	5.0	µg/kg	1	B5B2407	02/24/25	02/26/25 07:43	EPA 8260D	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon Tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
2-Chloroethylvinyl ether	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-1@5' (2502317-02) Soil Sampled: 02/18/25 08:40 Received: 02/21/25 13:50									
Dibromomethane	ND	5.0	µg/kg	1	B5B2407	02/24/25	02/26/25 07:43	EPA 8260D	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Methylene Chloride	ND	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
4-Methyl-2-pentanone	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	25	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		81.5 %	70-130		"	"	"	"	
Surrogate: Toluene-d8		108 %	70-130		"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-1@5' (2502317-02) Soil Sampled: 02/18/25 08:40 Received: 02/21/25 13:50									
<i>Surrogate: 4-Bromofluorobenzene</i>									
		94.9 %	70-130		B5B2407	02/24/25	02/26/25 07:43	EPA 8260D	
SV-2@1' (2502317-05) Soil Sampled: 02/19/25 08:35 Received: 02/21/25 13:50									
Benzene	ND	5.0	µg/kg	1	B5B2407	02/24/25	02/26/25 07:43	EPA 8260D	
Bromobenzene	ND	5.0	"	"	"	"	"	"	"
Bromochloromethane	ND	5.0	"	"	"	"	"	"	"
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	"
Bromoform	ND	5.0	"	"	"	"	"	"	"
Bromomethane	ND	5.0	"	"	"	"	"	"	"
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	"
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	"
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	"
Carbon Tetrachloride	ND	5.0	"	"	"	"	"	"	"
Chlorobenzene	ND	5.0	"	"	"	"	"	"	"
Chloroethane	ND	5.0	"	"	"	"	"	"	"
Chloroform	ND	5.0	"	"	"	"	"	"	"
Chloromethane	ND	5.0	"	"	"	"	"	"	"
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	"
2-Chloroethylvinyl ether	ND	5.0	"	"	"	"	"	"	"
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	"
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	"
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	"
Dibromomethane	ND	5.0	"	"	"	"	"	"	"
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	"
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	"
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	"
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	"
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	"
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	"
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	"
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	"
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	"
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	"
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	"
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	"
Di-isopropyl ether	ND	5.0	"	"	"	"	"	"	"
Ethylbenzene	ND	5.0	"	"	"	"	"	"	"
Ethyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	"
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	"
Methylene Chloride	ND	5.0	"	"	"	"	"	"	"
Methyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	"

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SV-2@1' (2502317-05) Soil Sampled: 02/19/25 08:35 Received: 02/21/25 13:50

4-Methyl-2-pentanone	ND	5.0	µg/kg	1	B5B2407	02/24/25	02/26/25 07:43	EPA 8260D	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	25	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
<i>Surrogate: Dibromofluoromethane</i>		81.4 %	70-130		"	"	"	"	
<i>Surrogate: Toluene-d8</i>		108 %	70-130		"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>		95.7 %	70-130		"	"	"	"	

SV-2@5' (2502317-06) Soil Sampled: 02/19/25 08:40 Received: 02/21/25 13:50

Benzene	ND	5.0	µg/kg	1	B5B2407	02/24/25	02/26/25 07:43	EPA 8260D	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon Tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
2-Chloroethylvinyl ether	ND	5.0	"	"	"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-2@5' (2502317-06) Soil Sampled: 02/19/25 08:40 Received: 02/21/25 13:50									
Dibromochloromethane	ND	5.0	µg/kg	1	B5B2407	02/24/25	02/26/25 07:43	EPA 8260D	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Methylene Chloride	ND	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
4-Methyl-2-pentanone	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	25	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-2@5' (2502317-06) Soil Sampled: 02/19/25 08:40 Received: 02/21/25 13:50									
Surrogate: Dibromofluoromethane		80.0 %	70-130		B5B2407	02/24/25	02/26/25 07:43	EPA 8260D	
Surrogate: Toluene-d8		108 %	70-130		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		95.3 %	70-130		"	"	"	"	
SV-3@1' (2502317-09) Soil Sampled: 02/19/25 09:05 Received: 02/21/25 13:50									
Benzene	ND	5.0	µg/kg	1	B5B2407	02/24/25	02/26/25 07:43	EPA 8260D	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon Tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
2-Chloroethylvinyl ether	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-3@1' (2502317-09) Soil Sampled: 02/19/25 09:05 Received: 02/21/25 13:50									
Methylene Chloride	ND	5.0	µg/kg	1	B5B2407	02/24/25	02/26/25 07:43	EPA 8260D	
Methyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
4-Methyl-2-pentanone	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	25	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		82.5 %	70-130		"	"	"	"	
Surrogate: Toluene-d8		107 %	70-130		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		95.0 %	70-130		"	"	"	"	

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 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-3@5' (2502317-10) Soil Sampled: 02/19/25 09:10 Received: 02/21/25 13:50									
Benzene	ND	5.0	µg/kg	1	B5B2407	02/24/25	02/26/25 07:43	EPA 8260D	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon Tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
2-Chloroethylvinyl ether	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Methylene Chloride	ND	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
4-Methyl-2-pentanone	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SV-3@5' (2502317-10) Soil Sampled: 02/19/25 09:10 Received: 02/21/25 13:50

Styrene	ND	5.0	µg/kg	1	B5B2407	02/24/25	02/26/25 07:43	EPA 8260D	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	25	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
<i>Surrogate: Dibromofluoromethane</i>		82.4 %	70-130		"	"	"	"	
<i>Surrogate: Toluene-d8</i>		108 %	70-130		"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>		88.2 %	70-130		"	"	"	"	

SV-4@1' (2502317-13) Soil Sampled: 02/19/25 09:35 Received: 02/21/25 13:50

Benzene	ND	5.0	µg/kg	1	B5B2407	02/24/25	02/26/25 07:43	EPA 8260D	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon Tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
2-Chloroethylvinyl ether	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-4@1' (2502317-13) Soil Sampled: 02/19/25 09:35 Received: 02/21/25 13:50									
Dibromomethane	ND	5.0	µg/kg	1	B5B2407	02/24/25	02/26/25 07:43	EPA 8260D	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Methylene Chloride	ND	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
4-Methyl-2-pentanone	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	25	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		81.6 %	70-130		"	"	"	"	
Surrogate: Toluene-d8		108 %	70-130		"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-4@1' (2502317-13) Soil Sampled: 02/19/25 09:35 Received: 02/21/25 13:50									
Surrogate: 4-Bromofluorobenzene		95.3 %	70-130		B5B2407	02/24/25	02/26/25 07:43	EPA 8260D	
SV-4@5' (2502317-14) Soil Sampled: 02/19/25 09:40 Received: 02/21/25 13:50									
Benzene	ND	5.0	µg/kg	1	B5B2407	02/24/25	02/26/25 07:43	EPA 8260D	
Bromobenzene	ND	5.0	"	"	"	"	"	"	"
Bromochloromethane	ND	5.0	"	"	"	"	"	"	"
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	"
Bromoform	ND	5.0	"	"	"	"	"	"	"
Bromomethane	ND	5.0	"	"	"	"	"	"	"
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	"
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	"
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	"
Carbon Tetrachloride	ND	5.0	"	"	"	"	"	"	"
Chlorobenzene	ND	5.0	"	"	"	"	"	"	"
Chloroethane	ND	5.0	"	"	"	"	"	"	"
Chloroform	ND	5.0	"	"	"	"	"	"	"
Chloromethane	ND	5.0	"	"	"	"	"	"	"
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	"
2-Chloroethylvinyl ether	ND	5.0	"	"	"	"	"	"	"
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	"
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	"
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	"
Dibromomethane	ND	5.0	"	"	"	"	"	"	"
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	"
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	"
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	"
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	"
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	"
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	"
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	"
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	"
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	"
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	"
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	"
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	"
Di-isopropyl ether	ND	5.0	"	"	"	"	"	"	"
Ethylbenzene	ND	5.0	"	"	"	"	"	"	"
Ethyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	"
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	"
Methylene Chloride	ND	5.0	"	"	"	"	"	"	"
Methyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	"

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SV-4@5' (2502317-14) Soil Sampled: 02/19/25 09:40 Received: 02/21/25 13:50

4-Methyl-2-pentanone	ND	5.0	µg/kg	1	B5B2407	02/24/25	02/26/25 07:43	EPA 8260D	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	25	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
<i>Surrogate: Dibromofluoromethane</i>		82.2 %	70-130		"	"	"	"	
<i>Surrogate: Toluene-d8</i>		107 %	70-130		"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>		96.4 %	70-130		"	"	"	"	

SV-5@1' (2502317-17) Soil Sampled: 02/19/25 10:35 Received: 02/21/25 13:50

Benzene	ND	5.0	µg/kg	1	B5B2407	02/24/25	02/26/25 07:43	EPA 8260D	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon Tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
2-Chloroethylvinyl ether	ND	5.0	"	"	"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-5@1' (2502317-17) Soil Sampled: 02/19/25 10:35 Received: 02/21/25 13:50									
Dibromochloromethane	ND	5.0	µg/kg	1	B5B2407	02/24/25	02/26/25 07:43	EPA 8260D	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Methylene Chloride	ND	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
4-Methyl-2-pentanone	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	25	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-5@1' (2502317-17) Soil Sampled: 02/19/25 10:35 Received: 02/21/25 13:50									
Surrogate: Dibromofluoromethane		82.0 %	70-130		B5B2407	02/24/25	02/26/25 07:43	EPA 8260D	
Surrogate: Toluene-d8		107 %	70-130		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		98.2 %	70-130		"	"	"	"	
SV-5@5' (2502317-18) Soil Sampled: 02/19/25 10:40 Received: 02/21/25 13:50									
Benzene	ND	5.0	µg/kg	1	B5B2407	02/24/25	02/26/25 07:43	EPA 8260D	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon Tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
2-Chloroethylvinyl ether	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	

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 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-5@5' (2502317-18) Soil Sampled: 02/19/25 10:40 Received: 02/21/25 13:50									
Methylene Chloride	ND	5.0	µg/kg	1	B5B2407	02/24/25	02/26/25 07:43	EPA 8260D	
Methyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
4-Methyl-2-pentanone	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	25	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		81.7 %	70-130		"	"	"	"	
Surrogate: Toluene-d8		107 %	70-130		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		95.7 %	70-130		"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-6@1' (2502317-21) Soil Sampled: 02/19/25 11:25 Received: 02/21/25 13:50									
Benzene	ND	5.0	µg/kg	1	B5B2407	02/24/25	02/26/25 09:08	EPA 8260D	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon Tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
2-Chloroethylvinyl ether	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Methylene Chloride	ND	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
4-Methyl-2-pentanone	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SV-6@1' (2502317-21) Soil Sampled: 02/19/25 11:25 Received: 02/21/25 13:50

Styrene	ND	5.0	µg/kg	1	B5B2407	02/24/25	02/26/25 09:08	EPA 8260D	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	25	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
<i>Surrogate: Dibromofluoromethane</i>		80.7 %	70-130		"	"	"	"	
<i>Surrogate: Toluene-d8</i>		107 %	70-130		"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>		97.0 %	70-130		"	"	"	"	

SV-6@5' (2502317-22) Soil Sampled: 02/19/25 11:27 Received: 02/21/25 13:50

Benzene	ND	5.0	µg/kg	1	B5B2407	02/24/25	02/26/25 09:08	EPA 8260D	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon Tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
2-Chloroethylvinyl ether	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-6@5' (2502317-22) Soil Sampled: 02/19/25 11:27 Received: 02/21/25 13:50									
Dibromomethane	ND	5.0	µg/kg	1	B5B2407	02/24/25	02/26/25 09:08	EPA 8260D	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Methylene Chloride	ND	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
4-Methyl-2-pentanone	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	25	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		81.9 %	70-130		"	"	"	"	
Surrogate: Toluene-d8		109 %	70-130		"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-6@5' (2502317-22) Soil Sampled: 02/19/25 11:27 Received: 02/21/25 13:50									
Surrogate: 4-Bromofluorobenzene		96.1 %	70-130		B5B2407	02/24/25	02/26/25 09:08	EPA 8260D	
SV-7@1' (2502317-25) Soil Sampled: 02/19/25 11:45 Received: 02/21/25 13:50									
Benzene	ND	5.0	µg/kg	1	B5B2612	02/26/25	02/27/25 07:13	EPA 8260D	
Bromobenzene	ND	5.0	"	"	"	"	"	"	"
Bromochloromethane	ND	5.0	"	"	"	"	"	"	"
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	"
Bromoform	ND	5.0	"	"	"	"	"	"	"
Bromomethane	ND	5.0	"	"	"	"	"	"	"
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	"
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	"
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	"
Carbon Tetrachloride	ND	5.0	"	"	"	"	"	"	"
Chlorobenzene	ND	5.0	"	"	"	"	"	"	"
Chloroethane	ND	5.0	"	"	"	"	"	"	"
Chloroform	ND	5.0	"	"	"	"	"	"	"
Chloromethane	ND	5.0	"	"	"	"	"	"	"
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	"
2-Chloroethylvinyl ether	ND	5.0	"	"	"	"	"	"	"
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	"
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	"
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	"
Dibromomethane	ND	5.0	"	"	"	"	"	"	"
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	"
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	"
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	"
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	"
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	"
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	"
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	"
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	"
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	"
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	"
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	"
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	"
Di-isopropyl ether	ND	5.0	"	"	"	"	"	"	"
Ethylbenzene	ND	5.0	"	"	"	"	"	"	"
Ethyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	"
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	"
Methylene Chloride	ND	5.0	"	"	"	"	"	"	"
Methyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	"

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SV-7@1' (2502317-25) Soil Sampled: 02/19/25 11:45 Received: 02/21/25 13:50

4-Methyl-2-pentanone	ND	5.0	µg/kg	1	B5B2612	02/26/25	02/27/25 07:13	EPA 8260D	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	25	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		89.5 %	70-130		"	"	"	"	
Surrogate: Toluene-d8		95.6 %	70-130		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		94.1 %	70-130		"	"	"	"	

SV-7@5' (2502317-26) Soil Sampled: 02/19/25 11:50 Received: 02/21/25 13:50

Benzene	ND	5.0	µg/kg	1	B5B2612	02/26/25	02/27/25 07:13	EPA 8260D	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon Tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
2-Chloroethylvinyl ether	ND	5.0	"	"	"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-7@5' (2502317-26) Soil Sampled: 02/19/25 11:50 Received: 02/21/25 13:50									
Dibromochloromethane	ND	5.0	µg/kg	1	B5B2612	02/26/25	02/27/25 07:13	EPA 8260D	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Methylene Chloride	ND	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
4-Methyl-2-pentanone	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	25	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-7@5' (2502317-26) Soil Sampled: 02/19/25 11:50 Received: 02/21/25 13:50									
Surrogate: Dibromofluoromethane		91.1 %	70-130		B5B2612	02/26/25	02/27/25 07:13	EPA 8260D	
Surrogate: Toluene-d8		95.9 %	70-130		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		93.1 %	70-130		"	"	"	"	
SB-8@1' (2502317-29) Soil Sampled: 02/19/25 10:02 Received: 02/21/25 13:50									
Benzene	ND	5.0	µg/kg	1	B5B2612	02/26/25	02/27/25 07:13	EPA 8260D	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon Tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
2-Chloroethylvinyl ether	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SB-8@1' (2502317-29) Soil Sampled: 02/19/25 10:02 Received: 02/21/25 13:50									
Methylene Chloride	ND	5.0	µg/kg	1	B5B2612	02/26/25	02/27/25 07:13	EPA 8260D	
Methyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
4-Methyl-2-pentanone	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	25	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		90.4 %		70-130	"	"	"	"	
Surrogate: Toluene-d8		95.2 %		70-130	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		92.8 %		70-130	"	"	"	"	

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Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SB-9@1' (2502317-31) Soil Sampled: 02/19/25 10:15 Received: 02/21/25 13:50									
Benzene	ND	5.0	µg/kg	1	B5B2612	02/26/25	02/27/25 07:13	EPA 8260D	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon Tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
2-Chloroethylvinyl ether	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Methylene Chloride	ND	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
4-Methyl-2-pentanone	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SB-9@1' (2502317-31) Soil Sampled: 02/19/25 10:15 Received: 02/21/25 13:50

Styrene	ND	5.0	µg/kg	1	B5B2612	02/26/25	02/27/25 07:13	EPA 8260D	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	25	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
<i>Surrogate: Dibromofluoromethane</i>		91.6 %	70-130		"	"	"	"	
<i>Surrogate: Toluene-d8</i>		94.8 %	70-130		"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>		94.3 %	70-130		"	"	"	"	

SB-10@1' (2502317-33) Soil Sampled: 02/19/25 10:56 Received: 02/21/25 13:50

Benzene	ND	5.0	µg/kg	1	B5B2612	02/26/25	02/27/25 07:13	EPA 8260D	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon Tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
2-Chloroethylvinyl ether	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SB-10@1' (2502317-33) Soil Sampled: 02/19/25 10:56 Received: 02/21/25 13:50									
Dibromomethane	ND	5.0	µg/kg	1	B5B2612	02/26/25	02/27/25 07:13	EPA 8260D	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Methylene Chloride	ND	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
4-Methyl-2-pentanone	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	25	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		90.9 %	70-130		"	"	"	"	
Surrogate: Toluene-d8		94.2 %	70-130		"	"	"	"	

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 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SB-10@1' (2502317-33) Soil Sampled: 02/19/25 10:56 Received: 02/21/25 13:50									
<i>Surrogate: 4-Bromofluorobenzene</i>									
		94.0 %	70-130		B5B2612	02/26/25	02/27/25 07:13	EPA 8260D	
SB-11@1' (2502317-35) Soil Sampled: 02/19/25 11:06 Received: 02/21/25 13:50									
Benzene	ND	5.0	µg/kg	1	B5B2612	02/26/25	02/27/25 07:13	EPA 8260D	
Bromobenzene	ND	5.0	"	"	"	"	"	"	"
Bromochloromethane	ND	5.0	"	"	"	"	"	"	"
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	"
Bromoform	ND	5.0	"	"	"	"	"	"	"
Bromomethane	ND	5.0	"	"	"	"	"	"	"
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	"
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	"
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	"
Carbon Tetrachloride	ND	5.0	"	"	"	"	"	"	"
Chlorobenzene	ND	5.0	"	"	"	"	"	"	"
Chloroethane	ND	5.0	"	"	"	"	"	"	"
Chloroform	ND	5.0	"	"	"	"	"	"	"
Chloromethane	ND	5.0	"	"	"	"	"	"	"
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	"
2-Chloroethylvinyl ether	ND	5.0	"	"	"	"	"	"	"
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	"
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	"
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	"
Dibromomethane	ND	5.0	"	"	"	"	"	"	"
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	"
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	"
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	"
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	"
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	"
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	"
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	"
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	"
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	"
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	"
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	"
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	"
Di-isopropyl ether	ND	5.0	"	"	"	"	"	"	"
Ethylbenzene	ND	5.0	"	"	"	"	"	"	"
Ethyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	"
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	"
Methylene Chloride	ND	5.0	"	"	"	"	"	"	"
Methyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	"

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 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SB-11@1' (2502317-35) Soil Sampled: 02/19/25 11:06 Received: 02/21/25 13:50									
4-Methyl-2-pentanone	ND	5.0	µg/kg	1	B5B2612	02/26/25	02/27/25 07:13	EPA 8260D	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	25	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		90.8 %	70-130		"	"	"	"	
Surrogate: Toluene-d8		92.8 %	70-130		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		94.6 %	70-130		"	"	"	"	
SB-12@1' (2502317-37) Soil Sampled: 02/19/25 12:12 Received: 02/21/25 13:50									
Benzene	ND	5.0	µg/kg	1	B5B2612	02/26/25	02/27/25 07:13	EPA 8260D	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon Tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
2-Chloroethylvinyl ether	ND	5.0	"	"	"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SB-12@1' (2502317-37) Soil Sampled: 02/19/25 12:12 Received: 02/21/25 13:50									
Dibromochloromethane	ND	5.0	µg/kg	1	B5B2612	02/26/25	02/27/25 07:13	EPA 8260D	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Methylene Chloride	ND	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
4-Methyl-2-pentanone	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	25	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SB-12@1' (2502317-37) Soil Sampled: 02/19/25 12:12 Received: 02/21/25 13:50									
Surrogate: Dibromofluoromethane		91.1 %	70-130		B5B2612	02/26/25	02/27/25 07:13	EPA 8260D	
Surrogate: Toluene-d8		92.6 %	70-130		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		93.9 %	70-130		"	"	"	"	
SB-13@1' (2502317-39) Soil Sampled: 02/19/25 12:27 Received: 02/21/25 13:50									
Benzene	ND	5.0	µg/kg	1	B5B2612	02/26/25	02/27/25 07:13	EPA 8260D	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon Tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
2-Chloroethylvinyl ether	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	

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 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

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 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SB-13@1' (2502317-39) Soil Sampled: 02/19/25 12:27 Received: 02/21/25 13:50									
Methylene Chloride	ND	5.0	µg/kg	1	B5B2612	02/26/25	02/27/25 07:13	EPA 8260D	
Methyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
4-Methyl-2-pentanone	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	25	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		91.4 %		70-130	"	"	"	"	
Surrogate: Toluene-d8		92.7 %		70-130	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		94.5 %		70-130	"	"	"	"	

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Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

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 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SB-14@1' (2502317-41) Soil Sampled: 02/19/25 12:50 Received: 02/21/25 13:50									
Benzene	ND	5.0	µg/kg	1	B5B2612	02/26/25	02/27/25 07:13	EPA 8260D	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon Tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
2-Chloroethylvinyl ether	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Methylene Chloride	ND	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
4-Methyl-2-pentanone	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	

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Project: Proposed Derrels, Visalia
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 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SB-14@1' (2502317-41) Soil Sampled: 02/19/25 12:50 Received: 02/21/25 13:50

Styrene	ND	5.0	µg/kg	1	B5B2612	02/26/25	02/27/25 07:13	EPA 8260D	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	25	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
<i>Surrogate: Dibromofluoromethane</i>		91.3 %	70-130		"	"	"	"	
<i>Surrogate: Toluene-d8</i>		91.2 %	70-130		"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>		93.9 %	70-130		"	"	"	"	

SB-15@1' (2502317-43) Soil Sampled: 02/19/25 13:03 Received: 02/21/25 13:50

Benzene	ND	5.0	µg/kg	1	B5B2612	02/26/25	02/27/25 07:13	EPA 8260D	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon Tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
2-Chloroethylvinyl ether	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	

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Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SB-15@1' (2502317-43) Soil Sampled: 02/19/25 13:03 Received: 02/21/25 13:50									
Dibromomethane	ND	5.0	µg/kg	1	B5B2612	02/26/25	02/27/25 07:13	EPA 8260D	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Methylene Chloride	ND	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	
4-Methyl-2-pentanone	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	25	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		91.3 %	70-130		"	"	"	"	
Surrogate: Toluene-d8		90.9 %	70-130		"	"	"	"	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SB-15@1' (2502317-43) Soil Sampled: 02/19/25 13:03 Received: 02/21/25 13:50

Surrogate: 4-Bromofluorobenzene 94.1 % 70-130 B5B2612 02/26/25 02/27/25 07:13 EPA 8260D

SB-16@1' (2502317-45) Soil Sampled: 02/19/25 13:20 Received: 02/21/25 13:50

Benzene	ND	5.0	µg/kg	1	B5B2612	02/26/25	02/27/25 07:13	EPA 8260D	
Bromobenzene	ND	5.0	"	"	"	"	"	"	"
Bromochloromethane	ND	5.0	"	"	"	"	"	"	"
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	"
Bromoform	ND	5.0	"	"	"	"	"	"	"
Bromomethane	ND	5.0	"	"	"	"	"	"	"
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	"
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	"
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	"
Carbon Tetrachloride	ND	5.0	"	"	"	"	"	"	"
Chlorobenzene	ND	5.0	"	"	"	"	"	"	"
Chloroethane	ND	5.0	"	"	"	"	"	"	"
Chloroform	ND	5.0	"	"	"	"	"	"	"
Chloromethane	ND	5.0	"	"	"	"	"	"	"
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	"
2-Chloroethylvinyl ether	ND	5.0	"	"	"	"	"	"	"
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	"
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	"
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	"
Dibromomethane	ND	5.0	"	"	"	"	"	"	"
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	"
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	"
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	"
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	"
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	"
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	"
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	"
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	"
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	"
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	"
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	"
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	"
Di-isopropyl ether	ND	5.0	"	"	"	"	"	"	"
Ethylbenzene	ND	5.0	"	"	"	"	"	"	"
Ethyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	"
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	"
Methylene Chloride	ND	5.0	"	"	"	"	"	"	"
Methyl tert-butyl ether	ND	5.0	"	"	"	"	"	"	"

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SB-16@1' (2502317-45) Soil Sampled: 02/19/25 13:20 Received: 02/21/25 13:50									
4-Methyl-2-pentanone	ND	5.0	µg/kg	1	B5B2612	02/26/25	02/27/25 07:13	EPA 8260D	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	25	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		92.5 %	70-130		"	"	"	"	
Surrogate: Toluene-d8		90.7 %	70-130		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		94.7 %	70-130		"	"	"	"	

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4729 West Jacquelyn Avenue
Fresno CA, 93722

Project: Proposed Derrels, Visalia
Project Number: 2-423-1233
Project Manager: Shannon Lodge

Reported:
03/04/25 15:42

Metals by EPA 6000/7000 Series Methods - Quality Control

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch B5B2411 - EPA 3050B

Blank (B5B2411-BLK1)

Prepared: 02/24/25 Analyzed: 02/28/25

Antimony	ND	2.0	mg/kg							
Arsenic	ND	2.0	"							
Barium	ND	2.0	"							
Beryllium	ND	1.0	"							
Cadmium	ND	1.0	"							
Chromium	ND	2.0	"							
Cobalt	ND	1.0	"							
Copper	ND	1.0	"							
Lead	ND	1.0	"							
Molybdenum	ND	1.0	"							
Nickel	ND	1.0	"							
Selenium	ND	4.0	"							
Silver	ND	2.0	"							
Thallium	ND	4.0	"							
Vanadium	ND	2.0	"							
Zinc	ND	2.0	"							

LCS (B5B2411-BS1)

Prepared: 02/24/25 Analyzed: 02/28/25

Antimony	99.8	2.0	mg/kg	99.4	100	75-125
Arsenic	91.8	2.0	"	99.4	92.4	78-122
Barium	98.3	2.0	"	99.4	98.9	80-120
Beryllium	98.5	1.0	"	99.4	99.1	80-120
Cadmium	98.6	1.0	"	99.4	99.2	80-120
Chromium	98.3	2.0	"	99.4	98.9	80-120
Cobalt	99.4	1.0	"	99.4	100	80-120
Copper	105	1.0	"	99.4	106	78-122
Lead	98.4	1.0	"	99.4	99.0	80-120
Molybdenum	99.9	1.0	"	99.4	101	80-120
Nickel	96.9	1.0	"	99.4	97.5	80-120
Selenium	97.4	4.0	"	99.4	98.0	76-124
Silver	98.3	2.0	"	99.4	98.8	60-140
Thallium	97.1	4.0	"	99.4	97.7	80-120
Vanadium	99.9	2.0	"	99.4	101	80-120
Zinc	105	2.0	"	99.4	106	80-120

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Metals by EPA 6000/7000 Series Methods - Quality Control

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch B5B2411 - EPA 3050B

LCS Dup (B5B2411-BSD1)

Prepared: 02/24/25 Analyzed: 02/28/25

Antimony	98.3	2.0	mg/kg	99.4		98.9	75-125	1.46	20	
Arsenic	94.0	2.0	"	99.4		94.6	78-122	2.35	20	
Barium	95.8	2.0	"	99.4		96.4	80-120	2.61	20	
Beryllium	103	1.0	"	99.4		103	80-120	4.01	20	
Cadmium	90.9	1.0	"	99.4		91.4	80-120	8.08	20	
Chromium	102	2.0	"	99.4		103	80-120	3.84	20	
Cobalt	99.5	1.0	"	99.4		100	80-120	0.100	20	
Copper	104	1.0	"	99.4		105	78-122	0.618	20	
Lead	99.3	1.0	"	99.4		99.9	80-120	0.955	20	
Molybdenum	102	1.0	"	99.4		103	80-120	2.34	20	
Nickel	96.5	1.0	"	99.4		97.1	80-120	0.411	20	
Selenium	99.5	4.0	"	99.4		100	76-124	2.04	20	
Silver	94.8	2.0	"	99.4		95.4	60-140	3.60	40	
Thallium	103	4.0	"	99.4		104	80-120	6.29	20	
Vanadium	97.2	2.0	"	99.4		97.8	80-120	2.77	20	
Zinc	102	2.0	"	99.4		103	80-120	2.45	20	

Matrix Spike (B5B2411-MS1)

Source: 2502310-01

Prepared: 02/24/25 Analyzed: 02/28/25

Antimony	99.6	2.0	mg/kg	99.0	ND	101	60-140			
Arsenic	98.0	2.0	"	99.0	ND	99.0	70-130			
Barium	102	2.0	"	99.0	5.50	97.3	70-130			
Beryllium	99.6	1.0	"	99.0	ND	101	70-130			
Cadmium	88.8	1.0	"	99.0	ND	89.7	70-130			
Chromium	87.8	2.0	"	99.0	8.96	79.6	70-130			
Cobalt	97.9	1.0	"	99.0	2.47	96.4	70-130			
Copper	107	1.0	"	99.0	7.99	100	70-130			
Lead	103	1.0	"	99.0	2.84	101	70-130			
Molybdenum	94.6	1.0	"	99.0	ND	95.5	70-130			
Nickel	102	1.0	"	99.0	ND	103	70-130			
Selenium	88.8	4.0	"	99.0	ND	89.7	70-130			
Silver	98.0	2.0	"	99.0	ND	99.0	60-140			
Thallium	98.0	4.0	"	99.0	ND	99.0	75-125			
Vanadium	99.1	2.0	"	99.0	1.17	98.9	75-125			
Zinc	107	2.0	"	99.0	6.37	102	75-125			

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 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Metals by EPA 6000/7000 Series Methods - Quality Control

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch B5B2411 - EPA 3050B

Matrix Spike Dup (B5B2411-MSD1)

Source: 2502310-01

Prepared: 02/24/25

Analyzed: 02/28/25

Antimony	97.0	2.0	mg/kg	99.1	ND	97.8	60-140	2.70	20	
Arsenic	99.6	2.0	"	99.1	ND	101	70-130	1.68	20	
Barium	101	2.0	"	99.1	5.50	95.9	70-130	1.30	20	
Beryllium	97.9	1.0	"	99.1	ND	98.8	70-130	1.73	20	
Cadmium	91.4	1.0	"	99.1	ND	92.2	70-130	2.90	20	
Chromium	89.2	2.0	"	99.1	8.96	80.9	70-130	1.55	20	
Cobalt	97.2	1.0	"	99.1	2.47	95.6	70-130	0.713	20	
Copper	110	1.0	"	99.1	7.99	103	70-130	2.95	30	
Lead	107	1.0	"	99.1	2.84	105	70-130	3.43	30	
Molybdenum	93.6	1.0	"	99.1	ND	94.4	70-130	1.03	20	
Nickel	97.2	1.0	"	99.1	ND	98.0	70-130	4.41	20	
Selenium	90.9	4.0	"	99.1	ND	91.7	70-130	2.30	20	
Silver	91.4	2.0	"	99.1	ND	92.2	60-140	6.91	40	
Thallium	97.0	4.0	"	99.1	ND	97.8	75-125	1.02	20	
Vanadium	99.9	2.0	"	99.1	1.17	99.6	75-125	0.846	20	
Zinc	105	2.0	"	99.1	6.37	99.2	75-125	2.15	20	

Batch B5B2412 - EPA 3050B

Blank (B5B2412-BLK1)

Prepared: 02/25/25 Analyzed: 02/26/25

Antimony	ND	2.0	mg/kg							
Arsenic	ND	2.0	"							
Barium	ND	2.0	"							
Beryllium	ND	1.0	"							
Cadmium	ND	1.0	"							
Chromium	ND	2.0	"							
Cobalt	ND	1.0	"							
Copper	ND	1.0	"							
Lead	ND	1.0	"							
Molybdenum	ND	1.0	"							
Nickel	ND	1.0	"							
Selenium	ND	4.0	"							
Silver	ND	2.0	"							
Thallium	ND	4.0	"							
Vanadium	ND	2.0	"							
Zinc	ND	2.0	"							

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Metals by EPA 6000/7000 Series Methods - Quality Control

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch B5B2412 - EPA 3050B

LCS (B5B2412-BS1)

Prepared: 02/25/25 Analyzed: 02/26/25

Antimony	96.2	2.0	mg/kg	99.2		97.0	75-125			
Arsenic	94.4	2.0	"	99.2		95.2	78-122			
Barium	99.7	2.0	"	99.2		101	80-120			
Beryllium	95.0	1.0	"	99.2		95.7	80-120			
Cadmium	96.6	1.0	"	99.2		97.3	80-120			
Chromium	95.3	2.0	"	99.2		96.0	80-120			
Cobalt	100	1.0	"	99.2		101	80-120			
Copper	111	1.0	"	99.2		111	78-122			
Lead	105	1.0	"	99.2		105	80-120			
Molybdenum	87.9	1.0	"	99.2		88.6	80-120			
Nickel	103	1.0	"	99.2		104	80-120			
Selenium	97.0	4.0	"	99.2		97.8	76-124			
Silver	89.9	2.0	"	99.2		90.6	60-140			
Thallium	105	4.0	"	99.2		106	80-120			
Vanadium	93.1	2.0	"	99.2		93.8	80-120			
Zinc	106	2.0	"	99.2		106	80-120			

LCS Dup (B5B2412-BSD1)

Prepared: 02/25/25 Analyzed: 02/26/25

Antimony	89.3	2.0	mg/kg	99.2		90.0	75-125	7.46	20	
Arsenic	87.5	2.0	"	99.2		88.2	78-122	7.66	20	
Barium	95.9	2.0	"	99.2		96.7	80-120	3.90	20	
Beryllium	91.1	1.0	"	99.2		91.8	80-120	4.13	20	
Cadmium	86.1	1.0	"	99.2		86.8	80-120	11.5	20	
Chromium	90.1	2.0	"	99.2		90.8	80-120	5.56	20	
Cobalt	95.4	1.0	"	99.2		96.2	80-120	5.14	20	
Copper	106	1.0	"	99.2		107	78-122	3.93	20	
Lead	98.6	1.0	"	99.2		99.4	80-120	5.88	20	
Molybdenum	82.4	1.0	"	99.2		83.0	80-120	6.44	20	
Nickel	97.7	1.0	"	99.2		98.4	80-120	5.29	20	
Selenium	89.1	4.0	"	99.2		89.8	76-124	8.58	20	
Silver	86.4	2.0	"	99.2		87.1	60-140	3.97	40	
Thallium	97.7	4.0	"	99.2		98.5	80-120	6.86	20	
Vanadium	89.2	2.0	"	99.2		89.9	80-120	4.24	20	
Zinc	100	2.0	"	99.2		101	80-120	5.06	20	

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Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Metals by EPA 6000/7000 Series Methods - Quality Control

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch B5B2412 - EPA 3050B

Matrix Spike (B5B2412-MS1)	Source: 2502317-18			Prepared: 02/25/25		Analyzed: 02/26/25	
Antimony	80.6	2.0	mg/kg	98.8	1.28	80.3	60-140
Arsenic	81.3	2.0	"	98.8	ND	82.3	70-130
Barium	131	2.0	"	98.8	28.6	103	70-130
Beryllium	92.4	1.0	"	98.8	ND	93.5	70-130
Cadmium	84.6	1.0	"	98.8	ND	85.6	70-130
Chromium	94.0	2.0	"	98.8	3.29	91.8	70-130
Cobalt	95.9	1.0	"	98.8	2.58	94.4	70-130
Copper	107	1.0	"	98.8	18.3	90.3	70-130
Lead	97.4	1.0	"	98.8	1.89	96.7	70-130
Molybdenum	84.2	1.0	"	98.8	0.982	84.3	70-130
Nickel	97.1	1.0	"	98.8	4.99	93.2	70-130
Selenium	85.9	4.0	"	98.8	ND	86.9	70-130
Silver	84.1	2.0	"	98.8	ND	85.1	60-140
Thallium	97.4	4.0	"	98.8	ND	98.5	75-125
Vanadium	103	2.0	"	98.8	12.6	91.6	75-125
Zinc	118	2.0	"	98.8	21.5	97.6	75-125

Matrix Spike Dup (B5B2412-MSD1)	Source: 2502317-18			Prepared: 02/25/25		Analyzed: 02/26/25			
Antimony	81.7	2.0	mg/kg	99.3	1.28	80.9	60-140	1.29	20
Arsenic	79.8	2.0	"	99.3	ND	80.4	70-130	1.84	20
Barium	129	2.0	"	99.3	28.6	101	70-130	1.34	20
Beryllium	91.6	1.0	"	99.3	ND	92.2	70-130	0.877	20
Cadmium	90.2	1.0	"	99.3	ND	90.8	70-130	6.39	20
Chromium	92.2	2.0	"	99.3	3.29	89.5	70-130	1.95	20
Cobalt	93.4	1.0	"	99.3	2.58	91.4	70-130	2.67	20
Copper	106	1.0	"	99.3	18.3	88.7	70-130	1.01	30
Lead	94.6	1.0	"	99.3	1.89	93.3	70-130	2.94	30
Molybdenum	81.8	1.0	"	99.3	0.982	81.4	70-130	2.97	20
Nickel	95.0	1.0	"	99.3	4.99	90.7	70-130	2.16	20
Selenium	79.8	4.0	"	99.3	ND	80.3	70-130	7.37	20
Silver	83.9	2.0	"	99.3	ND	84.5	60-140	0.212	40
Thallium	95.4	4.0	"	99.3	ND	96.1	75-125	2.02	20
Vanadium	102	2.0	"	99.3	12.6	90.4	75-125	0.759	20
Zinc	115	2.0	"	99.3	21.5	94.1	75-125	2.50	20

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Metals by EPA 6000/7000 Series Methods - Quality Control

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch B5B2413 - EPA 7471A

Blank (B5B2413-BLK1)

Prepared: 02/24/25 Analyzed: 02/28/25

Mercury ND 0.20 mg/kg

LCS (B5B2413-BS1)

Prepared: 02/24/25 Analyzed: 02/28/25

Mercury 0.16 0.20 mg/kg 0.164 95.3 70-130

Matrix Spike (B5B2413-MS1)

Source: 2502317-01

Prepared: 02/24/25 Analyzed: 02/28/25

Mercury 0.19 0.20 mg/kg 0.165 0.01 108 70-130

Matrix Spike Dup (B5B2413-MSD1)

Source: 2502317-01

Prepared: 02/24/25 Analyzed: 02/28/25

Mercury 0.17 0.20 mg/kg 0.163 0.01 98.2 70-130 9.24 30

Batch B5B2414 - EPA 7471A

Blank (B5B2414-BLK1)

Prepared: 02/24/25 Analyzed: 02/28/25

Mercury ND 0.20 mg/kg

LCS (B5B2414-BS1)

Prepared: 02/24/25 Analyzed: 02/28/25

Mercury 0.16 0.20 mg/kg 0.165 95.6 70-130

Matrix Spike (B5B2414-MS1)

Source: 2502317-41

Prepared: 02/24/25 Analyzed: 02/28/25

Mercury 0.16 0.20 mg/kg 0.163 0.02 90.8 70-130

Matrix Spike Dup (B5B2414-MSD1)

Source: 2502317-41

Prepared: 02/24/25 Analyzed: 02/28/25

Mercury 0.17 0.20 mg/kg 0.164 0.02 91.4 70-130 1.30 30

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Total Volatile Petroleum Hydrocarbons (TVPH) by GC/FID - Quality Control

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch B5B2601 - EPA 5035 P & T

Blank (B5B2601-BLK1)				Prepared & Analyzed: 02/26/25						
Gasoline Range Hydrocarbons (C4-C12)	ND	0.050	mg/kg							
Blank (B5B2601-BLK2)				Prepared & Analyzed: 02/26/25						
Gasoline Range Hydrocarbons (C4-C12)	ND	0.050	mg/kg							
LCS (B5B2601-BS1)				Prepared & Analyzed: 02/26/25						
Gasoline Range Hydrocarbons (C4-C12)	0.560	0.050	mg/kg	0.600		93.3	80-120			
LCS (B5B2601-BS2)				Prepared & Analyzed: 02/26/25						
Gasoline Range Hydrocarbons (C4-C12)	0.596	0.050	mg/kg	0.600		99.3	80-120			
Matrix Spike (B5B2601-MS1)				Source: 2502317-01		Prepared & Analyzed: 02/26/25				
Gasoline Range Hydrocarbons (C4-C12)	0.584	0.050	mg/kg	0.600	ND	97.3	50-150			
Matrix Spike (B5B2601-MS2)				Source: 2502317-45		Prepared & Analyzed: 02/26/25				
Gasoline Range Hydrocarbons (C4-C12)	0.608	0.050	mg/kg	0.600	ND	101	50-150			
Matrix Spike Dup (B5B2601-MSD1)				Source: 2502317-01		Prepared & Analyzed: 02/26/25				
Gasoline Range Hydrocarbons (C4-C12)	0.523	0.050	mg/kg	0.600	ND	87.2	50-150	11.0	30	
Matrix Spike Dup (B5B2601-MSD2)				Source: 2502317-45		Prepared & Analyzed: 02/26/25				
Gasoline Range Hydrocarbons (C4-C12)	0.532	0.050	mg/kg	0.600	ND	88.7	50-150	13.3	30	

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Total Petroleum Hydrocarbons (TPH) by GC/FID - Quality Control

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch B5C0401 - EPA 3550B Solid Ext

Blank (B5C0401-BLK1)

Prepared & Analyzed: 03/04/25

Diesel Range Organics (C10-C24)	ND	5.0	mg/kg							
Oil Range Organics (C22-C36)	ND	5.0	"							

Blank (B5C0401-BLK2)

Prepared & Analyzed: 03/04/25

Diesel Range Organics (C10-C24)	ND	5.0	mg/kg							
Oil Range Organics (C22-C36)	ND	5.0	"							

LCS (B5C0401-BS1)

Prepared & Analyzed: 03/04/25

Diesel Range Organics (C10-C24)	22.8	5.0	mg/kg	20.0		114	80-120			
Diesel Range Organics (C10-C24)	22.8	5.0	"	20.0		114	80-120			

LCS (B5C0401-BS2)

Prepared & Analyzed: 03/04/25

Diesel Range Organics (C10-C24)	21.7	5.0	mg/kg	20.0		108	80-120			
Diesel Range Organics (C10-C24)	21.7	5.0	"	20.0		108	80-120			

Matrix Spike (B5C0401-MS1)

Source: 2502317-02

Prepared & Analyzed: 03/04/25

Diesel Range Organics (C10-C24)	20.2	5.0	mg/kg	20.0	ND	101	50-150			
Diesel Range Organics (C10-C24)	20.2	5.0	"	20.0	ND	101	50-150			

Matrix Spike (B5C0401-MS2)

Source: 2502317-18

Prepared & Analyzed: 03/04/25

Diesel Range Organics (C10-C24)	24.0	5.0	mg/kg	20.0	13.4	52.8	50-150			
Diesel Range Organics (C10-C24)	24.0	5.0	"	20.0	ND	120	50-150			

Matrix Spike Dup (B5C0401-MSD1)

Source: 2502317-02

Prepared & Analyzed: 03/04/25

Diesel Range Organics (C10-C24)	23.9	5.0	mg/kg	20.0	ND	119	50-150	16.5	30	
Diesel Range Organics (C10-C24)	23.9	5.0	"	20.0	ND	119	50-150	16.5	30	

Matrix Spike Dup (B5C0401-MSD2)

Source: 2502317-18

Prepared & Analyzed: 03/04/25

Diesel Range Organics (C10-C24)	26.8	5.0	mg/kg	20.0	13.4	66.8	50-150	11.0	30	
Diesel Range Organics (C10-C24)	26.8	5.0	"	20.0	ND	134	50-150	11.0	30	

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Project: Proposed Derrels, Visalia
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 03/04/25 15:42

Polychlorinated Biphenyls by EPA Method 8082A - Quality Control

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch B5B2703 - EPA 3550B Solid Ext

Blank (B5B2703-BLK1)

Prepared & Analyzed: 02/27/25

PCB-1016	ND	0.20	mg/kg							
PCB-1221	ND	0.20	"							
PCB-1232	ND	0.20	"							
PCB-1242	ND	0.20	"							
PCB-1248	ND	0.20	"							
PCB-1254	ND	0.20	"							
PCB-1260	ND	0.20	"							

LCS (B5B2703-BS1)

Prepared & Analyzed: 02/27/25

PCB-1260	0.122	0.20	mg/kg	0.133		91.8	80-120			
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Matrix Spike (B5B2703-MS1)

Source: 2502364-01

Prepared & Analyzed: 02/27/25

PCB-1260	0.127	0.20	mg/kg	0.133	ND	95.3	50-150			
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Matrix Spike Dup (B5B2703-MSD1)

Source: 2502364-01

Prepared & Analyzed: 02/27/25

PCB-1260	0.116	0.20	mg/kg	0.133	ND	86.8	50-150	9.28	30	
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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B - Quality Control

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch B5B2407 - EPA 5035 P & T

Blank (B5B2407-BLK1)

Prepared: 02/24/25 Analyzed: 02/26/25

1,1,1,2-Tetrachloroethane	ND	5.0	µg/kg							
1,1,1-Trichloroethane	ND	5.0	"							
1,1,2,2-Tetrachloroethane	ND	5.0	"							
1,1,2-Trichloroethane	ND	5.0	"							
1,1-Dichloroethane	ND	5.0	"							
1,1-Dichloroethene	ND	5.0	"							
1,2,3-Trichloropropane	ND	5.0	"							
1,2,4-Trichlorobenzene	ND	5.0	"							
1,2-Dibromo-3-chloropropane	ND	5.0	"							
1,2-Dibromoethane (EDB)	ND	5.0	"							
1,2-Dichlorobenzene	ND	5.0	"							
1,2-Dichloroethane	ND	5.0	"							
1,2-Dichloropropane	ND	5.0	"							
1,3-Dichlorobenzene	ND	5.0	"							
1,4-Dichlorobenzene	ND	5.0	"							
2-Chloroethylvinyl ether	ND	5.0	"							
4-Chlorotoluene	ND	5.0	"							
4-Methyl-2-pentanone	ND	5.0	"							
Benzene	ND	5.0	"							
Bromobenzene	ND	5.0	"							
Bromochloromethane	ND	5.0	"							
Bromodichloromethane	ND	5.0	"							
Bromoform	ND	5.0	"							
Bromomethane	ND	5.0	"							
Carbon Tetrachloride	ND	5.0	"							
Chlorobenzene	ND	5.0	"							
Chloroethane	ND	5.0	"							
Chloroform	ND	5.0	"							
Chloromethane	ND	5.0	"							
cis-1,2-Dichloroethene	ND	5.0	"							
cis-1,3-Dichloropropene	ND	5.0	"							
Dibromochloromethane	ND	5.0	"							
Dibromomethane	ND	5.0	"							
Dichlorodifluoromethane	ND	5.0	"							
Di-isopropyl ether	ND	5.0	"							
Ethyl tert-butyl ether	ND	5.0	"							
Ethylbenzene	ND	5.0	"							

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B - Quality Control

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch B5B2407 - EPA 5035 P & T

Blank (B5B2407-BLK1)

Prepared: 02/24/25 Analyzed: 02/26/25

Hexachlorobutadiene	ND	5.0	µg/kg							
m,p-Xylene	ND	5.0	"							
Methyl tert-butyl ether	ND	5.0	"							
Methylene Chloride	ND	5.0	"							
Naphthalene	ND	5.0	"							
n-Butylbenzene	ND	5.0	"							
n-Propylbenzene	ND	5.0	"							
o-Xylene	ND	5.0	"							
sec-Butylbenzene	ND	5.0	"							
Styrene	ND	5.0	"							
Tert-amyl methyl ether	ND	5.0	"							
Tert-butyl alcohol	ND	25	"							
tert-Butylbenzene	ND	5.0	"							
Tetrachloroethene	ND	5.0	"							
Toluene	ND	5.0	"							
trans-1,2-Dichloroethene	ND	5.0	"							
trans-1,3-Dichloropropene	ND	5.0	"							
Trichloroethene	ND	5.0	"							
Trichlorofluoromethane	ND	5.0	"							
Vinyl Chloride	ND	5.0	"							

LCS (B5B2407-BS1)

Prepared: 02/24/25 Analyzed: 02/26/25

1,1-Dichloroethene	53.9	5.0	µg/kg	50.0	108	80-120
Benzene	58.4	5.0	"	50.0	117	80-120
Chlorobenzene	46.8	5.0	"	50.0	93.6	80-120
Toluene	59.7	5.0	"	50.0	119	80-120
Trichloroethene	53.1	5.0	"	50.0	106	80-120

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 4729 West Jacquelyn Avenue
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Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

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 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B - Quality Control

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch B5B2407 - EPA 5035 P & T

Matrix Spike (B5B2407-MS1)

Source: 2502317-18

Prepared: 02/24/25

Analyzed: 02/26/25

1,1-Dichloroethene	58.3	5.0	µg/kg	50.0	ND	117	50-150			
Benzene	54.8	5.0	"	50.0	ND	110	37-151			
Chlorobenzene	39.3	5.0	"	50.0	ND	78.7	37-160			
Toluene	55.6	5.0	"	50.0	ND	111	47-150			
Trichloroethene	52.6	5.0	"	50.0	ND	105	71-157			

Matrix Spike Dup (B5B2407-MSD1)

Source: 2502317-18

Prepared: 02/24/25

Analyzed: 02/26/25

1,1-Dichloroethene	54.7	5.0	µg/kg	50.0	ND	109	50-150	6.39	30	
Benzene	60.3	5.0	"	50.0	ND	121	37-151	9.49	30	
Chlorobenzene	37.8	5.0	"	50.0	ND	75.6	37-160	3.97	30	
Toluene	52.4	5.0	"	50.0	ND	105	47-150	5.92	30	
Trichloroethene	54.6	5.0	"	50.0	ND	109	71-157	3.73	30	

Batch B5B2612 - EPA 5035 P & T

Blank (B5B2612-BLK1)

Prepared: 02/26/25 Analyzed: 02/27/25

1,1,1,2-Tetrachloroethane	ND	5.0	µg/kg							
1,1,1-Trichloroethane	ND	5.0	"							
1,1,2,2-Tetrachloroethane	ND	5.0	"							
1,1,2-Trichloroethane	ND	5.0	"							
1,1-Dichloroethane	ND	5.0	"							
1,1-Dichloroethene	ND	5.0	"							
1,2,3-Trichloropropane	ND	5.0	"							
1,2,4-Trichlorobenzene	ND	5.0	"							
1,2-Dibromo-3-chloropropane	ND	5.0	"							
1,2-Dibromoethane (EDB)	ND	5.0	"							
1,2-Dichlorobenzene	ND	5.0	"							
1,2-Dichloroethane	ND	5.0	"							
1,2-Dichloropropane	ND	5.0	"							
1,3-Dichlorobenzene	ND	5.0	"							
1,4-Dichlorobenzene	ND	5.0	"							
2-Chloroethylvinyl ether	ND	5.0	"							
4-Chlorotoluene	ND	5.0	"							
4-Methyl-2-pentanone	ND	5.0	"							
Benzene	ND	5.0	"							
Bromobenzene	ND	5.0	"							
Bromochloromethane	ND	5.0	"							
Bromodichloromethane	ND	5.0	"							

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SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B - Quality Control

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch B5B2612 - EPA 5035 P & T

Blank (B5B2612-BLK1)

Prepared: 02/26/25 Analyzed: 02/27/25

Bromoform	ND	5.0	µg/kg							
Bromomethane	ND	5.0	"							
Carbon Tetrachloride	ND	5.0	"							
Chlorobenzene	ND	5.0	"							
Chloroethane	ND	5.0	"							
Chloroform	ND	5.0	"							
Chloromethane	ND	5.0	"							
cis-1,2-Dichloroethene	ND	5.0	"							
cis-1,3-Dichloropropene	ND	5.0	"							
Dibromochloromethane	ND	5.0	"							
Dibromomethane	ND	5.0	"							
Dichlorodifluoromethane	ND	5.0	"							
Di-isopropyl ether	ND	5.0	"							
Ethyl tert-butyl ether	ND	5.0	"							
Ethylbenzene	ND	5.0	"							
Hexachlorobutadiene	ND	5.0	"							
m,p-Xylene	ND	5.0	"							
Methyl tert-butyl ether	ND	5.0	"							
Methylene Chloride	ND	5.0	"							
Naphthalene	ND	5.0	"							
n-Butylbenzene	ND	5.0	"							
n-Propylbenzene	ND	5.0	"							
o-Xylene	ND	5.0	"							
sec-Butylbenzene	ND	5.0	"							
Styrene	ND	5.0	"							
Tert-amyl methyl ether	ND	5.0	"							
Tert-butyl alcohol	ND	25	"							
tert-Butylbenzene	ND	5.0	"							
Tetrachloroethene	ND	5.0	"							
Toluene	ND	5.0	"							
trans-1,2-Dichloroethene	ND	5.0	"							
trans-1,3-Dichloropropene	ND	5.0	"							
Trichloroethene	ND	5.0	"							
Trichlorofluoromethane	ND	5.0	"							
Vinyl Chloride	ND	5.0	"							

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Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

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 03/04/25 15:42

Volatile Organic Compounds by EPA Method 8260B - Quality Control

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch B5B2612 - EPA 5035 P & T

LCS (B5B2612-BS1)

Prepared: 02/26/25 Analyzed: 02/27/25

1,1-Dichloroethene	42.0	5.0	µg/kg	50.0		84.0	80-120			
Benzene	45.6	5.0	"	50.0		91.2	80-120			
Chlorobenzene	43.3	5.0	"	50.0		86.6	80-120			
Toluene	54.1	5.0	"	50.0		108	80-120			
Trichloroethene	56.1	5.0	"	50.0		112	80-120			

Matrix Spike (B5B2612-MS1)

Source: 2502377-01

Prepared: 02/26/25 Analyzed: 02/27/25

1,1-Dichloroethene	46.1	5.0	µg/kg	50.0	ND	92.2	50-150			
Benzene	45.3	5.0	"	50.0	ND	90.6	37-151			
Chlorobenzene	50.2	5.0	"	50.0	ND	100	37-160			
Toluene	54.8	5.0	"	50.0	ND	110	47-150			
Trichloroethene	51.2	5.0	"	50.0	ND	102	71-157			

Matrix Spike Dup (B5B2612-MSD1)

Source: 2502377-01

Prepared: 02/26/25 Analyzed: 02/27/25

1,1-Dichloroethene	51.0	5.0	µg/kg	50.0	ND	102	50-150	10.2	30	
Benzene	51.9	5.0	"	50.0	ND	104	37-151	13.7	30	
Chlorobenzene	48.6	5.0	"	50.0	ND	97.2	37-160	3.30	30	
Toluene	51.5	5.0	"	50.0	ND	103	47-150	6.36	30	
Trichloroethene	55.4	5.0	"	50.0	ND	111	71-157	7.96	30	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



SALEM Engineering Group - Fresno
4729 West Jacquelyn Avenue
Fresno CA, 93722

Project: Proposed Derrels, Visalia
Project Number: 2-423-1233
Project Manager: Shannon Lodge

Reported:
03/04/25 15:42

Notes and Definitions

S-07 Surrogate recovery outside of control limits due to coelution with high levels of petroleum hydrocarbons.

S-03 Surrogate diluted out.

DET Analyte DETECTED

ND Analyte NOT DETECTED at or above the reporting limit

NR Not Reported

dry Sample results reported on a dry weight basis

RPD Relative Percent Difference

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

CHAIN OF CUSTODY RECORD

Date: 2/18/25 Page: 1 of 5
 Lab Work Order No.: 2502317

SIERRA ANALYTICAL
 TEL: 949 • 348 • 9389
 FAX: 949 • 348 • 9115
 26052 Merit Circle • Suite 105 • Laguna Hills, CA • 92653

Client: Salem Engineering Group, Inc.
 Client Address: 4729 W. Jacquot Ave
Fresno, CA 93722
 Client Project ID: 2-423-1233
Proposed Derrell's, Visalia

Turn Around Time Requested:
 Immediate
 24 Hour
 48 Hour
 72 Hour
 4 Day
 5 Day
 Normal
 Mobile

Client Tel. No.: (559) 907-9742
 Client Fax. No.: Shannon@Salem.net
 Client Proj. Mgr.: Shannon Lodge

Client Sample ID	Sierra No.	Date	Time	Matrix	Preservative	Container Type	No. of Containers	Analyses Requested	Geotracker EDD Info:
SV-1 @ 1'	01	2/18/25	8:35	Soil	none	sleeve	1	TPA G/D/O 80134/B VOCs + Oxyg 8210 TIME 22 60NB/717A PLCBs 8082	
SV-1 @ 5'	02		8:40				1		
SV-1 @ 10'	03		8:45				1		
SV-1 @ 15'	04		8:50				1		Hold
SV-2 @ 1'	05	2/19/25	8:35				1		Hold
SV-2 @ 5'	06		8:40				1		
SV-2 @ 10'	07		8:45				1		
SV-2 @ 15'	08		8:45				1		Hold
SV-3 @ 1'	09		9:05				1		
SV-3 @ 5'	10		9:10				1		Hold
Shipped Via: <u>UPS</u> (Carrier Waybill No.): _____ Received By: <u>Alex</u> Company: <u>Salem</u>							Total Number of Containers Submitted to Laboratory	46	
Returned By: _____ Date: _____ Time: _____ Company: _____							Total Number of Containers Received by Laboratory		

Sample Disposal:
 Return to Client
 Lab Disposal
 Archive ____ mos.
 Other _____

FOR LABORATORY USE ONLY - Sample Receipt Conditions:
 Chilled - Temp (°C) 5.7°C
 Preservatives - Verified By: _____
 Other _____
 Appropriate Sample Container
 Storage Location: _____

Special Instructions:
 * Hold samples pending results of requested



SIERRA ANALYTICAL
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CHAIN OF CUSTODY RECORD

Date: 2/11/25 Page: 2 of 5
 Lab Work Order No.: 2502317

Client: Salem Engineering Group
 Client Address: _____
 Client Tel. No.: _____
 Client Fax. No.: _____
 Client Proj. Mgr.: _____

Client Project ID: 2-423-1233
Proposal Details, Visit

Turn Around Time Requested:
 Immediate
 48 Hour
 72 Hour
 4 Day
 5 Day
 Normal
 Mobile

Client Sample ID.	Sierra No.	Date	Time	Matrix	Preservative	Container Type	No. of Containers	Analyses Requested	Geotracker EDD In fo:
SU-3@10'	11	2/19/25	9:15	soil	none	steel	1		
SU-3@15'	12		9:20				1		
SU-4@1'	13		9:35				1		
SU-4@5'	14		9:40				1		
SU-4@10'	15		9:42				1		
SU-4@15'	16		9:45				1		
SU-5@1'	17		10:35				1		
SU-5@5'	18		10:40				1		
SU-5@10'	19		10:43				1		
SU-5@15'	20		10:45				1		
Shipped Via <u>UPS</u> (Carrier Worksheet No.) _____ Resealed By: <u>garc</u> Company: <u>sierra</u>							46	Total Number of Containers Submitted to Laboratory	Sample Disposal: <input type="checkbox"/> Return to Client <input type="checkbox"/> Lab Disposal * <input type="checkbox"/> Archive ____ num. <input type="checkbox"/> Other ____

Company	Date	Time	Signature	Notes
Sierra Analytical	2/11/25	13:00	[Signature]	Initial
Sierra Analytical			[Signature]	Sample Seal
Sierra Analytical			[Signature]	Property Labelled
Sierra Analytical			[Signature]	Appropriate Sample Container

* Hold samples pending results as requested

FOR LABORATORY USE ONLY - Sample Receipt Conditions:
 Chilled - Temp (C) 5°C
 Preservatives - Verified By: _____
 Other _____
 Storage Location _____
 * - Samples determined to be hazardous by SIERRA will be returned to CLIENT.
 POSTED: 1/15/15 - When For Laboratory Samples, Address Laboratory Copy Book - Field Control Copy

SIERRA ANALYTICAL
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CHAIN OF CUSTODY RECORD

Date: 2/19/25 Page: 4 of 5
 Lab Work Order No.: 2502317

Client: Salem Engineering Group Client Project ID: 2423-1233
 Client Address: _____
 Client Tel. No.: _____
 Client Fax. No.: _____
 Client Proj. Mgr.: _____

Turn Around Time Requested: Immediate 24 Hour
 48 Hour 72 Hour
 4 Day 5 Day
 Normal Mobile

See pg 1
Proposed Derelict, Visalia

Client Sample ID.	Sierra No.	Date	Time	Matrix	Preservative	Container Type	No. of Containers	Analyses Requested	Geotracker EDD Info:
SB-9 @ 1'	31	2/19/25	10:15	soil	none	sleeve	1	TPH 6/10 805 MB VOCs + OCYS 8260 Title 22 609B/H71A PCBs 8082	
SB-9 @ 5'	32		10:18				1		Hold
SB-10 @ 1'	33		10:56				1		Hold
SB-10 @ 5'	34		10:58				1		Hold
SB-11 @ 1'	35		11:06				1		Hold
SB-11 @ 5'	36		11:10				1		Hold
SB-12 @ 1'	37		12:12				1		Hold
SB-12 @ 5'	38		12:15				1		Hold
SB-13 @ 1'	39		12:27				1		Hold
SB-13 @ 5'	40		12:30				1		Hold
Sample Signature: <u>[Signature]</u> Shipped Via: <u>UPS</u>							Total Number of Containers Submitted to Laboratory: <u>46</u>		Sample Disposal: <input type="checkbox"/> Return to Client <input type="checkbox"/> Lab Disposal <input type="checkbox"/> Archive <input type="checkbox"/> Other
Printed Name: <u>Sharon Lodge</u> (Carrier Wash Box) Requisitioned By: <u>[Signature]</u> Received By: <u>[Signature]</u> Date: <u>2/19/25</u> Company: <u>Salem</u> Company: <u>Sierra</u> Date: <u>1350</u>							The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under SIERRA's Terms and Conditions, unless otherwise agreed upon in writing between SIERRA and CLIENT. * - Samples determined to be hazardous by SIERRA will be returned to CLIENT.		Total Number of Containers Received by Laboratory
Company: <u>Salem</u> Date: _____ Time: _____ Requisitioned By: _____ Date: _____ Time: _____ Company: _____ Date: _____ Time: _____							FOR LABORATORY USE ONLY - Sample Receipt Conditions: <input checked="" type="checkbox"/> Insect <input type="checkbox"/> Sample Sealed <input type="checkbox"/> Properly Labelled <input checked="" type="checkbox"/> Appropriate Sample Container <input checked="" type="checkbox"/> Chilled - Temp (C) <u>5.4 C</u> <input type="checkbox"/> Preservatives - Verified By: _____ <input type="checkbox"/> Other _____ <input type="checkbox"/> Storage Location _____		54 C 121
Special Instructions: <u>* Hold samples pending results & requested</u>									



SIERRA ANALYTICAL

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CHAIN OF CUSTODY RECORD

Date: 2/19/25 Page: 5 of 5

Lab Work Order No.: 2502317

Client: Salem Engineering Group

Client Address: See pg 1

Client Tel. No.: See pg 1

Client Fax. No.: See pg 1

Client Proj. Mgr.: See pg 1

Client Project ID: 2-423-1233

Turn Around Time Requested: Immediate 24 Hour 48 Hour 72 Hour 4 Day 5 Day Normal Mobile

Proposed Details, Visalia

Analyses Requested	Geotracker EDD Info:
	Client LOGCODE
	Site Global ID
	Field Point Names / Comments
TRH 6/10 805WB	
VCS + Olys 8460	
Title 22 600/2/1/A	
PLBS 8082	
	Hold
	Hold
	Hold

Client Sample ID	Sierra No.	Date	Time	Matrix	Preservative	Container Type	No. of Containers	Sample Disposal:
SB-14 @ 1'	41	2/19/25	12:50	Soil	None	seal	1	<input type="checkbox"/> Return to Client
SB-14 @ 5'	42		12:53				1	<input type="checkbox"/> Lab Disposal *
SB-15 @ 1'	43		13:03				1	<input type="checkbox"/> Archive ____ min.
SB-15 @ 5'	44		13:07				1	<input type="checkbox"/> Other _____
SB-16 @ 1'	45		13:20				1	
SB-16 @ 5'	46		13:23				1	
Printed Name: <u>Sharon Lally</u> Shipped Via: <u>UPS</u> Requisition #: <u>Sharon Lally</u> (Enter Washbill No.) Company: <u>Salem</u> Received By: <u>Alex</u> Date/Time: <u>2/19/25 10:00</u> Date/Time: <u>2/19/25 13:50</u>								Total Number of Containers Submitted to Laboratory: <u>46</u>
The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under SIERRA's Terms and Conditions, unless otherwise agreed upon in writing between SIERRA and CLIENT. * - Samples determined to be hazardous by SIERRA will be returned to CLIENT.								Total Number of Containers Received by Laboratory:

FOR LABORATORY USE ONLY - Sample Receipt Conditions:

Infol Sample Seals Properly Labeled Appropriate Sample Container

Chilled - Temp (°C) 5.4 Preservatives - Verified By: ML

Other _____

Storage Location _____

Special Instructions: All hold pending results of requested



06 March 2025

Shannon Lodge
SALEM Engineering Group - Fresno
4729 West Jacquelyn Avenue
Fresno, CA 93722

RE:Proposed Derrels, Visalia

Work Order No.: 2502317

Attached are the results of the analyses for samples received by the laboratory on 02/21/25 13:50.

The samples were received by Sierra Analytical Labs, Inc. with a chain of custody record attached or completed at the submittal of the samples.

The analyses were performed according to the prescribed method as outlined by EPA, Standard Methods, and A.S.T.M.

The remaining portions of the samples will be disposed of within 30 days from the date of this report. If you require any additional retaining time, please advise us.

Sincerely,

Mindy Froome

Mindy Froome

Technical Manager

Sierra Analytical Labs, Inc. is certified by the California Department of Health Services (DOHS),
Environmental Laboratory Accreditation Program (ELAP) No. 3110.



SALEM Engineering Group - Fresno
4729 West Jacquelyn Avenue
Fresno CA, 93722

Project: Proposed Derrels, Visalia
Project Number: 2-423-1233
Project Manager: Shannon Lodge

Reported:
03/06/25 14:06

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SB-11@5'	2502317-36	Soil	02/19/25 11:10	02/21/25 13:50
SB-12@5'	2502317-38	Soil	02/19/25 12:15	02/21/25 13:50
SB-14@5'	2502317-42	Soil	02/19/25 12:53	02/21/25 13:50
SB-16@5'	2502317-46	Soil	02/19/25 13:23	02/21/25 13:50

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/06/25 14:06

Total Petroleum Hydrocarbons (TPH) by GC/FID

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SB-11@5' (2502317-36) Soil Sampled: 02/19/25 11:10 Received: 02/21/25 13:50									
Diesel Range Organics (C10-C24)	19	5.0	mg/kg	1	B5C0601	03/05/25	03/06/25 07:40	EPA 8015C	
Surrogate: o-Terphenyl		79.6 %	60-175		"	"	"	"	
Oil Range Organics (C22-C36)	62	5.0	"	"	"	"	"	"	
Surrogate: o-Terphenyl		79.6 %	60-175		"	"	"	"	
SB-12@5' (2502317-38) Soil Sampled: 02/19/25 12:15 Received: 02/21/25 13:50									
Diesel Range Organics (C10-C24)	ND	5.0	mg/kg	1	B5C0601	03/05/25	03/06/25 07:40	EPA 8015C	
Surrogate: o-Terphenyl		73.5 %	60-175		"	"	"	"	
Oil Range Organics (C22-C36)	ND	5.0	"	"	"	"	"	"	
Surrogate: o-Terphenyl		73.5 %	60-175		"	"	"	"	
SB-14@5' (2502317-42) Soil Sampled: 02/19/25 12:53 Received: 02/21/25 13:50									
Diesel Range Organics (C10-C24)	ND	5.0	mg/kg	1	B5C0601	03/05/25	03/06/25 07:40	EPA 8015C	
Surrogate: o-Terphenyl		77.9 %	60-175		"	"	"	"	
Oil Range Organics (C22-C36)	ND	5.0	"	"	"	"	"	"	
Surrogate: o-Terphenyl		77.9 %	60-175		"	"	"	"	
SB-16@5' (2502317-46) Soil Sampled: 02/19/25 13:23 Received: 02/21/25 13:50									
Diesel Range Organics (C10-C24)	15	5.0	mg/kg	1	B5C0601	03/05/25	03/06/25 07:40	EPA 8015C	
Surrogate: o-Terphenyl		64.5 %	60-175		"	"	"	"	
Oil Range Organics (C22-C36)	ND	5.0	"	"	"	"	"	"	
Surrogate: o-Terphenyl		64.5 %	60-175		"	"	"	"	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



SALEM Engineering Group - Fresno
 4729 West Jacquelyn Avenue
 Fresno CA, 93722

Project: Proposed Derrels, Visalia
 Project Number: 2-423-1233
 Project Manager: Shannon Lodge

Reported:
 03/06/25 14:06

Total Petroleum Hydrocarbons (TPH) by GC/FID - Quality Control

Sierra Analytical Labs, Inc

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
---------	--------	-----------------	-------	-------------	---------------	------	-------------	-----	-----------	-------

Batch B5C0601 - EPA 3550B Solid Ext

Blank (B5C0601-BLK1)

Prepared: 03/05/25 Analyzed: 03/06/25

Diesel Range Organics (C10-C24)	ND	5.0	mg/kg							
Oil Range Organics (C22-C36)	ND	5.0	"							

LCS (B5C0601-BS1)

Prepared: 03/05/25 Analyzed: 03/06/25

Diesel Range Organics (C10-C24)	22.8	5.0	mg/kg	20.0		114	80-120			
Diesel Range Organics (C10-C24)	22.8	5.0	"	20.0		114	80-120			

Matrix Spike (B5C0601-MS1)

Source: 2502317-42

Prepared: 03/05/25 Analyzed: 03/06/25

Diesel Range Organics (C10-C24)	23.6	5.0	mg/kg	20.0	ND	118	50-150			
Diesel Range Organics (C10-C24)	23.6	5.0	"	20.0	ND	118	50-150			

Matrix Spike Dup (B5C0601-MSD1)

Source: 2502317-42

Prepared: 03/05/25 Analyzed: 03/06/25

Diesel Range Organics (C10-C24)	29.5	5.0	mg/kg	20.0	ND	148	50-150	22.3	30	
Diesel Range Organics (C10-C24)	29.5	5.0	"	20.0	ND	148	50-150	22.3	30	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



SALEM Engineering Group - Fresno
4729 West Jacquelyn Avenue
Fresno CA, 93722

Project: Proposed Derrels, Visalia
Project Number: 2-423-1233
Project Manager: Shannon Lodge

Reported:
03/06/25 14:06

Notes and Definitions

DET Analyte DETECTED
ND Analyte NOT DETECTED at or above the reporting limit
NR Not Reported
dry Sample results reported on a dry weight basis
RPD Relative Percent Difference

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



SIERRA ANALYTICAL
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CHAIN OF CUSTODY RECORD

Date: 2/18/19 25 Page: 1 of 5

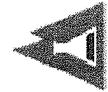
Lab Work Order No.: 2502317

Client: Salem Engineering Group, Inc.
 Client Address: 4729 W. Jacqueline Ave
 Fresno, CA 93722
 Client Tel. No.: (559) 907-9742
 Client Fax. No.: Shannon@Salem.net
 Client Proj. Mgr.: Shannon Lodge

Client Project ID: 2-423-1233
 Proposed Perceles, Visalia

Turn Around Time Requested:
 Immediate 24 Hour
 48 Hour 72 Hour
 4 Day 5 Day
 Normal Mobile

Client Sample ID	Sierra No.	Date	Time	Matrix	Preservative	Container Type	No. of Containers	Analyses Requested	Geotracker EDD In fo:	
SV-1 @ 1'	01	2/18/25	8:35	Soil	none	sleeve	1	TOA G/D/O VOCs + Chgs SALCO PLBs TITLE 22 60103/711A 80154B 8082		
SV-1 @ 5'	02		8:40				1			
SV-1 @ 10'	03		8:45				1			
SV-1 @ 15'	04		8:50				1		Hold	
SV-2 @ 1'	05	2/19/25	8:35				1		Hold	
SV-2 @ 5'	06		8:40				1			
SV-2 @ 10'	07		8:45				1			
SV-2 @ 15'	08		8:45				1		Hold	
SV-3 @ 1'	09		9:05				1		Hold	
SV-3 @ 5'	10		9:10				1			
Shipped Via: UPS								46		
Printed Name: Shannon Lodge										
Revised By: Shannon Lodge										
Company: Salem										
Received By:										
Date: 2/20/25										
Time: 10:00										
Received By:										
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SIERRA ANALYTICAL
 TEL: 949 • 348 • 9389
 FAX: 949 • 348 • 9115
 26052 Merit Circle • Suite 105 • Laguna Hills, CA • 92653

CHAIN OF CUSTODY RECORD

Date: 2/19/25 Page: 3 of 5

Lab Work Order No.: 2502317

Client: Salem Engineering Group
 Client Address: _____

Client Project ID:
2-423-1233

See pg 1
Proposed Dorothy Visalia

Turn Around Time Requested:
 Immediate 24 Hour
 48 Hour 72 Hour
 4 Day 5 Day
 Normal Mobile

Client Tel. No.: _____
 Client Fax. No.: _____
 Client Proj. Mgr.: _____

Client Sample ID.	Sierra No.	Date	Time	Matrix	Preservative	Container Type	No. of Containers	Analyses Requested	Geotracker EDD Info:
SV-6 @ 1'	21	2/19/25	11:25	soil	none	seal	1	THA 6/10 8054/8 VOCs + O&G 8260 + TIC 22 600B/741A PCBs 8082	
SV-6 @ 5'	22		11:27				1		Hold
SV-6 @ 10'	23		11:30				1		Hold
SV-6 @ 15'	24		11:33				1		Hold
SV-7 @ 1'	25		11:45				1		Hold
SV-7 @ 5'	26		11:50				1		Hold
SV-7 @ 10'	27		11:53				1		Hold
SV-7 @ 15'	28		11:55				1		Hold
SB-8 @ 1'	29		10:02				1		Hold
SB-8 @ 5'	30		10:05				1		Hold
Total Number of Containers Submitted to Laboratory								46	

The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under SIERRA's Terms and Conditions, unless otherwise agreed upon in writing between SIERRA and CLIENT.
 * - Samples determined to be hazardous by SIERRA will be returned to CLIENT.

Sample Disposal:
 Return to Client
 Lab Disposal *
 Archive _____ mos.
 Other _____

Total Number of Containers Received by Laboratory

FOR LABORATORY USE ONLY - Sample Receipt Conditions:
 Inseal
 Sample Seals
 Property Labelled
 Appropriate Sample Container

Chilled - Temp (°C) 5°C
 Preservatives - Verified By _____
 Other _____
 Storage Location _____

Shipped Via UPS
 (Carrier Waybill No.) _____

Received By APIC
 Date 2/21/25
 Time 1:35

Company Salem

Received By _____
 Date _____
 Time _____

Received By _____
 Date _____
 Time _____

Received By _____
 Date _____
 Time _____

Company Salem

Special Instructions:
* Hold pending results of requested

SIERRA ANALYTICAL
 TEL: 949 • 348 • 9389
 FAX: 949 • 348 • 9115
 26052 Merit Circle • Suite 105 • Laguna Hills, CA • 92653

CHAIN OF CUSTODY RECORD

Date: 2/19/25 Page: 4 of 5
 Lab Work Order No.: 2502317

Client: Salem Engineering Group Client Project ID: 2-473-1233
 Client Address: _____
See pg 1
 Client Tel. No.: _____
 Client Fax No.: _____
 Client Proj. Mgr.: _____

Turn Around Time Requested:
 Immediate 24 Hour
 48 Hour 72 Hour
 4 Day 5 Day
 Normal Mobile

Proposed Derelict, Visalia

Client Sample ID.	Sierra No.	Date	Time	Matrix	Preservative	Container Type	No. of Containers
SB-9 @ 1'	31	2/19/25	10:15	soil	none	sleeve	1
SB-9 @ 5'	32		10:18				1
SB-10 @ 1'	33		10:56				1
SB-10 @ 5'	34		10:58				1
SB-11 @ 1'	35		11:06				1
SB-11 @ 5'	36		11:10				1
SB-12 @ 1'	37		12:12				1
SB-12 @ 5'	38		12:15				1
SB-13 @ 1'	39		12:27				1
SB-13 @ 5'	40		12:30				1

Shipped Via: UPS
 (Carrier Waybill No.)
 Printed Name: Shannon Lodge
 Registered By: [Signature]
 Company: Salem

Received By: [Signature] Date: 2/19/25
 Company: Sierra Time: 1350

Returned By: _____ Date: _____
 Company: _____ Time: _____
 Returned By: _____ Date: _____
 Company: _____ Time: _____

Special Instructions:
 * Hold samples pending results & requested

Analyses Requested

Analyses Requested	Geotracker EDD Info:
TPH 6/10 80843	
VOCs + OCYS 8260	
Title 22 6010B/171A	
PCBs 8082	
	Hold

Total Number of Containers Submitted to Laboratory: 46

The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under SIERRA's Terms and Conditions, unless otherwise agreed upon in writing between SIERRA and CLIENT.
 * * Samples determined to be hazardous by SIERRA will be returned to CLIENT.

Sample Disposal:
 Return to Client
 Lab Disposal *
 Archive _____ ins.
 Other _____

Total Number of Containers Received by Laboratory

FOR LABORATORY USE ONLY - Sample Receipt Conditions:
 Chilled - Temp (C) 5°C
 Preservatives - Verified By _____
 Other _____
 Storage Location _____
 Appropriate Sample Container
 Property Labelled

SIERRA ANALYTICAL
 TEL: 949 • 348 • 9389
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 26052 Merit Circle • Suite 105 • Laguna Hills, CA • 92653

CHAIN OF CUSTODY RECORD

Date: 2/19/25 Page: 5 of 5
 Lab Work Order No.: 2502317

Client: Salem Engineering Group
 Client Address: See pg 1
 Client Project ID: 2-423-1233
 Turn Around Time Requested: Proposed Derelict, Visual
 Immediate 24 Hour
 48 Hour 72 Hour
 4 Day 5 Day
 Normal Mobile

Client Sample ID	Sierra No.	Date	Time	Matrix	Preservative	Container Type	No. of Containers
SB-14 @ 1'	41	2/19/25	12:50	Soil	None	Seal	1
SB-14 @ 5'	42		12:53				1
SB-15 @ 1'	43		13:03				1
SB-15 @ 5'	44		13:07				1
SB-16 @ 1'	45		13:20				1
SB-16 @ 5'	46		13:23				1

Analyses Requested:
 TRH 6/10 SO5WB
 VOCs + OxyS SO60
 Title 22 600/2/1/A
 X PCBs SO82

Field Point Names / Comments:
 Hold
 Hold
 Hold

Client LOGCODE
 Site Global ID
 Geotracker EDD Info:

Sample Disposal:
 Return to Client
 Lab Disposal *
 Archive ___ min.
 Other _____

Total Number of Containers Submitted to Laboratory: 46

The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under SIERRA's Terms and Conditions, unless otherwise agreed upon in writing between SIERRA and CLIENT.
 * - Samples determined to be hazardous by SIERRA will be returned to CLIENT.

Total Number of Containers Received by Laboratory

FOR LABORATORY USE ONLY - Sample Receipt Conditions
 Sealed Chilled - Temp (°C) 5.4 me 10.1
 Sample Seals Preservatives - Verified By _____
 Properly Labelled Other _____
 Appropriate Sample Container Storage Location _____

Special Instructions:
A Hold pending results of requested

Report# 2502317

Shannon Lodge <Shannon@salem.net>
To: Sierra Analytical Labs <sierralabs@sierralabs.net>

Wed, Mar 5, 2025 at 9:57 AM

Received, thank you.

Please additionally run TPHd/o on the held samples: SB-11@5', SB-12@5', SB-14@5', and SB-16@5'

36 38 42 46

Shannon Lodge

Professional Geologist | Senior Project Manager



Please consider the environment before printing my email

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From: Sierra Analytical Labs <sierralabs@sierralabs.net>
Sent: Tuesday, March 4, 2025 3:44 PM
To: Shannon Lodge <Shannon@salem.net>
Subject: Report# 2502317

This email originated from outside of the organization. DO NOT CLICK on links or attachments unless you know the sender and the content is safe.

[Quoted text hidden]

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11 March 2025

Shannon Lodge
SALEM Engineering Grp, Inc. - Fresno
4729 W. Jacquelyn Ave.
Fresno, CA 93722

H&P Project: SLM022425-10
Client Project: Proposed Darrels Storage

Dear Shannon Lodge:

Enclosed is the analytical report for the above referenced project. The data herein applies to samples as received by H&P Mobile Geochemistry, Inc. on 24-Feb-25 which were analyzed in accordance with the attached Chain of Custody record(s).

The results for all sample analyses and required QA/QC analyses are presented in the following sections and summarized in the documents:

- Sample Summary
- Case Narrative (if applicable)
- Sample Results
- Quality Control Summary
- Notes and Definitions / Appendix
- Chain of Custody
- Sampling Logs (if applicable)

Unless otherwise noted, I certify that all analyses were performed and reviewed in compliance with our Quality Systems Manual and Standard Operating Procedures. This report shall not be reproduced, except in full, without the written approval of H&P Mobile Geochemistry, Inc.

We at H&P Mobile Geochemistry, Inc. sincerely appreciate the opportunity to provide analytical services to you on this project. If you have any questions or concerns regarding this analytical report, please contact me at your convenience at 760-804-9678.

Sincerely,



Kristin Beckley for:
Lisa Eminhizer
Laboratory Director

H&P Mobile Geochemistry, Inc. is accredited under the National Laboratory Accreditation Program (NELAP) and the Department of Defense Environmental Laboratory Accreditation Program (DoD-ELAP), operating in accordance with international standard ISO/IEC 17025:2005 for the fields of proficiency and analytes listed on the applicable certificates. The certificates for EPA Method TO-15 and H&P Method 8260SV (modified EPA 8260B) can be found at www.handpmg.com, including accreditation certificate numbers, expiration of certificates, and scope of accreditation including matrix of accreditation. Vehicle Identification Numbers are included on the certifications for mobile lab analysis, if applicable. Fields of services and analytes contained in this report that are not listed on the certificates should be considered uncertified or unavailable for certification.



NELAP Accredited
TNI Cert #04138
Agency Interest #136158



Accreditation #69070

SALEM Engineering Grp, Inc. - Fresno
4729 W. Jacquelyn Ave.
Fresno, CA 93722

Project: SLM022425-10
Project Number: Proposed Darrels Storage
Project Manager: Shannon Lodge

Reported:
11-Mar-25 13:47

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SV-1@5'	E502059-01	Vapor	18-Feb-25	24-Feb-25
SV-1@15'	E502059-02	Vapor	18-Feb-25	24-Feb-25
SV-2@5'	E502059-03	Vapor	18-Feb-25	24-Feb-25
SV-2@5' Dup	E502059-04	Vapor	18-Feb-25	24-Feb-25
SV-2@15'	E502059-05	Vapor	18-Feb-25	24-Feb-25
SV-3@5'	E502059-06	Vapor	18-Feb-25	24-Feb-25
SV-3@15'	E502059-07	Vapor	18-Feb-25	24-Feb-25
SV-4@5'	E502059-08	Vapor	18-Feb-25	24-Feb-25
SV-4@15'	E502059-09	Vapor	18-Feb-25	24-Feb-25
SV-5@5'	E502059-10	Vapor	18-Feb-25	24-Feb-25
SV-5@15'	E502059-11	Vapor	18-Feb-25	24-Feb-25
SV-6@5'	E502059-12	Vapor	18-Feb-25	24-Feb-25
SV-6@15'	E502059-13	Vapor	18-Feb-25	24-Feb-25
SV-7@5'	E502059-14	Vapor	18-Feb-25	24-Feb-25
SV-7@15'	E502059-15	Vapor	18-Feb-25	24-Feb-25

SALEM Engineering Grp, Inc. - Fresno
4729 W. Jacquelyn Ave.
Fresno, CA 93722

Project: SLM022425-10
Project Number: Proposed Darrels Storage
Project Manager: Shannon Lodge

Reported:
11-Mar-25 13:47

DETECTIONS SUMMARY

Sample ID: **SV-1@5'**

Laboratory ID: **E502059-01**

Analyte	Result	Reporting		Units	Method	Notes
		Limit				
2-Butanone (MEK)	75	30		ug/m3	EPA TO-15	
Trichloroethene	11	5.5		ug/m3	EPA TO-15	
4-Methyl-2-pentanone (MIBK)	26	8.3		ug/m3	EPA TO-15	
Toluene	7.0	3.8		ug/m3	EPA TO-15	

Sample ID: **SV-1@15'**

Laboratory ID: **E502059-02**

Analyte	Result	Reporting		Units	Method	Notes
		Limit				
1,1,2-Trichlorotrifluoroethane (F113)	14	7.7		ug/m3	EPA TO-15	
Methylene chloride (Dichloromethane)	4.6	3.5		ug/m3	EPA TO-15	
2-Butanone (MEK)	220	30		ug/m3	EPA TO-15	
Benzene	3.9	3.2		ug/m3	EPA TO-15	
4-Methyl-2-pentanone (MIBK)	85	8.3		ug/m3	EPA TO-15	
Toluene	82	3.8		ug/m3	EPA TO-15	
Ethylbenzene	5.4	4.4		ug/m3	EPA TO-15	
m,p-Xylene	22	8.8		ug/m3	EPA TO-15	
o-Xylene	8.7	4.4		ug/m3	EPA TO-15	
1,2,4-Trimethylbenzene	8.8	5.0		ug/m3	EPA TO-15	

Sample ID: **SV-2@5'**

Laboratory ID: **E502059-03**

Analyte	Result	Reporting		Units	Method	Notes
		Limit				
2-Butanone (MEK)	87	30		ug/m3	EPA TO-15	
Benzene	5.6	3.2		ug/m3	EPA TO-15	
4-Methyl-2-pentanone (MIBK)	37	8.3		ug/m3	EPA TO-15	
Toluene	19	3.8		ug/m3	EPA TO-15	
Tetrachloroethene	9.6	6.9		ug/m3	EPA TO-15	
m,p-Xylene	12	8.8		ug/m3	EPA TO-15	
o-Xylene	6.2	4.4		ug/m3	EPA TO-15	
1,2,4-Trimethylbenzene	6.3	5.0		ug/m3	EPA TO-15	

Sample ID: **SV-2@5' Dup**

Laboratory ID: **E502059-04**

Analyte	Result	Reporting		Units	Method	Notes
		Limit				
2-Butanone (MEK)	98	30		ug/m3	EPA TO-15	
Benzene	5.7	3.2		ug/m3	EPA TO-15	
4-Methyl-2-pentanone (MIBK)	37	8.3		ug/m3	EPA TO-15	

SALEM Engineering Grp, Inc. - Fresno
4729 W. Jacquelyn Ave.
Fresno, CA 93722

Project: SLM022425-10
Project Number: Proposed Darrels Storage
Project Manager: Shannon Lodge

Reported:
11-Mar-25 13:47

Sample ID: SV-2@5' Dup

Laboratory ID: E502059-04

Analyte	Reporting		Units	Method	Notes
	Result	Limit			
Toluene	14	3.8	ug/m3	EPA TO-15	
Tetrachloroethene	11	6.9	ug/m3	EPA TO-15	
m,p-Xylene	11	8.8	ug/m3	EPA TO-15	
o-Xylene	6.1	4.4	ug/m3	EPA TO-15	
1,2,4-Trimethylbenzene	5.5	5.0	ug/m3	EPA TO-15	

Sample ID: SV-2@15'

Laboratory ID: E502059-05

Analyte	Reporting		Units	Method	Notes
	Result	Limit			
1,1,2-Trichlorotrifluoroethane (F113)	8.5	7.7	ug/m3	EPA TO-15	
Methylene chloride (Dichloromethane)	8.4	3.5	ug/m3	EPA TO-15	
2-Butanone (MEK)	210	30	ug/m3	EPA TO-15	
Benzene	7.9	3.2	ug/m3	EPA TO-15	
4-Methyl-2-pentanone (MIBK)	130	8.3	ug/m3	EPA TO-15	
Toluene	170	3.8	ug/m3	EPA TO-15	
Tetrachloroethene	13	6.9	ug/m3	EPA TO-15	
Ethylbenzene	15	4.4	ug/m3	EPA TO-15	
m,p-Xylene	59	8.8	ug/m3	EPA TO-15	
o-Xylene	23	4.4	ug/m3	EPA TO-15	
4-Ethyltoluene	6.5	5.0	ug/m3	EPA TO-15	
1,3,5-Trimethylbenzene	8.6	5.0	ug/m3	EPA TO-15	
1,2,4-Trimethylbenzene	24	5.0	ug/m3	EPA TO-15	

Sample ID: SV-3@5'

Laboratory ID: E502059-06

Analyte	Reporting		Units	Method	Notes
	Result	Limit			
2-Butanone (MEK)	67	30	ug/m3	EPA TO-15	
4-Methyl-2-pentanone (MIBK)	56	8.3	ug/m3	EPA TO-15	
Toluene	8.8	3.8	ug/m3	EPA TO-15	

Sample ID: SV-3@15'

Laboratory ID: E502059-07

Analyte	Reporting		Units	Method	Notes
	Result	Limit			
2-Butanone (MEK)	65	30	ug/m3	EPA TO-15	
4-Methyl-2-pentanone (MIBK)	56	8.3	ug/m3	EPA TO-15	
Toluene	11	3.8	ug/m3	EPA TO-15	

SALEM Engineering Grp, Inc. - Fresno
4729 W. Jacquelyn Ave.
Fresno, CA 93722

Project: SLM022425-10
Project Number: Proposed Darrels Storage
Project Manager: Shannon Lodge

Reported:
11-Mar-25 13:47

Sample ID: SV-4@5'

Laboratory ID: E502059-08

Analyte	Result	Reporting		Units	Method	Notes
		Limit				
Chloromethane	12	2.1		ug/m3	EPA TO-15	
2-Butanone (MEK)	78	30		ug/m3	EPA TO-15	
Benzene	8.5	3.2		ug/m3	EPA TO-15	
4-Methyl-2-pentanone (MIBK)	74	8.3		ug/m3	EPA TO-15	
Toluene	14	3.8		ug/m3	EPA TO-15	
Tetrachloroethene	7.8	6.9		ug/m3	EPA TO-15	
1,2,4-Trimethylbenzene	10	5.0		ug/m3	EPA TO-15	

Sample ID: SV-4@15'

Laboratory ID: E502059-09

Analyte	Result	Reporting		Units	Method	Notes
		Limit				
Toluene	7.9	3.8		ug/m3	EPA TO-15	

Sample ID: SV-5@5'

Laboratory ID: E502059-10

Analyte	Result	Reporting		Units	Method	Notes
		Limit				
Dichlorodifluoromethane (F12)	14	5.0		ug/m3	EPA TO-15	
Trichlorofluoromethane (F11)	30	5.6		ug/m3	EPA TO-15	
2-Butanone (MEK)	70	30		ug/m3	EPA TO-15	
Benzene	7.4	3.2		ug/m3	EPA TO-15	
4-Methyl-2-pentanone (MIBK)	76	8.3		ug/m3	EPA TO-15	
Toluene	150	3.8		ug/m3	EPA TO-15	
Ethylbenzene	120	4.4		ug/m3	EPA TO-15	
m,p-Xylene	500	8.8		ug/m3	EPA TO-15	
o-Xylene	330	4.4		ug/m3	EPA TO-15	
4-Ethyltoluene	120	5.0		ug/m3	EPA TO-15	
1,3,5-Trimethylbenzene	160	5.0		ug/m3	EPA TO-15	
1,2,4-Trimethylbenzene	350	5.0		ug/m3	EPA TO-15	

Sample ID: SV-5@15'

Laboratory ID: E502059-11

Analyte	Result	Reporting		Units	Method	Notes
		Limit				
Dichlorodifluoromethane (F12)	12	5.0		ug/m3	EPA TO-15	
Trichlorofluoromethane (F11)	37	5.6		ug/m3	EPA TO-15	
2-Butanone (MEK)	130	30		ug/m3	EPA TO-15	
Benzene	5.8	3.2		ug/m3	EPA TO-15	
4-Methyl-2-pentanone (MIBK)	110	8.3		ug/m3	EPA TO-15	
Toluene	31	3.8		ug/m3	EPA TO-15	
Ethylbenzene	7.7	4.4		ug/m3	EPA TO-15	

SALEM Engineering Grp, Inc. - Fresno
4729 W. Jacquelyn Ave.
Fresno, CA 93722

Project: SLM022425-10
Project Number: Proposed Darrels Storage
Project Manager: Shannon Lodge

Reported:
11-Mar-25 13:47

Sample ID: SV-5@15'

Laboratory ID: E502059-11

Analyte	Reporting		Units	Method	Notes
	Result	Limit			
m,p-Xylene	42	8.8	ug/m3	EPA TO-15	
o-Xylene	54	4.4	ug/m3	EPA TO-15	
4-Ethyltoluene	33	5.0	ug/m3	EPA TO-15	
1,3,5-Trimethylbenzene	56	5.0	ug/m3	EPA TO-15	
1,2,4-Trimethylbenzene	26	5.0	ug/m3	EPA TO-15	

Sample ID: SV-6@5'

Laboratory ID: E502059-12

Analyte	Reporting		Units	Method	Notes
	Result	Limit			
2-Butanone (MEK)	42	30	ug/m3	EPA TO-15	
4-Methyl-2-pentanone (MIBK)	42	8.3	ug/m3	EPA TO-15	

Sample ID: SV-6@15'

Laboratory ID: E502059-13

Analyte	Reporting		Units	Method	Notes
	Result	Limit			
Trichlorofluoromethane (F11)	8.9	5.6	ug/m3	EPA TO-15	
2-Butanone (MEK)	290	30	ug/m3	EPA TO-15	
4-Methyl-2-pentanone (MIBK)	270	8.3	ug/m3	EPA TO-15	
Toluene	8.3	3.8	ug/m3	EPA TO-15	
1,2,4-Trimethylbenzene	6.6	5.0	ug/m3	EPA TO-15	

Sample ID: SV-7@5'

Laboratory ID: E502059-14

Analyte	Reporting		Units	Method	Notes
	Result	Limit			
Dichlorodifluoromethane (F12)	25	5.0	ug/m3	EPA TO-15	
Trichlorofluoromethane (F11)	260	5.6	ug/m3	EPA TO-15	
2-Butanone (MEK)	59	30	ug/m3	EPA TO-15	
Trichloroethene	9.9	5.5	ug/m3	EPA TO-15	
4-Methyl-2-pentanone (MIBK)	35	8.3	ug/m3	EPA TO-15	
Toluene	4.5	3.8	ug/m3	EPA TO-15	
Tetrachloroethene	17	6.9	ug/m3	EPA TO-15	

Sample ID: SV-7@15'

Laboratory ID: E502059-15

Analyte	Reporting		Units	Method	Notes
	Result	Limit			
Dichlorodifluoromethane (F12)	26	5.0	ug/m3	EPA TO-15	
Trichlorofluoromethane (F11)	240	5.6	ug/m3	EPA TO-15	
2-Butanone (MEK)	51	30	ug/m3	EPA TO-15	
4-Methyl-2-pentanone (MIBK)	31	8.3	ug/m3	EPA TO-15	

SALEM Engineering Grp, Inc. - Fresno
4729 W. Jacquelyn Ave.
Fresno, CA 93722

Project: SLM022425-10
Project Number: Proposed Darrels Storage
Project Manager: Shannon Lodge

Reported:
11-Mar-25 13:47

Sample ID: **SV-7@15'**

Laboratory ID: **E502059-15**

Analyte	Result	Reporting		Units	Method	Notes
		Limit				
Toluene	4.3	3.8		ug/m3	EPA TO-15	
Tetrachloroethene	20	6.9		ug/m3	EPA TO-15	

SALEM Engineering Grp, Inc. - Fresno
4729 W. Jacquelyn Ave.
Fresno, CA 93722

Project: SLM022425-10
Project Number: Proposed Darrels Storage
Project Manager: Shannon Lodge

Reported:
11-Mar-25 13:47

VOC Analysis by DoD-ELAP and NELAP Accredited EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-1@5' (E502059-01) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25									
Isopropyl alcohol (LCC)	ND	25	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
Dichlorodifluoromethane (F12)	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	75	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	11	5.5	"	"	"	"	"	"	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	26	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	7.0	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	ND	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	ND	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	

SALEM Engineering Grp, Inc. - Fresno
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Project: SLM022425-10
Project Number: Proposed Darrels Storage
Project Manager: Shannon Lodge

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11-Mar-25 13:47

VOC Analysis by DoD-ELAP and NELAP Accredited EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-1@5' (E502059-01) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25									
o-Xylene	ND	4.4	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	

Surrogate: 1,2-Dichloroethane-d4
Surrogate: Toluene-d8
Surrogate: 4-Bromofluorobenzene

86.8 % 76-134 " " " "
106 % 78-125 " " " "
115 % 77-127 " " " "

SV-1@15' (E502059-02) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25

Isopropyl alcohol (LCC)	ND	25	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
Dichlorodifluoromethane (F12)	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	14	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	4.6	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	220	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	3.9	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	

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Project: SLM022425-10
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Project Manager: Shannon Lodge

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11-Mar-25 13:47

VOC Analysis by DoD-ELAP and NELAP Accredited EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-1@15' (E502059-02) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25									
Trichloroethene	ND	5.5	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	85	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	82	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	ND	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	5.4	4.4	"	"	"	"	"	"	
m,p-Xylene	22	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	
o-Xylene	8.7	4.4	"	"	"	"	"	"	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	8.8	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
<hr/>									
Surrogate: 1,2-Dichloroethane-d4		88.9 %		76-134	"	"	"	"	
Surrogate: Toluene-d8		104 %		78-125	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		115 %		77-127	"	"	"	"	

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VOC Analysis by DoD-ELAP and NELAP Accredited EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-2@5' (E502059-03) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25									
Isopropyl alcohol (LCC)	ND	25	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
Dichlorodifluoromethane (F12)	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	87	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	5.6	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	37	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	19	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	9.6	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	12	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	

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VOC Analysis by DoD-ELAP and NELAP Accredited EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-2@5' (E502059-03) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25									
o-Xylene	6.2	4.4	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	6.3	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	

Surrogate: 1,2-Dichloroethane-d4
Surrogate: Toluene-d8
Surrogate: 4-Bromofluorobenzene

86.6 % 76-134
105 % 78-125
117 % 77-127

SV-2@5' Dup (E502059-04) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25

Isopropyl alcohol (LCC)	ND	25	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
Dichlorodifluoromethane (F12)	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	98	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	5.7	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	

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VOC Analysis by DoD-ELAP and NELAP Accredited EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-2@5' Dup (E502059-04) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25									
Trichloroethene	ND	5.5	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	37	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	14	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	11	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	11	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	
o-Xylene	6.1	4.4	"	"	"	"	"	"	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	5.5	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
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Surrogate: 1,2-Dichloroethane-d4		86.4 %		76-134	"	"	"	"	
Surrogate: Toluene-d8		106 %		78-125	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		112 %		77-127	"	"	"	"	

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VOC Analysis by DoD-ELAP and NELAP Accredited EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-2@15' (E502059-05) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25									
Isopropyl alcohol (LCC)	ND	25	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
Dichlorodifluoromethane (F12)	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	8.5	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	8.4	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	210	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	7.9	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	130	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	170	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	13	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	15	4.4	"	"	"	"	"	"	
m,p-Xylene	59	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	

SALEM Engineering Grp, Inc. - Fresno
4729 W. Jacquelyn Ave.
Fresno, CA 93722

Project: SLM022425-10
Project Number: Proposed Darrels Storage
Project Manager: Shannon Lodge

Reported:
11-Mar-25 13:47

VOC Analysis by DoD-ELAP and NELAP Accredited EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-2@15' (E502059-05) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25									
o-Xylene	23	4.4	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	6.5	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	8.6	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	24	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	

Surrogate: 1,2-Dichloroethane-d4
Surrogate: Toluene-d8
Surrogate: 4-Bromofluorobenzene

87.7 % 76-134 " " " "
101 % 78-125 " " " "
114 % 77-127 " " " "

SV-3@5' (E502059-06) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25

Isopropyl alcohol (LCC)	ND	25	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
Dichlorodifluoromethane (F12)	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	67	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	

SALEM Engineering Grp, Inc. - Fresno
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Project: SLM022425-10
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11-Mar-25 13:47

VOC Analysis by DoD-ELAP and NELAP Accredited EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-3@5' (E502059-06) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25									
Trichloroethene	ND	5.5	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	56	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	8.8	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	ND	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	ND	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	
o-Xylene	ND	4.4	"	"	"	"	"	"	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
<hr/>									
Surrogate: 1,2-Dichloroethane-d4		87.0 %		76-134	"	"	"	"	
Surrogate: Toluene-d8		98.6 %		78-125	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		115 %		77-127	"	"	"	"	

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VOC Analysis by DoD-ELAP and NELAP Accredited EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-3@15' (E502059-07) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25									
Isopropyl alcohol (LCC)	ND	25	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
Dichlorodifluoromethane (F12)	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	65	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	56	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	11	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	ND	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	ND	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	

SALEM Engineering Grp, Inc. - Fresno
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VOC Analysis by DoD-ELAP and NELAP Accredited EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-3@15' (E502059-07) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25									
o-Xylene	ND	4.4	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	

Surrogate: 1,2-Dichloroethane-d4
Surrogate: Toluene-d8
Surrogate: 4-Bromofluorobenzene

86.4 % 76-134
101 % 78-125
114 % 77-127

SV-4@5' (E502059-08) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25

Isopropyl alcohol (LCC)	ND	25	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
Dichlorodifluoromethane (F12)	ND	5.0	"	"	"	"	"	"	
Chloromethane	12	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	78	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	8.5	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	

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VOC Analysis by DoD-ELAP and NELAP Accredited EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-4@5' (E502059-08) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25									
Trichloroethene	ND	5.5	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	74	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	14	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	7.8	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	ND	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	
o-Xylene	ND	4.4	"	"	"	"	"	"	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	10	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
<hr/>									
Surrogate: 1,2-Dichloroethane-d4		87.8 %		76-134	"	"	"	"	
Surrogate: Toluene-d8		101 %		78-125	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		113 %		77-127	"	"	"	"	

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VOC Analysis by DoD-ELAP and NELAP Accredited EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-4@15' (E502059-09) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25									
Isopropyl alcohol (LCC)	ND	25	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
Dichlorodifluoromethane (F12)	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	ND	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	7.9	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	ND	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	ND	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	

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11-Mar-25 13:47

VOC Analysis by DoD-ELAP and NELAP Accredited EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-4@15' (E502059-09) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25									
o-Xylene	ND	4.4	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	

Surrogate: 1,2-Dichloroethane-d4
Surrogate: Toluene-d8
Surrogate: 4-Bromofluorobenzene

85.5 % 76-134 "
106 % 78-125 "
114 % 77-127 "

SV-5@5' (E502059-10) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25

Isopropyl alcohol (LCC)	ND	25	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
Dichlorodifluoromethane (F12)	14	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	30	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	70	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	7.4	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	

SALEM Engineering Grp, Inc. - Fresno
4729 W. Jacquelyn Ave.
Fresno, CA 93722

Project: SLM022425-10
Project Number: Proposed Darrels Storage
Project Manager: Shannon Lodge

Reported:
11-Mar-25 13:47

VOC Analysis by DoD-ELAP and NELAP Accredited EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-5@5' (E502059-10) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25									
Trichloroethene	ND	5.5	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	76	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	150	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	ND	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	120	4.4	"	"	"	"	"	"	
m,p-Xylene	500	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	
o-Xylene	330	4.4	"	"	"	"	"	"	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	120	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	160	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	350	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
<hr/>									
Surrogate: 1,2-Dichloroethane-d4		88.0 %		76-134	"	"	"	"	
Surrogate: Toluene-d8		92.8 %		78-125	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		100 %		77-127	"	"	"	"	

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VOC Analysis by DoD-ELAP and NELAP Accredited EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-5@15' (E502059-11) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25									
Isopropyl alcohol (LCC)	ND	25	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
Dichlorodifluoromethane (F12)	12	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	37	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	130	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	5.8	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	110	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	31	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	ND	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	7.7	4.4	"	"	"	"	"	"	
m,p-Xylene	42	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	

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VOC Analysis by DoD-ELAP and NELAP Accredited EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-5@15' (E502059-11) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25									
o-Xylene	54	4.4	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	33	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	56	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	26	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	

Surrogate: 1,2-Dichloroethane-d4
Surrogate: Toluene-d8
Surrogate: 4-Bromofluorobenzene

89.1 % 76-134 " " " "
95.9 % 78-125 " " " "
108 % 77-127 " " " "

SV-6@5' (E502059-12) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25

Isopropyl alcohol (LCC)	ND	25	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
Dichlorodifluoromethane (F12)	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	42	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	

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H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-6@5' (E502059-12) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25									
Trichloroethene	ND	5.5	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	42	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	ND	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	ND	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	ND	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	
o-Xylene	ND	4.4	"	"	"	"	"	"	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
<hr/>									
Surrogate: 1,2-Dichloroethane-d4		85.6 %		76-134	"	"	"	"	
Surrogate: Toluene-d8		102 %		78-125	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		116 %		77-127	"	"	"	"	

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H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-6@15' (E502059-13) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25									
Isopropyl alcohol (LCC)	ND	25	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
Dichlorodifluoromethane (F12)	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	8.9	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	290	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	270	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	8.3	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	ND	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	ND	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	

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H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-6@15' (E502059-13) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25									
o-Xylene	ND	4.4	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	6.6	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	

Surrogate: 1,2-Dichloroethane-d4
Surrogate: Toluene-d8
Surrogate: 4-Bromofluorobenzene

87.9 % 76-134 " " " "
99.0 % 78-125 " " " "
115 % 77-127 " " " "

SV-7@5' (E502059-14) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25

Isopropyl alcohol (LCC)	ND	25	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
Dichlorodifluoromethane (F12)	25	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	260	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	59	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	

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Reported:
11-Mar-25 13:47

VOC Analysis by DoD-ELAP and NELAP Accredited EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-7@5' (E502059-14) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25									
Trichloroethene	9.9	5.5	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	35	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	4.5	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	17	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	ND	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	
o-Xylene	ND	4.4	"	"	"	"	"	"	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
<hr/>									
Surrogate: 1,2-Dichloroethane-d4		86.2 %		76-134	"	"	"	"	
Surrogate: Toluene-d8		104 %		78-125	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		112 %		77-127	"	"	"	"	

SALEM Engineering Grp, Inc. - Fresno
4729 W. Jacquelyn Ave.
Fresno, CA 93722

Project: SLM022425-10
Project Number: Proposed Darrels Storage
Project Manager: Shannon Lodge

Reported:
11-Mar-25 13:47

VOC Analysis by DoD-ELAP and NELAP Accredited EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-7@15' (E502059-15) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25									
Isopropyl alcohol (LCC)	ND	25	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
Dichlorodifluoromethane (F12)	26	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	240	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	51	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	31	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	4.3	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	20	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	ND	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	

SALEM Engineering Grp, Inc. - Fresno
4729 W. Jacquelyn Ave.
Fresno, CA 93722

Project: SLM022425-10
Project Number: Proposed Darrels Storage
Project Manager: Shannon Lodge

Reported:
11-Mar-25 13:47

VOC Analysis by DoD-ELAP and NELAP Accredited EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-7@15' (E502059-15) Vapor Sampled: 18-Feb-25 Received: 24-Feb-25									
o-Xylene	ND	4.4	ug/m3	1	EC50701	07-Mar-25	07-Mar-25	EPA TO-15	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
<i>Surrogate: 1,2-Dichloroethane-d4</i>		86.0 %		76-134	"	"	"	"	
<i>Surrogate: Toluene-d8</i>		101 %		78-125	"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>		116 %		77-127	"	"	"	"	

SALEM Engineering Grp, Inc. - Fresno
4729 W. Jacquelyn Ave.
Fresno, CA 93722

Project: SLM022425-10
Project Number: Proposed Darrels Storage
Project Manager: Shannon Lodge

Reported:
11-Mar-25 13:47

VOC Analysis by DoD-ELAP and NELAP Accredited EPA TO-15 - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch EC50701 - TO-15

Blank (EC50701-BLK1)

Prepared & Analyzed: 07-Mar-25

Isopropyl alcohol (LCC)	ND	25	ug/m3							
Dichlorodifluoromethane (F12)	ND	5.0	"							
Chloromethane	ND	2.1	"							
Dichlorotetrafluoroethane (F114)	ND	7.1	"							
Vinyl chloride	ND	2.6	"							
Bromomethane	ND	16	"							
Chloroethane	ND	8.0	"							
Trichlorofluoromethane (F11)	ND	5.6	"							
1,1-Dichloroethene	ND	4.0	"							
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"							
Methylene chloride (Dichloromethane)	ND	3.5	"							
Carbon disulfide	ND	6.3	"							
trans-1,2-Dichloroethene	ND	8.0	"							
1,1-Dichloroethane	ND	4.1	"							
2-Butanone (MEK)	ND	30	"							
cis-1,2-Dichloroethene	ND	4.0	"							
Chloroform	ND	4.9	"							
1,1,1-Trichloroethane	ND	5.5	"							
1,2-Dichloroethane (EDC)	ND	4.1	"							
Benzene	ND	3.2	"							
Carbon tetrachloride	ND	6.4	"							
Trichloroethene	ND	5.5	"							
1,2-Dichloropropane	ND	9.4	"							
Bromodichloromethane	ND	6.8	"							
cis-1,3-Dichloropropene	ND	4.6	"							
4-Methyl-2-pentanone (MIBK)	ND	8.3	"							
trans-1,3-Dichloropropene	ND	4.6	"							
Toluene	ND	3.8	"							
1,1,2-Trichloroethane	ND	5.5	"							
2-Hexanone (MBK)	ND	8.3	"							
Dibromochloromethane	ND	8.6	"							
Tetrachloroethene	ND	6.9	"							
1,2-Dibromoethane (EDB)	ND	7.8	"							
1,1,1,2-Tetrachloroethane	ND	7.0	"							

SALEM Engineering Grp, Inc. - Fresno
4729 W. Jacquelyn Ave.
Fresno, CA 93722

Project: SLM022425-10
Project Number: Proposed Darrels Storage
Project Manager: Shannon Lodge

Reported:
11-Mar-25 13:47

VOC Analysis by DoD-ELAP and NELAP Accredited EPA TO-15 - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch EC50701 - TO-15

Blank (EC50701-BLK1)

Prepared & Analyzed: 07-Mar-25

Chlorobenzene	ND	4.7	ug/m3							
Ethylbenzene	ND	4.4	"							
m,p-Xylene	ND	8.8	"							
Styrene	ND	4.3	"							
o-Xylene	ND	4.4	"							
Bromoform	ND	10	"							
1,1,2,2-Tetrachloroethane	ND	7.0	"							
4-Ethyltoluene	ND	5.0	"							
1,3,5-Trimethylbenzene	ND	5.0	"							
1,2,4-Trimethylbenzene	ND	5.0	"							
1,3-Dichlorobenzene	ND	12	"							
1,4-Dichlorobenzene	ND	12	"							
1,2-Dichlorobenzene	ND	12	"							
1,2,4-Trichlorobenzene	ND	38	"							
Hexachlorobutadiene	ND	54	"							
<i>Surrogate: 1,2-Dichloroethane-d4</i>	177		"	214		83.0	76-134			
<i>Surrogate: Toluene-d8</i>	223		"	208		108	78-125			
<i>Surrogate: 4-Bromofluorobenzene</i>	399		"	363		110	77-127			

LCS (EC50701-BS1)

Prepared & Analyzed: 07-Mar-25

Dichlorodifluoromethane (F12)	89	5.0	ug/m3	101		87.8	59-128			
Vinyl chloride	41	2.6	"	52.0		79.3	64-127			
Chloroethane	41	8.0	"	53.6		76.7	63-127			
Trichlorofluoromethane (F11)	140	5.6	"	113		120	62-126			
1,1-Dichloroethene	86	4.0	"	80.8		107	61-133			
1,1,2-Trichlorotrifluoroethane (F113)	140	7.7	"	155		92.3	66-126			
Methylene chloride (Dichloromethane)	65	3.5	"	70.8		91.4	62-115			
trans-1,2-Dichloroethene	65	8.0	"	80.8		80.7	67-124			
1,1-Dichloroethane	66	4.1	"	82.4		79.7	68-126			
cis-1,2-Dichloroethene	64	4.0	"	80.0		80.6	70-121			
Chloroform	85	4.9	"	99.2		85.7	68-123			
1,1,1-Trichloroethane	96	5.5	"	111		86.5	68-125			
1,2-Dichloroethane (EDC)	69	4.1	"	82.4		83.6	65-128			

SALEM Engineering Grp, Inc. - Fresno
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Fresno, CA 93722

Project: SLM022425-10
Project Number: Proposed Darrels Storage
Project Manager: Shannon Lodge

Reported:
11-Mar-25 13:47

VOC Analysis by DoD-ELAP and NELAP Accredited EPA TO-15 - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch EC50701 - TO-15

LCS (EC50701-BS1)

Prepared & Analyzed: 07-Mar-25

Benzene	55	3.2	ug/m3	64.8		84.3	69-119			
Carbon tetrachloride	110	6.4	"	128		84.8	68-132			
Trichloroethene	100	5.5	"	110		93.7	71-123			
Toluene	75	3.8	"	76.8		97.6	66-119			
1,1,2-Trichloroethane	100	5.5	"	111		93.8	73-119			
Tetrachloroethene	140	6.9	"	138		101	66-124			
1,1,1,2-Tetrachloroethane	170	7.0	"	140		119	67-129			
Ethylbenzene	110	4.4	"	88.4		121	70-124			
m,p-Xylene	110	8.8	"	88.4		125	61-134			
o-Xylene	100	4.4	"	88.4		116	67-125			
1,1,2,2-Tetrachloroethane	160	7.0	"	140		114	65-127			
<i>Surrogate: 1,2-Dichloroethane-d4</i>	201		"	214		94.3	76-134			
<i>Surrogate: Toluene-d8</i>	203		"	208		97.8	78-125			
<i>Surrogate: 4-Bromofluorobenzene</i>	417		"	363		115	77-127			

SALEM Engineering Grp, Inc. - Fresno
4729 W. Jacquelyn Ave.
Fresno, CA 93722

Project: SLM022425-10
Project Number: Proposed Darrels Storage
Project Manager: Shannon Lodge

Reported:
11-Mar-25 13:47

Notes and Definitions

LCC Leak Check Compound
ND Analyte NOT DETECTED at or above the reporting limit
MDL Method Detection Limit
%REC Percent Recovery
RPD Relative Percent Difference

Appendix

H&P Mobile Geochemistry, Inc. is approved as an Environmental Testing Laboratory and Mobile Laboratory in accordance with the DoD-ELAP Program and ISO/IEC 17025:2005 programs through PJLA, accreditation number 69070 for EPA Method TO-15 and H&P 8260SV.

H&P is approved by the State of Louisiana Department of Environmental Quality under the National Environmental Laboratory Accreditation Conference (NELAC) certification number 04138

The complete list of stationary and mobile laboratory certifications along with the fields of testing (FOTs) and analyte lists are available at www.handpimg.com/accreditations.

Lab Client and Project Information		
Lab Client/Consultant: <u>Salem Engineering Group</u>	Project Name / #: <u>Proposed Darrel's Storage</u>	
Lab Client Project Manager: <u>Shannon Lodge</u>	Project Location: <u>Visalia 2-423-1233</u>	
Lab Client Address: <u>4729 W. Jacquelyn Ave</u>	Report E-Mail(s): <u>Shannon @salem.net</u>	
Lab Client City, State, Zip: <u>Fresno, CA 93722</u>		
Phone Number: <u>(559) 901-9742</u>		
Reporting Requirements	Turnaround Time	Sampler Information
<input checked="" type="checkbox"/> Standard Report <input type="checkbox"/> Level III <input type="checkbox"/> Level IV <input type="checkbox"/> Excel EDD <input type="checkbox"/> Other EDD: _____ <input type="checkbox"/> CA Geotracker Global ID: _____	<input checked="" type="checkbox"/> Standard (7 days for preliminary report, 10 days for final report) <input type="checkbox"/> Rush (specify): _____	Sampler(s): <u>SLodge</u> Signature: _____ Date: _____

Sample Receipt (Lab Use Only)	
Date Rec'd: <u>2/24/25</u>	Control #: <u>250092.01</u>
H&P Project # <u>SLM022425-10</u>	
Lab Work Order # _____	
Sample Intact: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> See Notes Below	
Receipt Gauge ID: <u>60A06</u>	Temp: <u>RT</u>
Outside Lab: _____	
Receipt Notes/Tracking #: <u>1293TT619051775646</u> <u>1293TT619051390854</u>	
Lab PM Initials: <u>SM</u>	

Additional Instructions to Laboratory:																						
* Preferred VOC units (please choose one):																						
<input checked="" type="checkbox"/> µg/L <input type="checkbox"/> µg/m ³ <input type="checkbox"/> ppbv <input type="checkbox"/> ppmv																						
SAMPLE NAME	FIELD POINT NAME (if applicable)	DATE mm/dd/yy	TIME 24hr clock	SAMPLE TYPE Indoor Air (IA), Ambient Air (AA), Subslab (SS), Soil Vapor (SV)	CONTAINER SIZE & TYPE 400mL/1L/6L Summa, Tedlar, Tube, etc.	CONTAINER ID (###)	Lab use only: Receipt Vac	VOCs Standard Full List <input checked="" type="checkbox"/> 8260SV <input type="checkbox"/> TO-15	VOCs Short List / Project List <input type="checkbox"/> 3260SV <input type="checkbox"/> TO-15	Oxygenates <input type="checkbox"/> 3260SV <input type="checkbox"/> TO-15	Naphthalene <input type="checkbox"/> 8260SV <input type="checkbox"/> TO-15	TPHY as Gas <input type="checkbox"/> 8260SV/m <input type="checkbox"/> TO-15/m	Aromatic/Aliphatic Fractions <input type="checkbox"/> 3260SV/m <input type="checkbox"/> TO-15/m	Leak Check Compound <input type="checkbox"/> DFA <input type="checkbox"/> IPA <input type="checkbox"/> He	Methane by EPA 8015m	Fixed Gases by ASTM D1945 <input type="checkbox"/> CO2 <input type="checkbox"/> O2 <input type="checkbox"/> N2						
SV-1 @ 5'		2/18/25	13:30	SV	400mL	366	-1	<input checked="" type="checkbox"/>														
SV-1 @ 15'			13:45			264	-1															
SV-2 @ 5'			14:00			293	0															
SV-2 @ 5' Dup			14:10			471	0															
SV-2 @ 15'			14:20			462	0															
SV-3 @ 5'			14:35			044	0															
SV-3 @ 15'			14:45			035	0															
SV-4 @ 5'			14:55			019	-0															
SV-4 @ 15'			15:05			025	-1															
SV-5 @ 5'			12:15			166	-1															
Approved/Relinquished by: <u>[Signature]</u>	Company: <u>Salem</u>	Date: <u>2/20/25</u>	Time: <u>10:00</u>	Received by: <u>LOC WGO</u>	Company: <u>H&P</u>	Date: <u>2/24/25</u>	Time: <u>10:25</u>															
Approved/Relinquished by: _____	Company: _____	Date: _____	Time: _____	Received by: _____	Company: _____	Date: _____	Time: _____															
Approved/Relinquished by: _____	Company: _____	Date: _____	Time: _____	Received by: _____	Company: _____	Date: _____	Time: _____															

*Approval constitutes as authorization to proceed with analysis and acceptance of conditions on back

Lab Client and Project Information		
Lab Client/Consultant: <u>Salem Engineering Group</u>	Project Name / #: <u>Proposed Darrel's Storage / 2-423-1233</u>	
Lab Client Project Manager: <u>Shannon Lodge</u>	Project Location: <u>Visalia</u>	
Lab Client Address: <u>4729 W. Jacquelyn Ave</u>	Report E-Mail(s): <u>Shannon@salem.net</u>	
Lab Client City, State, Zip: <u>Fresno, CA 93722</u>		
Phone Number: <u>(559) 907-9742</u>		
Reporting Requirements	Turnaround Time	Sampler Information
<input checked="" type="checkbox"/> Standard Report <input type="checkbox"/> Level III <input type="checkbox"/> Level IV <input type="checkbox"/> Excel EDD <input type="checkbox"/> Other EDD: _____ <input type="checkbox"/> CA Geotracker Global ID: _____	<input checked="" type="checkbox"/> Standard (7 days for preliminary report, 10 days for final report) <input type="checkbox"/> Rush (specify): _____	Sampler(s): _____ Signature: _____ Date: _____

Sample Receipt (Lab Use Only)	
Date Rec'd: <u>2/24/25</u>	Control #: <u>250092.0</u>
H&P Project #: <u>SLM022425-10</u>	
Lab Work Order #:	
Sample Intact: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> See Notes Below	
Receipt Gauge ID: <u>60206</u>	Temp: <u>RT</u>
Outside Lab:	
Receipt Notes/Tracking #: <u>1293TT619051590854</u> <u>1243TT619051775646</u>	
Lab PM Initials: <u>Sm</u>	

Additional Instructions to Laboratory:

* Preferred VOC units (please choose one):

µg/L µg/m³ ppbv ppmv

SAMPLE NAME	FIELD POINT NAME (if applicable)	DATE mm/dd/yy	TIME 24hr clock	SAMPLE TYPE Indoor Air (IA), Ambient Air (AA), Subslab (SS), Soil Vapor (SV)	CONTAINER SIZE & TYPE 400mL/1L/6L Summa, Tedlar, Tube, etc.	CONTAINER ID (###)	Lab use only: Receipt Vac	VOCs Standard Full List		Oxygenates	Naphthalene	TPHv as Gas	Aromatic/Aliphatic Fractions	Leak Check Compound	Methane by EPA 8015m	Fixed Gases by ASTM D1945
								<input checked="" type="checkbox"/> 8260SV <input type="checkbox"/> TO-15	<input type="checkbox"/> 8260SV <input type="checkbox"/> TO-15							
SV-5 @ 15'		02/18/25	15:20	SV	400mL	159	-1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SV-6 @ 5'			15:35			058	0									
SV-6 @ 15'			15:40			040	1									
SV-7 @ 5'			15:55			167	0									
SV-7 @ 15'			16:00			131	-1									

Approved/Relinquished by: <u>[Signature]</u>	Company: <u>Salem</u>	Date: <u>2/20/25</u>	Time: <u>10:00</u>	Received by: <u>LOC N60</u>	Company: <u>H&P</u>	Date: <u>2/24/25</u>	Time:
Approved/Relinquished by:	Company:	Date:	Time:	Received by:	Company:	Date:	Time:
Approved/Relinquished by:	Company:	Date:	Time:	Received by:	Company:	Date:	Time:

*Approval constitutes as authorization to proceed with analysis and acceptance of conditions on back



2809 Unicorn Road, Suite 103
Bakersfield, California 93308
(661) 393-9711 Office
(661) 393-9710 Fax

hMarch 21, 2025

Proposal No. P2-425-0402

Mr. Derrel A. Ridenour
Derrel's Mini Storages, Inc.
6475 North Sequoia Avenue
Fresno, CA 93711

Office: (559) 269-5155
Email: dridenour1964@derrels.com

SUBJECT: PROPOSAL FOR A SOIL MANAGEMENT PLAN
Proposed Derrel's Mini Storage Facility No. 19
Ben Maddox Way Expansion
1700 East Goshen Avenue
Visalia, CA

Dear Mr. Ridenour:

At your request, SALEM Engineering Group, Inc. (SALEM) has prepared a proposal to prepare a Soil Management Plan (SMP) for the above-referenced site (subject property).

The subject property consists of an approximate 9.48-acre irregular-shaped parcel (Tulare County APN 098-050-038-000) occupied by a multi-tenant light industrial facility consisting of five structures and an auto salvage/towing yard, as well as associated driveways and parking areas. At the time of SALEM's February 2025 site assessment, the subject property was occupied by six tenants: United Auto (an auto repair facility); Richard's Towing (a towing yard); Elmer's Automotive (an auto repair facility); Sam's Towing (a towing yard); Tulare County Crime Lab (a forensic facility); ASAP Towing (a towing company); and a personal storage facility. Poor hazardous material/hazardous waste storage and handling practices were observed to be utilized on-site. Several unlabeled 55-gallon drums and five-gallon containers of what appeared to have been waste oil and used antifreeze were observed stored at various locations on the subject property. Several leaking containers were observed. Hazardous material/hazardous waste storage locations were observed to be located on both paved and unpaved surfaces. Significant staining of both the asphalt-paved and unpaved hazardous material/hazardous waste storage locations was observed. Hazardous material/hazardous waste storage locations did not include secondary containment and were not covered.

According to SALEM's March 19, 2025 *Phase II Environmental Site Assessment, Proposed Derrel's Mini Storage Facility No. 19, Ben Maddox Way Expansion, 1700 East Goshen Avenue, Visalia, California*, total petroleum hydrocarbons (TPH) as gasoline (TPHg) was detected in soil at a concentration of 0.13 milligrams per kilogram (mg/kg). TPH as diesel (TPHd) were detected in soil at concentrations ranging from 10 to 660 mg/kg. TPH as oil (TPHo) were detected in soil at concentrations ranging from 12 to 1,200 mg/kg. The detected concentrations were below their respective CRWQCB - San Francisco (CRWQCB-SF) commercial/industrial Environmental Screening Levels (ESLs) set at 2,000 mg/kg, 1,200 mg/kg, and 180,000 mg/kg, respectively.

Due to the documented presence of residual petroleum hydrocarbon-affected soil, and the potential of encountering areas of petroleum hydrocarbon-affected soil during grading and construction activities, SALEM recommends preparation of a SMP which should be distributed to construction personnel. **The SMP is proposed out of an abundance of caution** to establish protocols for handling, sampling, storage, and disposal of any suspected pesticide-, asbestos-, or hydrocarbon-affected soils generated during construction activities.

1.0 DESCRIPTION OF PROPOSED ACTIVITIES

SALEM proposes to prepare an SMP that includes the following:

- **Project Contact List and Notification Procedures:** The SMP will identify names and phone numbers of project contacts and will summarize emergency notification procedures. Project contacts will include field personnel, SALEM's project manager, regulatory personnel, fire department personnel, and the project contractor.
- **Environmental Regulatory Agencies and Permit Requirements:** The SMP will identify the local environmental oversight and permitting agency and will summarize permit requirements, if any.
- **Security Procedures:** The SMP will summarize use of lockable temporary fencing with appropriate warning signage to minimize public access to any project excavation areas identified with apparent contamination during grading and project construction activities.
- **Contractor Health and Safety Plans:** The SMP will summarize the responsibilities of contractors with respect to worker health and safety during project activities.
- **Soil Management:** The SMP will describe soil management procedures to be implemented during excavation and grading activities, including the following:
 - Periodic observation and field screening by SALEM personnel of exposed and excavated soil for indications of potential contamination (e.g., discoloration, petroleum odor, photoionization detector [PID] readings).
 - If necessary, remedial soil excavation and segregation of contaminated soil and non-impacted soil during excavation activities.
 - Soil stockpiling procedures and use of plastic sheeting and stormwater best management practices to control dust and stormwater runoff.
 - Onsite reuse of excavated soil (e.g., for utility trench backfill or building pad foundations).
 - Excavation and soil stockpile confirmation sampling procedures (e.g., sample containers, quantities and locations of samples, sampling methodologies, sample preservation and transportation, etc.).
 - Identification of offsite soil disposal facilities, including location and contact names and phone numbers.
 - Requirements for soil handling and transportation (e.g., OSHA-trained personnel, trucks covered with tarps, water spraying, etc.).
- **Laboratory Analyses:** The SMP will identify a laboratory to be used for analytical testing and will summarize information regarding the test methods for various chemicals of potential concern, sample holding times, sample preservation requirements, chain-of-custody procedures, laboratory turnaround times, laboratory detection limits, and laboratory quality control procedures.
- **Regulatory Screening Levels:** The SMP will provide criteria to be used to determine whether impacted soil is suitable for onsite reuse or requires offsite disposal. Soil screening levels may include the Santa Ana Regional Water Quality Control Board's ESLs, United States Environmental Protection Agency's (EPA) Regional Screening Levels (RSLs), and/or Department of Toxic Substances (DTSC) Screening Levels for Soil.
- **Project Documentation:** The SMP will describe the documentation required to support project activities including copies of any required permits, field notes and photographs, site plans with sample locations, laboratory reports, waste transportation manifests and/or bills of lading, disposal facility waste acceptance certifications, periodic project summary memos and/or reports, and a completion report.

2.0 SCHEDULE AND FEES

2.1 Schedule

Based on the methodology outlined above, we anticipate that the draft SMP can be completed within 20 working days.

2.2 Fees

Our Fee Estimate for performing the aforementioned Scope of Services is \$4,500. Our invoice to you will not exceed the stated amount without your written authorization.

We appreciate the opportunity to submit this Proposal for your consideration and look forward to working with you on this project. Should you have questions regarding this proposal, please contact the undersigned at (909) 980-6455.

Respectfully submitted,

SALEM Engineering Group, Inc.



Shannon Lodge, PG
Senior Project Manager

CONTRACT

This Agreement is between **Derrel's Mini Storages, Inc.**, hereinafter referred to as **CLIENT**, and **SALEM Engineering Group Inc.**, hereinafter referred to as **CONSULTANT**, for a **Soil Management Plan** to be provided by **CONSULTANT** for the **Proposed Derrel's Mini Storage Facility No. 19 - Ben Maddox Way Expansion** located at **1700 East Goshen Avenue** in **Visalia, CA**. **CONSULTANT** will render these services and **CLIENT** will compensate **CONSULTANT** in accordance with our proposal **P2-425-0402** dated **March 21, 2025**, which is incorporated in full by this reference, including any exhibits or attachments noted in the proposal. **CLIENT** acknowledges that the proposal represents an estimate and approximation of the services to be provided and the costs associated therewith; neither payment nor services are limited by the proposal, which is **not** a Not-to-Exceed estimate.

1. Services

The **CLIENT** recognizes the inherent risks connected with construction. **CONSULTANT**'s services under this Agreement include only those services specified in the proposal. **CLIENT** expressly releases any claim against **CONSULTANT** relating to any additional services that **CONSULTANT** recommended, but that **CLIENT** either did not authorize or instructed **CONSULTANT** not to perform. Where applicable, observations and standardized sampling, inspection and testing procedures employed by **CONSULTANT** will indicate conditions of materials and construction activities only at the precise location and time where and when services were performed. **CLIENT** recognizes that actual conditions at the subject property, or where applicable, conditions of materials and construction activities at other locations, may vary from those measured or observed by **CONSULTANT** when performing the services, and that conditions at one location and time do not necessarily indicate the conditions of apparently identical material(s) at other locations and times. Services of **CONSULTANT**, even if performed on a continuous basis, should not be interpreted to mean that **CONSULTANT** is observing, verifying, testing or inspecting all materials on the project. **CONSULTANT** is responsible only for those data, interpretations, and recommendations based solely on information available to **CONSULTANT** and will only be valid as of the date of observation. Furthermore, where applicable, **CONSULTANT** is only responsible for those data, interpretations, and recommendations regarding actual materials and construction activities observed, sampled, inspected or tested. **CONSULTANT** will not be responsible for other parties' interpretations or use of any information developed by **CONSULTANT**. However, **CONSULTANT** may make certain inferences based upon the information derived from these procedures to formulate professional opinions regarding conditions in other areas.

2. Standard of Care

CONSULTANT will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of the profession practicing in the same or similar locality. It is understood that no warranty, either expressed or implied, is provided.

3. Site Access and Site Conditions

CLIENT will grant or obtain free access to the subject property for all equipment and personnel necessary for **CONSULTANT** to perform the work set forth in this Agreement. **CLIENT** will notify any and all occupants of the subject property that **CLIENT** has granted **CONSULTANT** free access to the subject property. **CLIENT** will furnish or cause to be furnished such reports, data, studies, plans, specifications, documents, and other information regarding surface and subsurface conditions required by **CONSULTANT** for proper performance of its services. **CONSULTANT** shall be entitled to rely upon **CLIENT**-provided documents and information in performing the services required under this Agreement. However, **CONSULTANT** assumes no responsibility or liability for their accuracy or completeness. **CLIENT**-provided documents will remain the property of the **CLIENT**. The **CLIENT** is responsible for accurately delineating the locations of all subterranean structures and utilities. **CONSULTANT** will take reasonable precautions to avoid known subterranean structures, and the **CLIENT** waives any claim against **CONSULTANT**, and agrees to defend, indemnify, and hold **CONSULTANT** harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, **CLIENT** agrees to compensate **CONSULTANT** for any time spent or expenses incurred by **CONSULTANT** in defense of any such claim, with compensation to be based upon **CONSULTANT**'s prevailing fee schedule and expense reimbursement policy.

CLIENT hereby warrants that if **CLIENT** knows or has any reason to assume or suspect that hazardous materials/waste may exist at the subject property, **CLIENT** shall furnish or cause to be furnished to **CONSULTANT** all documents and information know to **CLIENT** that relate to the identity, location, quantity, nature or characteristics of the hazardous condition, material, or waste at, on, or under the subject property. **CONSULTANT** agrees to notify **CLIENT** when unanticipated hazardous materials or suspected hazardous materials are encountered. **CLIENT** agrees to make any disclosures required by law to the appropriate governing agencies regarding known releases of hazardous materials/wastes. **CONSULTANT** and **CLIENT** agree that the discovery of unanticipated hazardous materials/wastes constitutes a changed condition mandating a renegotiation of the scope-of-work or termination of services. **CONSULTANT** and **CLIENT** agree that the discovery of unanticipated hazardous materials may make it necessary for **CONSULTANT** to take immediate measures to protect health and safety. **CLIENT** agrees to compensate **CONSULTANT** for any equipment decontamination or other costs incidental to the discovery of unanticipated hazardous materials/wastes. Contaminated consumables will be disposed of and replaced at **CLIENT**'S expense. **CLIENT** also agrees to hold **CONSULTANT** harmless for any and all consequences of disclosures made by **CONSULTANT** which are required by governing law. In the event the project site is not owned by **CLIENT**, the **CLIENT** recognizes that it is the **CLIENT**'S responsibility to inform the subject property owner of the discovery of unanticipated hazardous materials/wastes or suspected hazardous materials/wastes. Notwithstanding any other provision of the Agreement, **CLIENT** waives any claim against **CONSULTANT**, and to the maximum extent permitted by law, agrees to defend, indemnify, and hold **CONSULTANT** harmless from any claim, liability, and/or defense costs for injury or loss arising from **CONSULTANT**'S discovery of unanticipated or suspected hazardous materials/wastes including any costs created by delay of the project and any cost associated with possible reduction of the subject property's value.

4. Hazardous Materials Risks

On projects relating to efforts to ascertain the presence or absence of hazardous substances or underground tanks, the level of effort may range from very limited observation and inquiry to extensive investigation and testing. The level of uncertainty with respect to opinions reached on such projects will vary, depending on the extent of the investigation, but some level of uncertainty will exist in every project. **CLIENT** recognizes that **CONSULTANT**'S failure to detect the presence of hazardous materials/wastes at a site, even though hazardous materials may be assumed or expected to exist, through the use of appropriate and mutually agreed upon sampling techniques, does not guarantee that hazardous materials do not exist at the site. Similarly, **CLIENT** recognizes that **CONSULTANT**'S subsurface explorations may not encounter hazardous materials/wastes at a site, which may later be impacted by hazardous materials/wastes due to natural phenomena or human causes. Where applicable, the **CLIENT** should recognize that any assessment services performed in support of this Agreement shall not be considered and/or construed as a comprehensive site characterization. The findings and conclusions in such reports will be predicated on the information obtained through conducting the services outlined in the written scope-of-work. It should also be recognized that the services performed should not be interpreted as a statistical evaluation of the subject property, but are rather intended to provide a preliminary indication of impacts to the subject property from the possible usage, generation, or releases of hazardous materials/wastes. If no significant indicators of the presence of contaminants are encountered during performance of **CONSULTANT**'S services, this does not preclude the presence of contaminants on the subject property. A statistical evaluation of the subject property would include a comprehensive sampling strategy and laboratory analysis of samples collected to provide a basis for estimating the potential for the presence of contaminants with a numerical confidence value. The services shall only be deemed conclusive with respect to the tasks performed and the information obtained. No guarantee of the results of the services is implied within this contract.

CLIENT agrees to waive any claim against CONSULTANT and agrees to defend, indemnify, and hold CONSULTANT harmless from claims or liability for injury or loss arising from CONSULTANT'S inability to detect the presence of hazardous materials/hazardous wastes through techniques commonly employed for this purpose.

5. Hazardous Materials Generation/Disposal

The CLIENT is considered the owner of contaminated materials and/or investigation-derived wastes that may be generated during CONSULTANT'S subsurface exploration or monitoring activities including, but not limited to, contaminated water or soil. It is understood and agreed that, unless specifically negotiated in writing, CONSULTANT is not, and has no responsibility as, a handler, generator, operator, treater or storer, transporter or disposer of hazardous or toxic substances found or identified at the subject property, and that CLIENT shall undertake, or arrange for, either directly or indirectly through subcontractors, the handling, removal, treatment, storage, transportation and disposal of hazardous materials/wastes or constituents thereof found or identified at the subject property. The costs associated with characterization and disposal of investigation-derived wastes shall be the sole responsibility of the CLIENT.

6. Samples

All samples will be disposed of or destroyed upon completion of testing unless CONSULTANT is otherwise advised. Upon written request, CONSULTANT will deliver samples to the CLIENT, or will store them for a period not to exceed 60 days for an agreed upon storage fee.

7. Risk Allocation

Many risks potentially affect CONSULTANT by virtue of entering into this Agreement to perform professional engineering services on behalf of CLIENT. The principal risk is the potential for human error by CONSULTANT. In order to obtain a lower fee from CONSULTANT, among other benefits, and in order for CONSULTANT to reduce its residual risk created by providing services to CLIENT, the CLIENT agrees to limit any and all claims for damages, costs of defense or other expenses or claims of liability or damages of whatever type, which are sought to be levied against CONSULTANT as the result of alleged negligent acts, errors and omissions on CONSULTANT'S part, such that the total aggregate liability of CONSULTANT to the CLIENT will not exceed CONSULTANT'S total fee for services rendered on this project or \$5,000, whichever is greater. CLIENT and CONSULTANT shall allocate certain of the other risks so that, to the fullest extent permitted by law, CLIENT shall limit CONSULTANT's total aggregate liability to all the parties, including contractors, subcontractors of all tiers, materialmen, and others involved in the CLIENT's project to the greater of \$10,000 or the total compensation received from CLIENT by CONSULTANT for services rendered on this project. CLIENT understands that dollar limits higher than those indicated may be available. If CLIENT wishes to negotiate other limits, and the resulting impact on CONSULTANT's retained risk and fee, CLIENT shall notify CONSULTANT in writing. If CLIENT fails to notify CONSULTANT in writing prior to accepting this Agreement, through signature or, without signature, by verbally or in writing authorizing CONSULTANT to commence services, CLIENT shall be deemed to have accepted the limits indicated above. Limitations on liability and indemnities in this Agreement are business understandings between the parties voluntarily and knowingly entered into, and shall apply to all theories of recovery including but not limited to, breach of contract, warranty, tort (including negligence), strict or statutory liability, or any other cause of action, except for willful misconduct or gross negligence. The parties also agree that CLIENT will not seek damages in excess of limitations indirectly through suits with other parties who may join CLIENT as a third party, nor by an award or attorney's fees and costs to the prevailing party in excess of the aggregate liability agreed upon herein by the parties. Both CLIENT and CONSULTANT agree that they will not be liable to each other, under any circumstances, for special, indirect, consequential or punitive damages arising out of or related to this Agreement. This provision takes precedence over any other conflicting provisions of this agreement.

8. Insurance

SALEM maintains professional insurance to meet the requirements of our clients. In addition to our Professional Liability coverage of \$2,000,000 per claim and \$4,000,000 aggregate, SALEM also carries General Liability of \$2,000,000 per occurrence and \$4,000,000 aggregate, and Umbrella Liability of \$5,000,000 each incident and \$5,000,000 aggregate. SALEM's Workers Compensation coverage is in the amount of \$1,000,000 per accident and our Commercial Automobile coverage is in the amount of \$1,000,000 per combined single limit.

9. Claims by CLIENT

In the event the CLIENT makes a claim or brings any action against CONSULTANT for any act arising out the performance of these services, and the CLIENT fails to prove such claim or action, then the CLIENT shall pay all legal and other related costs and expenses incurred by CONSULTANT in defense of such claim or action.

10. Assignments

Neither party to this Agreement shall assign its rights, duties, and obligations hereunder without the prior written consent of the other party.

11. Payment

CLIENT will pay CONSULTANT the lump sum amount indicated in the proposal or, if no lump sum amount is indicated, in accordance with CONSULTANT'S Fee Schedule rates as included in the proposal and its attachments. CLIENT is responsible for payment of all fees in excess of SALEM's original estimate regardless of the issuance of an approved change order. Invoices will be submitted to CLIENT by CONSULTANT, and will be due and payable upon receipt. If CLIENT objects to all or any portion of any invoice, CLIENT will so notify CONSULTANT in writing within fourteen (14) calendar days of the invoice date, identify the cause of disagreement, and pay when due that portion of the invoice not in dispute. The parties will immediately make every effort to settle the disputed portion of the invoice. In the absence of written notification described above, the balance as stated on the invoice will be paid in full.

Invoices are delinquent if payment has not been received within thirty (30) days from date of invoice. CLIENT is advised that invoice payment may be made via check, wire transfer, or credit card payment. If CLIENT chooses to render payment via credit card, CLIENT is hereby notified that a credit card surcharge in the amount of 3% of the invoice amount will be added to the payment amount and CLIENT is responsible for payment of the surcharge percentage at the time of payment. An administrative fee of 1.5% per month will be included for invoices over 30 days, excluding any portion of the invoiced amount in dispute and resolved in favor of CLIENT. All time spent and expenses incurred (including any attorney's fees) in connection with collection of any delinquent amount will be paid by the CLIENT to CONSULTANT, per CONSULTANT'S current fee schedule. In the event CLIENT fails to pay CONSULTANT within sixty (60) days after invoices are rendered, CLIENT agrees that CONSULTANT will have the right to consider the failure to pay CONSULTANT'S invoice as a material breach of this Agreement and CONSULTANT will have the right to stop all current work and withhold letters, reports, or any verbal consultation until the invoice is paid in full. If the CLIENT requests back-up data or changes to the format of the standard invoice, an administrative fee of \$200 per invoice may be charged plus \$5 per copy of back-up data.

CLIENT understands, acknowledges, and agrees that any failure or refusal by CLIENT to make payment to CONSULTANT in accordance with the provisions of this Agreement is a material breach of the Agreement, and is sufficient grounds for CONSULTANT to cease performance (including, but not limited to, refusing to transmit or provide reports or other deliverables to the CLIENT pending payment) under the Agreement and/or to terminate this Agreement in accordance with the Termination provisions stated herein. CLIENT further understands, acknowledges, and agrees that any failure or refusal by CLIENT to approve additional work (or change order) is sufficient grounds for CONSULTANT to cease performance (including, but not limited to, refusing to transmit or provide reports or other deliverables to the CLIENT pending approval) under the Agreement and/or to terminate this Agreement in accordance with the Termination provisions stated herein.

12. Termination

This Agreement may be terminated by either party seven (7) days after written notice in the event of any breach of any provision of this Agreement or in the event of substantial failure of performance by the other party, or if the CLIENT suspends the work for more than three (3) months. In the event of termination, CONSULTANT will be paid for services performed prior to the date of termination plus reasonable termination expenses, including the cost of completing analyses, records and reports necessary to document job status at the time of termination.

13. Binding Dispute Resolution

The parties shall submit all disputes, claims or demands of any kind relating to, or arising out of, this Agreement to binding arbitration in accordance with the rules and regulations of the American Arbitration Association (or other, mutually agreeable, private arbitrator). The prevailing party in arbitration shall be entitled to recover all reasonable costs incurred, including staff time, arbitration or court costs, attorney’s fees, and other claim related expenses. Application may be had by any party to any court of general jurisdiction for entry and enforcement of judgment based on the arbitration award. The foregoing notwithstanding, either party may maintain, for the purpose of obtaining a provisional remedy or provisional relief, any underlying action or claim on which such affirmative relief may be based. The court, pending arbitration of claims, shall stay the prosecution of such party’s underlying claims on which any provisional remedies or relief are based.

14. Warranty of Authority to Sign

The person signing this contract warrants that he/she has authority to sign on the behalf of the CLIENT for whose benefit CONSULTANT’S services are rendered. If such person does not have such authority, he/she agrees that he/she is personally liable for all breaches of this contract and that in any action against him/her for breach of such warranty, a reasonable attorney’s fee shall be included in any judgment rendered.

15. Fair Construction

This Agreement will be construed as a whole in accordance with its fair meaning and without regard to California Civil Code Section 1654 or similar statutes.

16. Governing Law, Waiver and Survival

The law of the State of California will govern the validity of these terms, their interpretation and performance.

Waiver by either party of any breach of this Agreement, will not constitute a waiver of any subsequent breach of the same or any other provision. If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired. Risk allocation and indemnities will survive termination or failure of this Agreement for any cause.

The parties have read or had the opportunity to read the foregoing, including all attachments, addendums, and exhibits hereto, have had an opportunity to discuss the same, completely understand the terms, and willingly enter into this Agreement which will become effective on the date signed below.

17. Prevailing Wage Obligations

The CLIENT retains sole responsibility to inform CONSULTANT, in writing and prior to full execution of the contract if the above-referenced project is all or in part constitutes a “public work” under any and all federal, state, and/or local prevailing wage laws, and/or living wage laws, and/or ordinances, including but not limited to California Prevailing Wage laws, Davis-Bacon Act, the provisions of California Labor Code Section 1720 et seq., as well as any and all off-site work pursuant to California Streets and Highway Code 670.1. In addition, CLIENT shall notify CONSULTANT in writing if the CONSULTANT is obligated by statute, any public contracting authority, and/or a developer to pay prevailing wages and benefits and/or any other predetermined wages or benefits (collectively, “prevailing wage obligations”). In the event that CONSULTANT must adhere to federal, state, and/or local prevailing wage obligations for work performed, CLIENT shall provide CONSULTANT with any and all prevailing wage determinations applicable to the work to be performed by CONSULTANT. CLIENT understands and agrees that CONSULTANT’s fee for work performed under this agreement will be calculated, in part, on the basis of representations by CLIENT regarding the existence and amount of any and all prevailing wage obligations and that, if such obligation exists, CONSULTANT’s fee might be different. CLIENT shall also be responsible for informing CONSULTANT in writing and within ten (10) days of commencement of work whether certified payroll records are required to be submitted. CLIENT further understands and agrees that CONSULTANT will rely on the representations made by the CLIENT with regard to prevailing wage obligations and CLIENT agrees to defend, indemnify and hold harmless CONSULTANT against any and all claims, liabilities, suits, demands, losses, costs, and expenses, including but not limited to, reasonable attorney’s fees, and all legal expenses and fees, fines, penalties, or sanctions, arising from CONSULTANT’s reliance upon CLIENT’s representations regarding prevailing wage obligations.

The subject project Does Not constitute a “public work” under any and all federal, state, and/or local prevailing wage laws.

Initial _____

The subject project, all or in part, constitutes a “public work” under Federal Davis Bacon prevailing wage laws only.

Initial _____

The subject project, all or in part, constitutes a “public work” under State and/or local prevailing wage laws.

Initial _____

18. Entire Agreement

This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the subject matter hereof, and no other prior or contemporaneous agreement, statement, or promise relating to the subject matter of this Agreement which is not contained herein shall be valid or binding. Any changes to this Agreement must be mutually agreed to in writing.

DERREL’S MINI STORAGES, INC.

SALEM ENGINEERING GROUP, INC.

by Date

Signature Date

Name Title

R. SAMMY SALEM, GE **PRINCIPAL ENGINEER**

Name Title



March 4, 2024

Site Plan Review No. 2024-019:

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 **February 7, 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, appearing to read "Paul Bernal", is written over a large, light blue oval shape.

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

Attachment(s):

- Site Plan Review Comments



MEETING DATE February 7, 2024
SITE PLAN NO. 2024-019
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

- | | | |
|--------------------------------------|---|-------------------------------------|
| <input type="checkbox"/> Planning | <input type="checkbox"/> Engineering prior to resubmittal plans for Site Plan Review. | |
| <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Parks and Recreation | <input type="checkbox"/> 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:

- | | |
|---|--|
| <input checked="" type="checkbox"/> CITY COUNCIL – GPA, COZ, CZA | <input type="checkbox"/> REDEVELOPMENT |
| <input checked="" type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION |
| <input checked="" type="checkbox"/> GPA, COZ, CZA, Variance | |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input checked="" type="checkbox"/> OTHER – Lot Merger |
| <input checked="" type="checkbox"/> <u>ADDITIONAL COMMNTS:</u> | |

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: February 7, 2024

SITE PLAN NO: 2024-019

PROJECT TITLE: Site Plan Review (Derrel's Mini Storage)

DESCRIPTION: Removing Wrecking Yard Along with 4 Building and Replacing It With Derrel's Mini Storage

APPLICANT: Greg Dowds

PROP. OWNER: Garrel Lee Jones

LOCATION TITLE: 1700 East Goshen Avenue

APN TITLE: 098-050-038

GENERAL PLAN: Residential High Density

EXISTING ZONING: R-M-3 (Muti-Family Residential, 1,200 sq. ft. minimum lot size)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Reference SPR No. 2023-019
and 2023-20.

Project Requirements

- General Plan Amendment (GPA)
- Change Of Zone (COZ)
- Conditional Zoning Agreement (CZA)
- Variance
- Lot Merger
- Phase II Environmental Assessment

PROJECT SPECIFIC INFORMATION: February 7, 2024

1. The project is not permitted within the R-M-2 Zone.
2. The project will require approval of a Change of Zone to change the land use designation of the project site to C-S (Service Commercial).
3. Government Code Section 66300 (Housing Crisis Act of 2019) is a State law that preserves residential land by limiting land use changes that result in a net loss of residential capacity. Conversion of the project sites existing residential land use designation to commercial will result in a net loss of residential capacity. The applicant shall be required as part of the COZ/GPA request to show that the applicant has land available within the City Limits or Tier II Urban Development Boundary that can make up for the loss of residential land use capacity. The replacement land must provide a similar land use capacity as the existing project site. Without replacement land, staff will not support the proposal.
4. The project will require approval of a General Plan Amendment to change the land use designation of the project site to Service Commercial.
5. The General Plan Circulation element currently plans for extension of North Cain Street along the eastern portion of the project site. Staff believes that the alignment should be altered as depicted below in Exhibit "A" to avoid the removal of existing multifamily residences located along East Douglas Avenue to the north. The change

to the Circulation Element shall be included as part of the General Plan Amendment request.

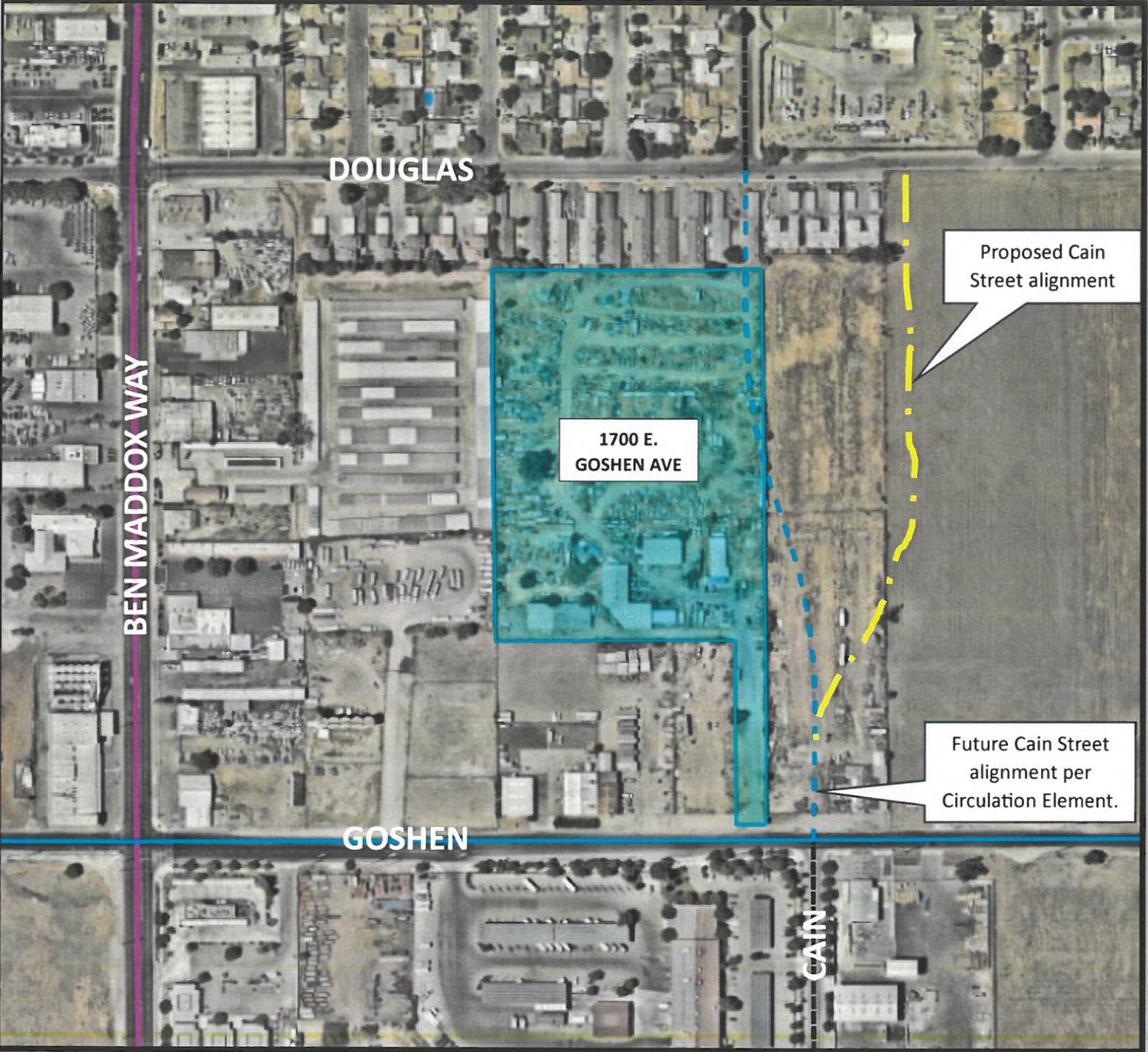
6. A Conditional Zoning Agreement shall be required to tie the proposed use to the project site. If a different use is proposed on the project site in the future, the CZA must first be amended before it can be established.
7. A Phase II Environmental Assessment shall be provided with the proposal.
8. A Lot Merger shall be required to join the project site with the existing Derrel's Mini-Storage properties to the west (800 North Ben Maddox Way, APNs: 098-230-011, 013).
9. Show the location, material, and height of all existing and proposed fencing/walls. A seven-foot-tall block wall shall be required along portions of the northern and eastern property boundaries adjacent to residentially zoned properties.
10. All structures shall be setback a minimum 15 feet from a property boundary shared with a residentially zoned parcel. A five-foot landscape setback shall also be provided along the property boundaries where a building will not be located (i.e. the northern and eastern property boundaries).
11. If buildings are proposed on the property boundaries to the north and east, a Setback Variance shall be filed to permit the encroachment. The Visalia Planning Commission will determine whether to approve the Variance request.
12. Provide a separate Phasing Plan for the project site. The Phasing Plan shall identify what will occur with the area identified as Phase 2 while Phase 1 is in use (ex. will vehicles/equipment be stored in the open area).
13. Building heights shall not exceed 60 feet.
14. A site plan shall be provided.
15. An operational statement describing the proposal shall be provided.
16. Building elevations shall be provided.
17. Floor plans shall be provided.
18. A landscape and irrigation plan shall be provided.
19. Street cross sections of East Goshen Avenue shall be provided.
20. Comply with Building Division and Fire Department requirements for separation of buildings and keeping drive aisles clear of obstructions.
21. The submittal shall identify existing parking areas and whether additional parking stalls will be provided.
22. Comply with comments from the Solid Waste Division.

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:  _____



EXHIBIT "A"
CIRCULATION ELEMENT EXHIBIT



DOUGLAS

BEN MADDOX WAY

**1700 E.
GOSHEN AVE**

Proposed Cain Street alignment

Future Cain Street alignment per Circulation Element.

GOSHEN

CAIN

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

- Sarah MacLennan 713-4271
- Keyshawn Ford 713-4268
- Edelma Gonzalez 713-4364
- Lupe Garcia 713-4197
- Luqman Ragabi 713-4362

ITEM NO: 1 DATE: FEBRUARY 7, 2024

SITE PLAN NO.: 24-019 (23-020 RESUBMITTAL)
PROJECT TITLE: DERREL'S MINI STORAGE
DESCRIPTION: REMOVE WRECKING YARD ALONG WITH 4 BUILDINGS AND REPLACE WITH DERREL'S MINI STORAGE

APPLICANT: GREG DOWDS
PROP OWNER: GARREL LEE JONES
LOCATION: 1700 E GOSHEN AVE
APN: 098-050-038

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: **41' MAX** Use radius return;
- Sidewalk: **5'** width; **5'** parkway width at **GOSHEN AVE**
- 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. **GOSHEN AVE**
- Deed required prior to issuing building permit; **GOSHEN AVE AND CAIN STREET FUTURE ALIGNMENT**
- City Encroachment Permit Required. FOR ANY WORK NEEDED WITHIN 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.
- 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 = .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. **GOSHEN AVE**

- Traffic indexes per city standards: **REFER TO CITY COLLECTOR AND ARTERIAL STDS**
- Install street striping as required by the City Engineer. **TO BE DETERMINED AT CIVIL REVIEW**
- Install landscape curbing (typical at parking lot planters).
- 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: **1** each at **300'**
- 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. **REQUIRED WITH PUBLIC IMPROVEMENTS**
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. **REQUIRED WITH PUBLIC 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 project will incur impact fees, see sheet 3 for applicable fees.***
2. ***A building permit is required, standard plan check and inspection fees will apply.***
3. ***Frontage improvements along Goshen Ave are required. Goshen is an Arterial, Project shall dedicate right of way along Goshen Ave (25' instead of the proposed 30') and install improvements which will include but not be limited to sidewalk, City Std. drive approach, parkway landscaping with street trees, a street light, and underground existing overhead utilities.***
4. ***Coordinate with the Planning Department on the requirements for the Circulation Element and the final design of Cain St.***
5. ***Provide a cross-section of the Goshen Ave frontage.***
6. ***Sewer main is located in Goshen for project services.***
7. ***Comply with City standard parking lot standards PK-1 through PK-5.***
8. ***Project is located in an "AE" flood zone, comply with FEMA and local flood plain requirements.***
9. ***Project shall extend the existing 54" SD line on Goshen East to serve the project.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **24-019**
 Date: **02/07/2024**

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:**08/19/2023**)
 (Project type for fee rates:**WAREHOUSE/STORAGE/SERVICE COMMERCIAL**)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,568/AC
<input checked="" type="checkbox"/> Transportation Impact Fee	\$2,467/1KSF
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$30.20/1KSF \$52/EMPLOYEE PER 8HR SHIFT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$52/LF X GOSHEN AVE (60')
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	SERVICE COMMERCIAL: \$9,363/AC
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	SERVICE COMMERCIAL: \$6,869/AC
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$307/AC
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$2,298/AC
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$261/1KSF
<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.

Keyshawn Ford

Keyshawn Ford

City of Visalia
Building: Site Plan
Review Comments

SPR 24019
DERREL'S MINI STORAGE
1700 E GOSHEN

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 EACH BUILDING** *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. **AND BETWEEN BUILDING 2 HR LESS 5 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 **AE** * Hazardous materials report. **MEET FEMA FLOOR REQUIREMENTS**
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. **SELF STORAGE : \$ 0.23 PER S.F.**
- 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: **5% OF STORAGE UNITS SHALL BE ACCESSIBLE WITH ACCESSIBLE ACCESS.**

VA. GARCIA 2/9/24
Signature



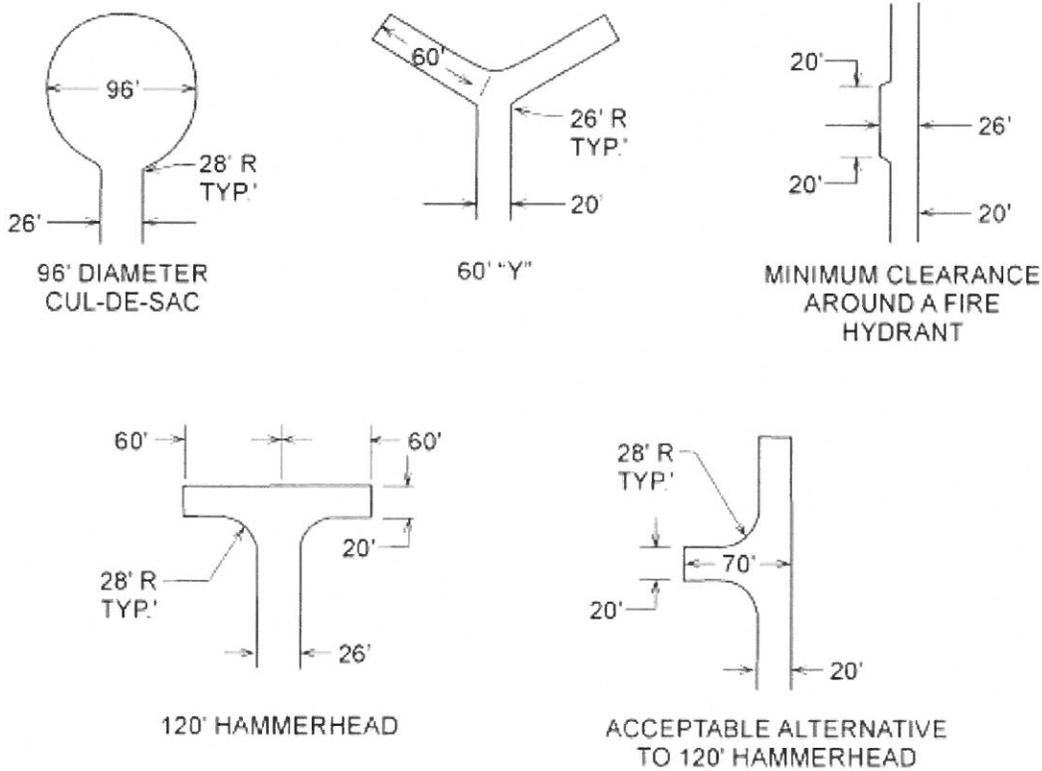
Site Plan Comments
Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia CA 93292
559-713-4272 office
prevention.division@visalia.city

Date February 6, 2024
Item # 1
Site Plan # 24019
APN: 098050038

- 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 following:
 - **Water supply** for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site. 2022 CFC §3312
 - Provide an all-weather, 20 feet width **construction access road** capable of holding a 75,000 pound fire apparatus. Fire apparatus access shall be provided within 100 feet of temporary or permanent fire department connections. 2022 CFC §3310
- **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
- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2022 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- **Commercial dumpsters** with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. 2022 CFC 304.3.3
- Where a portion of any building is more than 400 feet from a hydrant on a fire apparatus access road, **on-site fire hydrant(s)** shall be provided. 2022 CFC 507.5.1, App B and C
- Due to insufficient building information, the number and distance between **fire hydrants** cannot be determined by the Site Plan Review process. The number of fire hydrants and distance between required fire hydrants shall be determined by utilizing type of construction and square footage in accordance with 2022 CFC §507, App B and C.

To determine **fire hydrant** location(s) and distribution the following information should be provided to the Site Plan Review committee: Type of construction _____ Square footage _____

- A **fire apparatus access road(s)** shall be provided and extend within 150 feet of all portions of the building and all portions of the exterior walls of the first story as measured by an approved route around the exterior. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. Fire apparatus access roads shall have an unobstructed width of not less than the following (2022 CFC 503.1.1)
 - 20 feet width, exclusive of shoulders (No Parking)
 - More than 26 feet width, exclusive of shoulders (No Parking one side)
 - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)
- Fire apparatus access roads in excess of 150 feet that dead end shall be provided with a **turnaround**. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. 2022 CFC Table D103.4

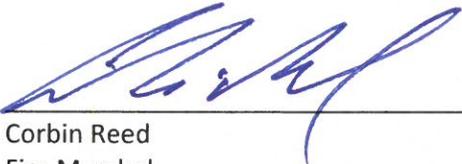


- Approved **No PARKING – FIRE LANE** signs shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. 2022 CFC 503.3/ D103.6



- **Gates on access roads** shall be a minimum width of 20 feet and shall comply with the following (2022 CFC D103.5):
 - Gates shall be of the swinging or sliding type.
 - Gates shall allow manual operation by one person (power outages).
 - Gates shall be maintained in an operative condition at all times.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Note: Go to knoxbox.com to order and please allow adequate time for shipping and installation.

- All exterior risers, drain/test valves and backflow devices shall be protected from unauthorized tampering by approved means. Protection method shall be indicated on building plans. 2022 CFC 903.3.8.4.1



Corbin Reed
Fire Marshal



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

Date: 02/07/24
 Item: 1
 Site Plan: SPR24019
 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:
ample lighting around property to help deter crime

- Traffic Concerns:

- Surveillance Issues:
interior/exterior surveillance cameras to help deter crime (surveillance cameras at entry/exit point as well)

- Line of Sight Issues:

- Other Concerns:
Enroll/participation in the Trespass Enforcement Program

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

February 7, 2024

ITEM NO: 1 **Added to Agenda** MEETING TIME: 09:00
SITE PLAN NO: [SPR24019](#) ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.ci
PROJECT TITLE: site plan review
DESCRIPTION: removing wrecking yard along with 4 building and replacing it with Derrel's Mini Storage
APPLICANT: greg dowds - Applicant
OWNER: JONES GARREL LEE
APN: 098050038
ADDRESS: 1700 E GOSHEN AVE
LOCATION: 1700 E. Goshen 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:

- Streetlight needed on Goshen Ave.
- Gate setback required to be a minimum of 20' from face of curb (this includes gate swing).

Leslie Blair

Leslie Blair

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

24019

February 7, 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 city standard R-1 OR R-2 & 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.

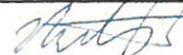
City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

Solid waste services to include trash, recycling, and organics recycling, per the State of California's mandatory recycling laws (AB341 & AB1826). Customer to identify placement of a city standard (R1/R2) single bin, and a city standard (R3/R4) double bin enclosure, both set for STAB load collections. Customer to also include turning radii to confirm solid waste vehicle can safely maneuver and exit the property. Enclosure gates are required and must swing 180 degrees, clearing all curbing. Cane bolts must be included to secure gates when opened. Customer is encouraged to contact Solid Waste at 559-713-4532 to discuss/review preferred enclosure placements.

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: Thursday, February 8, 2024 11:23 AM
To: Susan Currier
Cc: Duran, Braden@DOT; Deel, David@DOT
Subject: Caltrans response to Visalia SPR 020724

Hi Susan,

I have reviewed the Visalia SPR Agenda for February 7, 2024, and here are my findings:

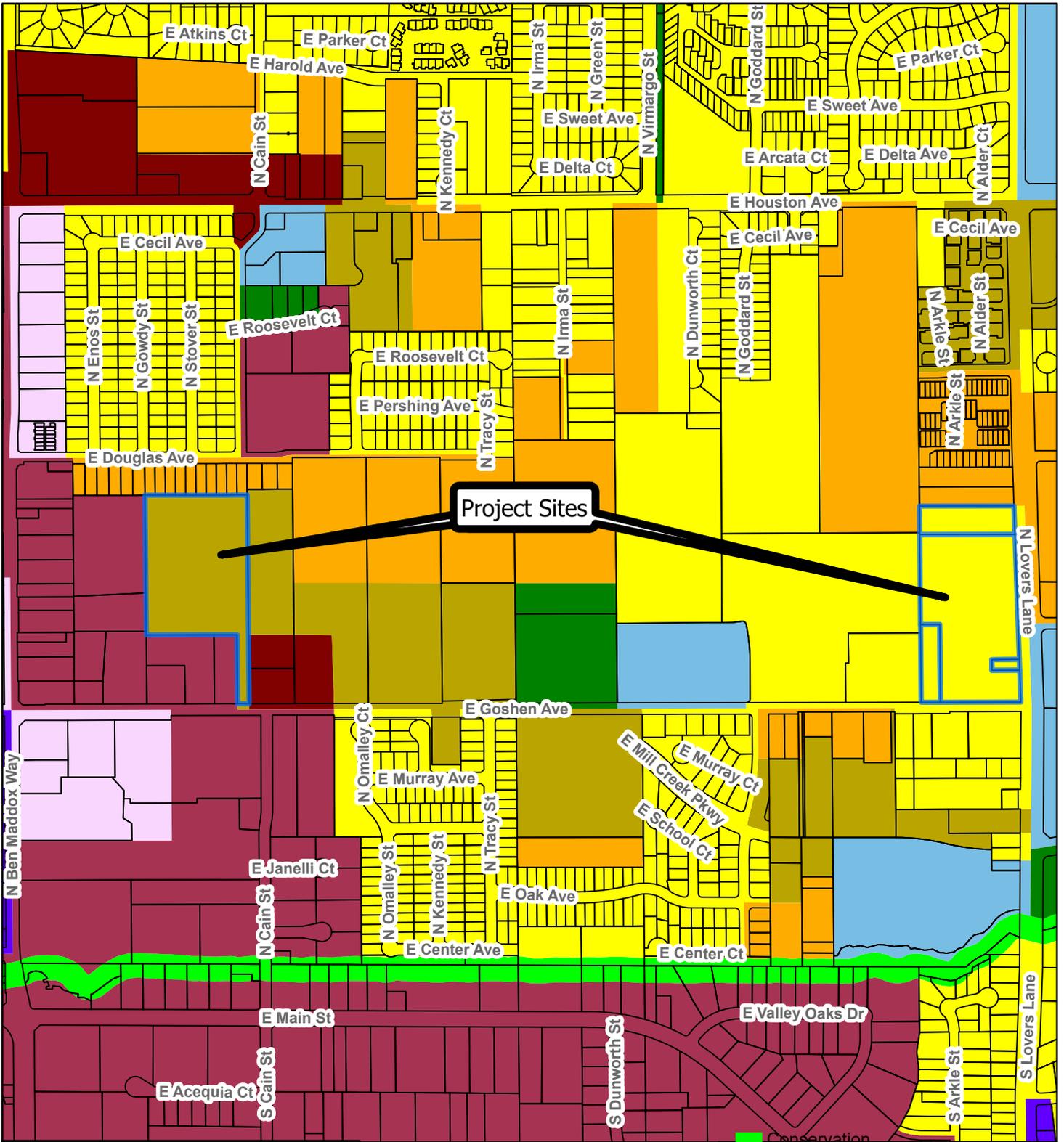
1. SPR 24019 – Remove Wrecking Yard for Derrel's Mini Storage: No comments.

Respectfully,

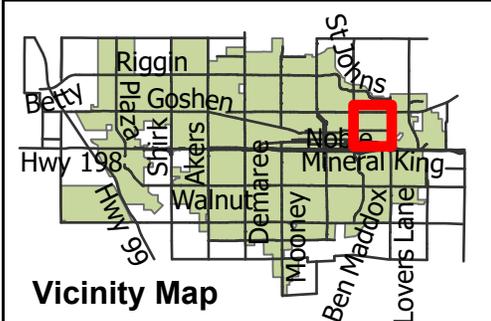


Scott Lau

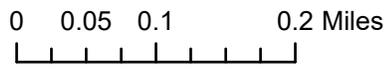
Associate Transportation Planner
California Department of Transportation
1352 West Olive Avenue
Fresno, CA 93778
Cell: (559) 981-7341



Project Sites

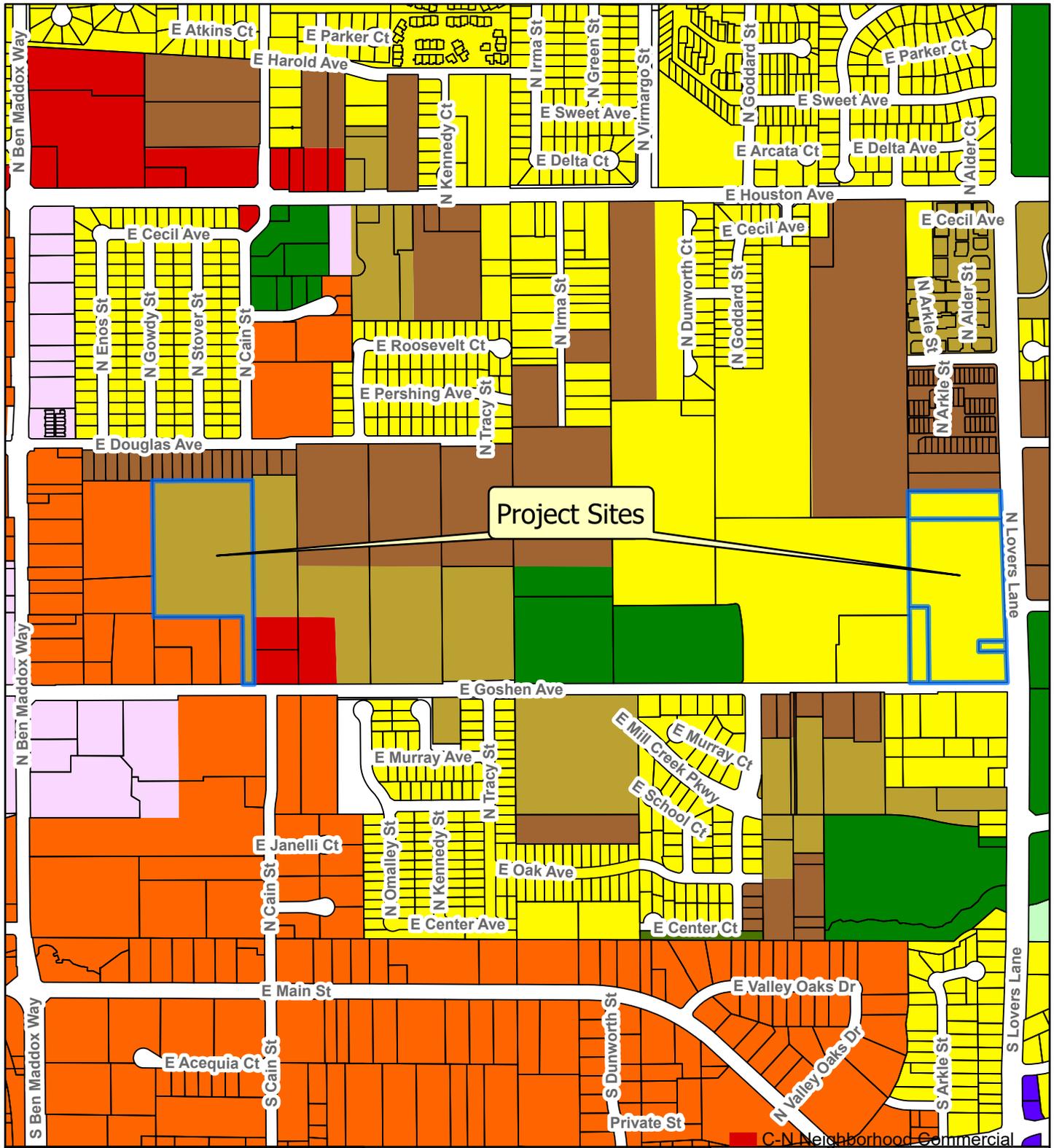


General Plan Land Use Map

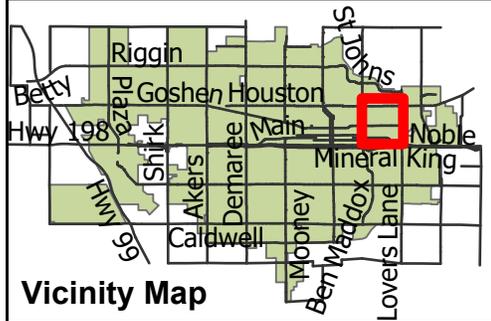


- Conservation
- Commercial Mixed Use
- Commercial Neighborhood
- Commercial Service
- Office
- Public Institutional
- Parks/Recreation
- Residential High Density
- Residential Low Density
- Residential Medium Density

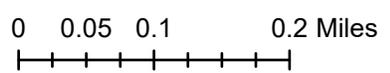




Project Sites

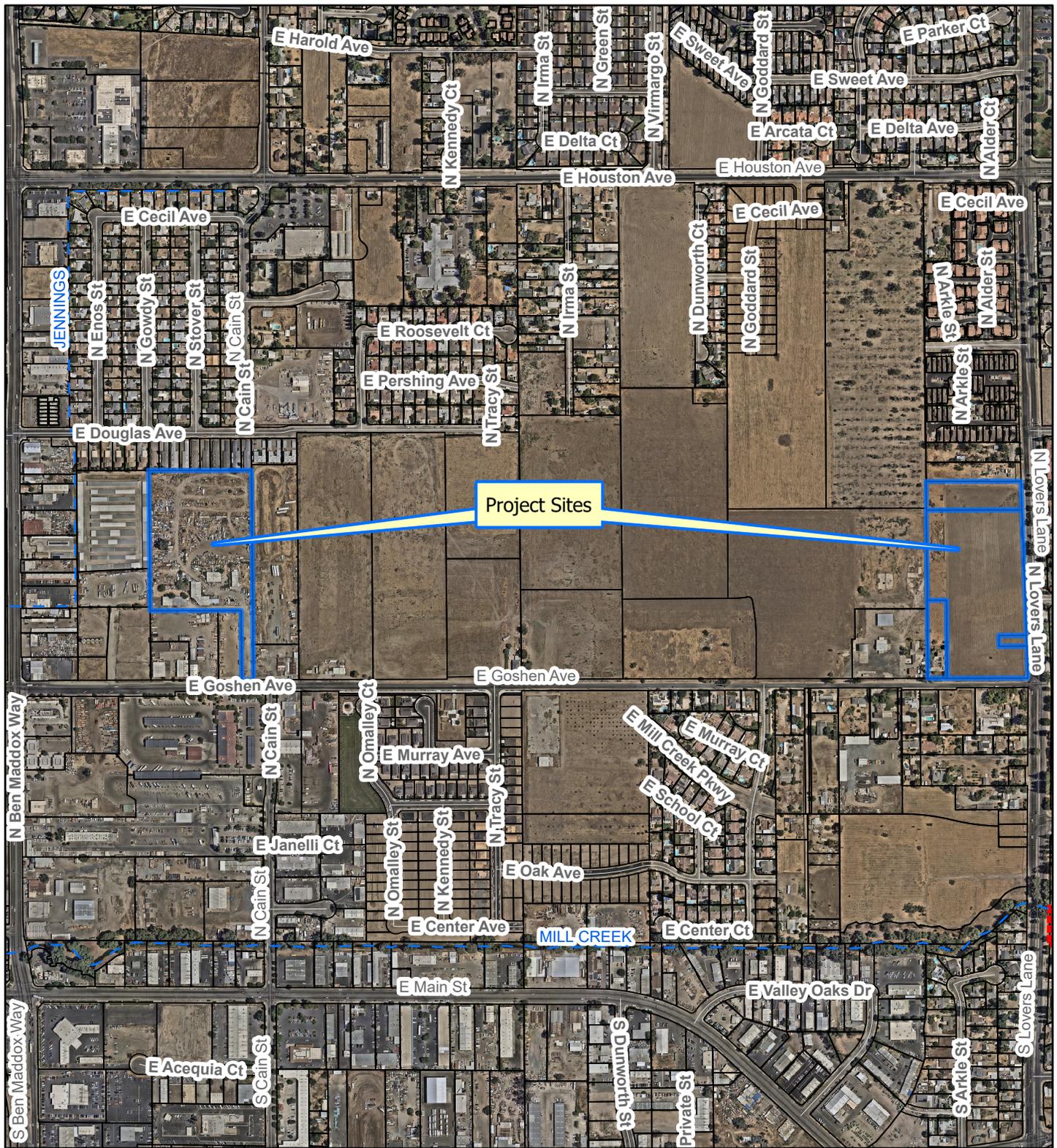


Zoning Map



- C-N Neighborhood Commercial
- C-S Service Commercial
- C-MU Mixed Use Commercial
- O-PA Professional / Admin Office
- QP Quasi-Public
- OS Open Space
- R-1-5 Single-family Residential
- R-M-2 Multi-family Residential
- R-M-3 Multi-family Residential
- County Areas



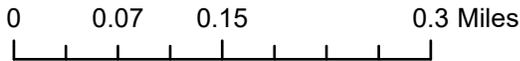


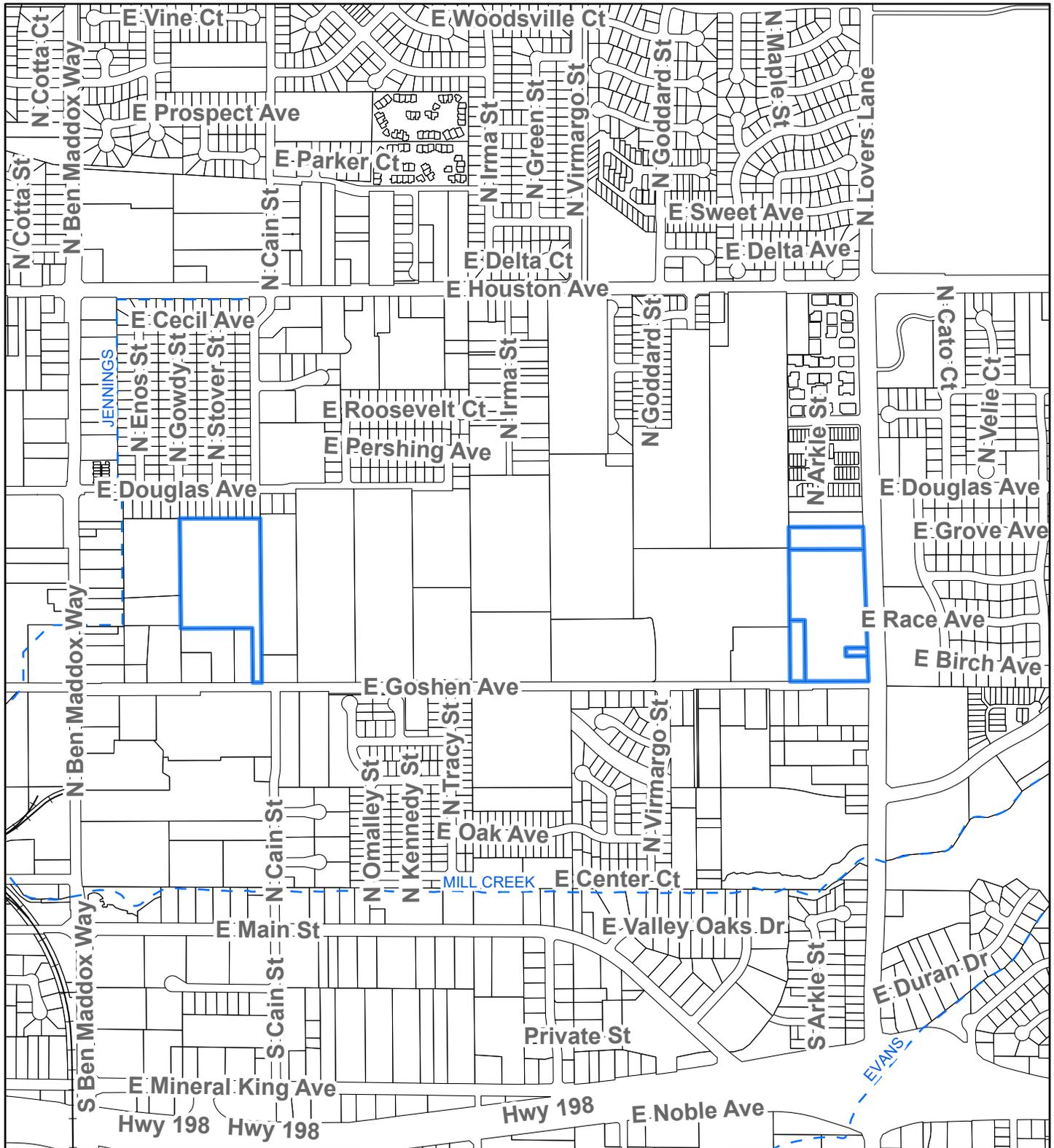
Project Sites



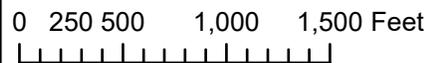
Vicinity Map

Aerial Map





Location Map





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: July 14, 2025

PROJECT PLANNER: Paul Bernal, Director / City Planner
Phone: (559) 713-4025
Email: paul.bernal@visalia.city

SUBJECT: Zoning Text Amendment No. 2025-02: A request by the City of Visalia to amend Visalia Municipal Code Title 17 (Zoning Ordinance), Chapter 17.04 Definitions and Chapter 17.25 Uses in the Mixed Use, Office, and Industrial Zones, revising the definition of massage establishments and designating massage establishments from a permitted use to a conditionally allowed use in the Regional Commercial (C-R) zone.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 2025-30, a recommendation to the City Council to approve the adoption of Zoning Text Amendment No. 2025-02, a request to amend Chapter 17.04 (Definitions) and Chapter 17.25 (Uses in the Commercial, Mixed Use, Office, and Industrial Zones) of Visalia Municipal Code, Title 17 (Zoning Ordinance).

This recommendation is based on the findings contained therein and summarized as follows:

- The Zoning Text Amendment is consistent with the goals, objectives, and policies of the City's General Plan.
- The Zoning Text Amendment updates the Zoning Ordinance for massage establishments, citywide, based on direction provided by the City Council.

RECOMMENDED MOTION

I move to recommend that the City Council approve Zoning Text Amendment No. 2025-02, based on the findings and conditions in Resolution No. 2025-30.

SUMMARY / BACKGROUND

In April 2024, based on an increase in Conditional Use Permit (CUP) requests submitted for the establishment of new massage businesses, the Visalia City Council adopted an Urgency Ordinance (Attachment 2) to regulate the location of, and operational requirements for massage businesses. In addition to the urgency ordinance adoption, staff informed the City Council that an update would also be conducted to the current massage business requirements/regulations within the Visalia Municipal Code (VMC) to codify the directives of the Urgency Ordinance.

With input from the City Attorney's office, staff began the process of identifying changes to Chapter 5.68 (Massage Establishments) and Title 17 (Zoning Ordinance) to improve consistency with recent changes to State law, and incorporate policy recommendations from the California Massage Therapy Council (CAMTC). Staff's recommended updates were presented to the City Council during the May 19, 2025, Work Session. The Work Session staff report, (see Attachment 1) provided an overview of staff's recommendations, listed below as follows:

Updates to Chapter 5.68

1. Section 5.68.020 Definitions. Staff's review of the current definitions contained in Section 5.68.020 noted that several of definitions need updates.

2. Section 5.68.060 Additional Requirements: Massage establishment owner background check required. Staff's review of Section 5.68.060 noted that this section needs updates to require background checks with clarifying language regarding persons convicted in a court of law on specific penal code offenses.
3. Inclusion of a defined Permit Application Process. Staff determined that a new application process is necessary that is inquisitive and robust to ensure that all required information is being submitted (the application is included as Attachment 3).
4. Section 5.68.070 Display of Permit. This section needs revisions to address the display of all approvals issued by the City within the massage establishment business.
5. Section 5.68.100 Facilities and Operations. This section needs to be revised to include additional language to help regulate how the business should operate based on the industry's best practices. Examples of items to be incorporated include hours of operation, minimum lighting requirements, prohibition on blocking/screening exterior windows, and prohibition on living quarters within the business.
6. Inclusion of a Massage establishment inspections section. A new section will be added regarding the City's ability to inspect massage establishments by either the City's Building and Safety Division, Code Enforcement Division, Fire Department, Police Department, and the County's Health Department.
7. Section 5.68.130 Revocation and Section 5.68.150 Appeal. Language will be added in Chapter 5.68 spelling out both the "Revocation" and "Appeal" processes.

Updates to Title 17 (Zoning)

8. Chapter 17.04 Definitions. The definition of "Massage Therapy Establishment", as currently listed in Chapter 17.04, needs to be updated to be consistent with the new definition and language proposed in the updates to Chapter 5.68.
9. Section 17.25.030 to require a Conditional Use Permit for Massage Establishments in the C-R zone. The City's Zone Use Matrix (Table 17.25.030) lists a Massage Therapist business as "permitted" (i.e., allowed by right) in the Regional Commercial zone and "conditionally permitted" (i.e., CUP required) in the Neighborhood Commercial, Commercial Mixed Use, Downtown Mixed Use, Professional / Administrative Office, and Office Conversion zones.

Direction received at the work session identified the Council's desire to update the Zone Use Matrix to revise as the Regional Commercial's allowance from "permitted" to "conditionally permitted".

Regulations in Urgency Ordinance

10. 750-foot Separation Requirement. The City Council agreed with staff's assessment that the 750-foot separation requirement from other massage establishments, established in the Urgency Ordinance, should not be made permanent in the Zoning Ordinance update. The separation requirement became an issue for small independent massage therapists seeking to relocate their sole-proprietor business to a building/location that met their needs. The separation requirement ultimately led to some establishments pursuing both a CUP and a Variance application to allow operation within the 750-foot separation area.

Please note text changes proposed to the Visalia Municipal Code outside of the Zoning Ordinance (Title 17) are not subject to the Planning Commission's purview. The information regarding updates to Chapter 5.68 is for informational purposes in order to give the Planning Commission full transparency on all updates to the City's Municipal Code regarding the regulation and processing of Massage Establishments.

DESCRIPTION AND EVALUATION

The following are the updates to the VMC Title 17 (Zoning Ordinance) described above and which the City Council directed be pursued. Changes proposed are noted with underline and italics for additions and ~~strikeout~~ for deletions. Additionally, changes proposed in the Zoning Use Matrix are highlighted.

A. Updates to Title 17 Zoning Ordinance.

1. Massage Establishment Definition (Chapter 17.04)

Staff recommends revising the current definition contained in Section 17.04.030 that defines "Massage Therapy Establishment" as follows:

Current Definition: "~~Massage Therapy Establishment~~" 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.~~

Proposed Definition: "Massage Establishment" means any business that offers massage therapy, baths or health treatments including, but not limited to, aromatherapy, vapor, shower, electric tub, sponge, hot towels, mineral fermentation, sauna, steam or any other type of bath, involving massages or baths in exchange for compensation. Massage businesses with an approved home occupation permit per Visalia Municipal Code Section 17.32.030 and businesses that provide outcall massage services are also considered to be massage establishments and must also comply with the approved home occupation permit.

The revised definition, as stated above, coincides with the proposed definition included in the updates to Chapter 5.68. This will provide definition consistency between Chapter 5.68 and Title 17 (Zoning).

2. Zone Use Matrix Update (Section 17.25.030 / Table 17.25.030)

The proposed revision to the Zone Use Matrix for Massage Establishment use is noted below.

USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
Massage Therapist Establishment	C	<u>PC</u>		C	C	C	C				<u>Chapter 5.68</u>

Next Steps:

The first reading of an ordinance for updates to Chapter 5.68 Massage Establishments and Title 17 (Zoning Ordinance) will be presented to the Council at their July 21, 2025, meeting.

Environmental Review:

The requested action would be considered exempt under Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA). A Notice of Exemption has been prepared for the project because Section 15061(b)(3) states that projects are exempted from CEQA if the activity is covered by the commonsense exemption, which explains that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

RECOMMENDED FINDINGS

1. That the Zoning Text Amendment is needed to achieve the objectives of the Zoning Ordinance (Visalia Municipal Code Title 17) that are prescribed in Section 17.02.020.
2. That the proposed Zoning Text Amendment is consistent with the intent of the General Plan, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare of people in the City, or materially injurious to properties or improvements in the City.
3. That the Zoning Text Amendment to update the Zone Use Matrix is based on City Council's direction regarding this specific use provided at the Work Session of the City Council held on May 19, 2025.
4. That the project is exempt from further review under the California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) (common sense exemption).

APPEAL INFORMATION

The Planning Commission's recommendation on Zoning Text Amendment No. 2025-02 is advisory only and is automatically referred to the City Council for final action.

Attachments:

- Resolution No. 2025-30 for Zoning Text Amendment No. 2025-02
- Attachment 1 – City Council Work Session Staff Report dated May 19, 2025
- Attachment 2 – Urgency Ordinance No. 2024-05
- Attachment 3 – Draft Massage Establishment Application

RELATED PLANS AND POLICIES

Chapter 17.44 ZONING AMENDMENTS

Sections:

- 17.44.010 Purpose.**
- 17.44.020 Initiation.**
- 17.44.030 Application procedures.**
- 17.44.040 Public hearing—Notice.**
- 17.44.050 Investigation and report.**
- 17.44.060 Hearing.**
- 17.44.070 Action of city planning commission.**
- 17.44.090 Action of city council.**
- 17.44.100 Change of zoning map.**
- 17.44.110 New application.**
- 17.44.120 Report by city planner.**

17.44.010 Purpose.

As a general plan for Visalia is put into effect, there will be a need for changes in zoning boundaries and other regulations of this title. As the general plan is reviewed and revised periodically, other changes in the regulations of this title may be warranted. Such amendments shall be made in accordance with the procedure prescribed in this chapter.

17.44.020 Initiation.

A. A change in the boundaries of any zone may be initiated by the owner of the property within the area for which a change of zone is proposed or by his authorized agent. If the area for which a change of zone is proposed is in more than one ownership, all of the property owners or their authorized agents shall join in filing the application, unless included by planning commission resolution of intention.

B. A change in boundaries of any zone, or a change in a zone regulation, off-street parking or loading facilities requirements, general provision, exception or other provision may be initiated by the city planning commission or the city council in the form of a request to the commission that it consider a proposed change; provided, that in either case the procedure prescribed in Sections 17.44.040 and 17.44.090 shall be followed.

17.44.030 Application procedures.

A. A property owner or his authorized agent may file an application with the city planning commission for a change in zoning boundaries on a form prescribed by the commission and that said application shall include the following data:

1. Name and address of the applicant;
2. Statement that the applicant is the owner of the property for which the change in zoning boundaries is proposed, the authorized agent of the owner, or is or will be the plaintiff in an action in eminent domain to acquire the property involved;

3. Address and legal description of the property;
 4. The application shall be accompanied by such sketches or drawings as may be necessary to clearly show the applicant's proposal;
 5. Additional information as required by the historic preservation advisory board.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of processing the application.

17.44.040 Public hearing—Notice.

The city planning commission shall hold at least one public hearing on each application for a change in zone boundaries and on each proposal for a change in zone boundaries or of a zone regulation, off-street parking or loading facilities requirements, general provisions, exception or other provision of this title initiated by the commission or the city council. Notice of the public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by publication in a newspaper of general circulation within the city, and by mailing 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.

17.44.050 Investigation and report.

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

17.44.060 Hearing.

- A. At the public hearing, the city planning commission shall review the application or the proposal and may receive pertinent evidence as to why or how the proposed change is necessary to achieve the objectives of the zoning ordinance prescribed in Section 17.02.020.
- B. If the commission's recommendation is to change property from one zone designation to another, the commission may recommend that conditions be imposed so as not to create problems adverse to the public health, safety and general welfare of the city and its residents.

17.44.070 Action of city planning commission.

The city planning commission shall make a specific finding as to whether the change is required to achieve the objectives of the zoning ordinance prescribed in Section 17.02.020. The commission shall transmit a report to the city council recommending that the application be granted, conditionally approved, or denied or that the proposal be adopted or rejected, together with one copy of the application, resolution of the commission or request of the Council, the sketches or drawings submitted and all other data filed therewith, the report of the city engineer and the findings of the commission.

17.44.080 [Reserved].

17.44.090 Action of city council.

- A. Upon receipt of the resolution or report of the city planning commission, the city council shall review the application or the proposal and shall consider the resolution or report of the commission and the report of the city planning staff.

B. The city council shall make a specific finding as to whether the change is required to achieve the objectives of the zoning ordinance prescribed in Section 17.02.020. If the council finds that the change is required, it shall enact an ordinance amending the zoning map or an ordinance amending the regulations of this title, whichever is appropriate. The city council may impose conditions on the change of zone for the property where it finds that said conditions must be imposed so as not to create problems inimical to the public health, safety and general welfare of the city and its residents. If conditions are imposed on a change of zone, said conditions shall run with the land and shall not automatically be removed by a subsequent reclassification or change in ownership of the property. Said conditions may be removed only by the city council after recommendation by the planning commission. If the council finds that the change is not required, it shall deny the application or reject the proposal.

17.44.100 Change of zoning map.

A change in zone boundary shall be indicated on the zoning map.

17.44.110 New application.

Following the denial of an application for a change in a zone boundary, no application for the same or substantially the same change shall be filed within one year of the date of denial of the application.

17.44.120 Report by city planner.

On any amendment to the zoning code changing property from one zone classification to another, the city planner shall inform the planning commission and the city council of any conditions attached to previous zone changes as a result of action taken pursuant to Sections 17.44.060, 17.44.070 and

RESOLUTION NO. 2025-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA, RECOMMENDING APPROVAL OF ZONING TEXT AMENDMENT NO. 2025-02, A REQUEST BY THE CITY OF VISALIA TO AMEND VISALIA MUNICIPAL CODE TITLE 17 (ZONING ORDINANCE), CHAPTER 17.04 DEFINITIONS AND CHAPTER 17.25 USES IN THE COMMERCIAL, MIXED USE, OFFICE, AND INDUSTRIAL ZONES, REVISING THE DEFINITION OF MASSAGE ESTABLISHMENTS AND DESIGNATING MASSAGE ESTABLISHMENTS FROM A PERMITTED USE TO A CONDITIONALLY ALLOWED USE IN THE REGIONAL COMMERCIAL (C-R) ZONE.

WHEREAS, Zoning Text Amendment No. 2025-02 is a request by the City of Visalia to amend Visalia Municipal Code Title 17 (Zoning Ordinance), Chapter 17.04 Definitions and Chapter 17.25 Uses in the Mixed Use, Office, and Industrial Zones, revising the definition of massage establishments and designating Massage Establishments from a permitted use to a conditionally allowed use in the Regional Commercial (C-R) zone. The specific amendments apply City-wide and are specified in Attachment "A" of this Resolution; and

WHEREAS, the City of Visalia has seen an increase in requests for businesses seeking to operate Massage Establishments, which resulted in the City Council adopting an urgency ordinance on April 23, 2024, under Government Code section 65858(b), which permits the adoption of interim zoning ordinances as an urgency measure upon findings that there is a current and immediate threat to public health, safety, or welfare; and

WHEREAS, pursuant to Government Code section 65858(b), the urgency ordinance voids after 45 days after its adoption unless extended by a subsequent 4/5 approval by the legislative body after a public hearing with notice of hearing published at least 10 days prior to the hearing along with posting the notice of hearing at least 10 days before the hearing in at least three public places; and

WHEREAS, on June 3, 2024, the City Council adopted the extension of the urgency ordinance which was set to expire on June 7, 2024, for an additional 22 months and fifteen days pursuant to Government Code section 65858(b), which continued the ability of the City to apply the interim regulatory requirements on massage establishments seeking to operate in the City of Visalia; and

WHEREAS, on May 19, 2025, the City Council received a Work Session staff report and directed staff to implement changes to the massage ordinance; and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on July 14, 2025; and

WHEREAS, the Planning Commission of the City of Visalia considered the Zoning Text Amendment in accordance with Section 17.44.070 of the Zoning Ordinance of the City of Visalia and on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the project is exempt under the California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) (common sense exemption).

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council concur that the project is exempt from further review under CEQA Guidelines section 15061(b)(3) (common sense exemption).

BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of the proposed Zoning Text Amendment based on the following specific findings and evidence presented:

1. That the Zoning Text Amendment is needed to achieve the objectives of the Zoning Ordinance (Visalia Municipal Code Title 17) that are prescribed in Section 17.02.020.
2. That the proposed Zoning Text Amendment is consistent with the intent of the General Plan, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare of people in the City, or materially injurious to properties or improvements in the City.
3. The Zoning Text Amendment update the Zone Use Matrix in Section 17.25.030 based on City Council's direction regarding massage establishments provided at May 19, 2025, City Council Work Session.
4. That the project is exempt from further review under the California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) (common sense exemption).

BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of the Zoning Text Amendment described herein in Attachment "A", in accordance with the terms of this resolution and under the provisions of Section 17.44.070 of the Municipal Code of the City of Visalia.

Resolution No. 2025-30

ATTACHMENT “A”

Zoning Text Amendment No. 2025-02, implementing amendments to Title 17 (Zoning Ordinance) for massage establishments, based on City Council direction.

Changes to City of Visalia Municipal Code, as specified by underline and italics for additions and ~~strikeout~~ for deletions.

CHAPTER 17.04 Definitions

Section 17.04.030 Definitions.

~~"Massage Therapy Establishment" 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.~~

“Massage Establishment” means any business that offers massage therapy, baths or health treatments including, but not limited to, aromatherapy, vapor, shower, electric tub, sponge, hot towels, mineral fermentation, sauna, steam or any other type of bath, involving massages or baths in exchange for compensation. Massage businesses with an approved home occupation permit per Visalia Municipal Code Section 17.32.030 and businesses that provide outcall massage services are also considered to be massage establishments and must also comply with the approved home occupation permit.

CHAPTER 17.25 Uses in the Commercial, Mixed Use, Office, and Industrial Zones

Section 17.25.030 Commercial, Office, and Industrial Zone Use Table.

USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
Massage Therapist Establishment	C	<u>PC</u>		C	C	C	C				<u>Chapter 5.68</u>

Attachment 1

Agenda Item Wording:

..title

Massage Establishment Ordinance Discussion – Consideration of and direction on initiating potential Municipal Code updates to Visalia Municipal Code Chapter 5.68 Massage Establishments.

..body

Deadline for Action: 5/19/2025

Submitting Department: Community Development

Contact Name and Phone Number:

Tracy Robertshaw, Neighborhood Preservation Manager, (559)713-4187,
tracy.robertshaw@visalia.city

Paul Bernal, Planning and Community Preservation Director, (559)713-4025,
paul.bernal@visalia.city

Department Recommendation:

Staff recommends that City Council conduct a review of Chapter 5.68 that governs how massage establishments operate and conduct business. Based on the information provided, the City Council may direct staff to formulate changes related to massage establishments and begin processing a Municipal Code Text Amendment to implement these changes.

Executive Summary:

In March of 2024, based on an increase in requests for Conditional Use Permits (CUP) for massage establishments Council approved an Urgency Ordinance to regulate the location and operational requirements for massage establishments. In doing so, staff also informed the City Council that staff would also seek to update the current massage business requirements/regulations as defined in Chapter 5.68 Massage Establishments of the Visalia Municipal Code.

This Work Session staff report is an overview of staff's recommendations to the City Council on changes the Council could direct staff to implement, including additional input from the Council on items they would like to have addressed in the massage ordinance update which will be brought back to the City Council for consideration to adopt at a future public hearing. Please note direction received from the City Council regarding potential changes to Chapter 5.68 will also be shared with the appropriate stakeholders for their input prior to bringing back a formal ordinance adoption through the public hearing process.

Background Discussion:

Upon the adoption of the urgency ordinance, a Code Enforcement Officer was assigned to inspect approved massage establishments to assure that the businesses were in compliance with the current municipal code, their Conditional Use Permit (CUP) approvals for those establishments that were permitted to operate subject to a CUP approval, as well as the urgency ordinance. Over the course of five months, 60 proactive inspections were conducted and 29 of those locations were found to be in violation. While

some of the violations were minor and easily corrected, some were significant, resulting in 15 of the establishments issued a Cease and Desist order. Of those issued a Cease and Desist order, 11 were not allowed to reopen based on the egregious nature of the violations.

Although staff were able to utilize the current ordinances as written, the inspections highlighted the need for a review of Section 5.68, as well as incorporating the Urgency Ordinance requirements to assure that the best interest of the community, as well as the massage establishments, is being served.

After reviewing both Section 5.68 Massage Establishments (see Attachment 1), the Urgency Ordinance measures (see Attachment 2), and other local municipalities massage establishment ordinances, the following is a summary of the topics that should be considered for revisions:

Recommended revisions to Chapter 5.68:

1. Update to Section 5.68.020 Definitions.

Staff's review of the current definitions contained in Section 5.68.020 has noted that several of these definitions can be updated and several new definitions should be incorporated based on staff's analysis of other municipalities massage establishment ordinances, including information obtained from the California Certified Massage Therapy Council (CAMTC). The addition of new definitions as recommended by staff include:

- Authorized massage professional: means a massage professional who is identified in a permit issued pursuant to this chapter as a person employed or retained by a massage establishment to practice massage.
- CAMTC-certified massage professional: means any individual currently certified by the California Massage Therapy Council as a massage therapist or massage practitioner pursuant to Business and Professions Code Section 4600 et seq.
- "Massage," "massage therapy," and/or "bodywork" for the purpose of this chapter: means the skillful application of touch, 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 any business that offers massage therapy, baths or health treatments including, but not limited to, aromatherapy, vapor, shower, electric tub, sponge, hot towels, mineral fermentation, sauna, steam or any other type of bath, involving massages or baths in exchange for compensation. Home-based massage businesses and businesses that provide outcall massage services are also considered to be massage establishments. For purposes of this chapter,

the term “massage establishment” may be applied to include establishments which offer or advertise themselves as providing “relaxation” or “tanning” where the essential nature of the interaction between the employee and the customer involves “massage” as defined herein. The terms, names or phrases listed on business license or fictitious name application forms are not necessarily conclusive as to the nature of the business.

- Owner” or “massage establishment owner” means any of the following persons.
 - The sole proprietor of a sole proprietorship operating a massage establishment.
 - Any general partner of a general or limited partnership that owns a massage establishment.
 - Any person who has a ten percent or greater ownership interest in a corporation that owns a massage establishment.
 - Any person who is a member of a limited liability company that owns a massage establishment.
 - All owners of any other type of business association that owns a massage establishment.

2. Update to Section 5.68.060 Massage establishment owner background check required.

Staff’s review of Section 5.68.060 has noted that clean language to this section is required to address background checks with clarifying language regarding persons convicted in a court of law on specific penal code offenses. Inclusion of this language, as recommended by staff, can be addressed as follows:

The applicant, if an individual, or in the case of an applicant which is a corporation or partnership, any of its officers, directors, or shareholder of the corporation's stock required to complete a background investigation, has not been convicted in a court of competent jurisdiction of any of the following offenses: Penal Code §§ 207; 236.1; 243.4; 261; 266a through 266j; 267; 314 to 316; 318; or 647(a, b, d, j); 653.22 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. Inclusion of a defined Permit Application Process.

Staff, after review recommendations from CAMTC and other municipalities massage establishment ordinances, staff recommends the update to the City’s current massage establishment ordinance define an application process that is inquisitive and robust to ensure that all information being submitted, including services offered and the name of individual(s) who the massage establishment employs or retains to perform massage

therapy for compensation is required as part of the application process. Staff recommends language to include the following:

- Creation of an application (*see Attachment 3 as an example of the application currently being drafted by staff*).
 - The application shall include the following information:
 - Name, address, and telephone number of the massage establishment.
 - The name, residence address and telephone number, and business address and telephone number of each owner of the massage establishment.
 - The form of business under which the applicant will be conducting the massage establishment.
 - A description of the proposed massage establishment, including the type of treatments to be administered.
 - The name of each individual who the massage establishment employs or retains to perform massage therapy for compensation.
 - Require For each owner of the massage establishment who is a CAMTC-certified massage professional, a copy of his or her current certification from the CAMTC as a certified massage practitioner or as a certified massage therapist and a copy of his or her current CAMTC-issued identification card.
 - A statement that within the last five (5) years the applicant has not failed to comply with a final court order or administrative action of an investigatory agency finding a violation of applicable federal, state and local wage and hour laws.

4. Update to Section 5.68.070 Display of Permit.

This section, after reviewing other ordinances, needs to be revised to address how a permit is obtained. Based on the inclusion of a defined application process, this section will be revised to address the display of all approvals issued by the City. Example language to address this could state the following:

- 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.
- 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. Revise Section 5.68.100 Facilities and Operations.

This section, as currently drafted, did not provide additional language to help in regulating how the business should operate based on the industry's best practices. However, when the City Council adopted the Urgency Ordinance (see Ordinance No. 2024-05) it lacks conditions related to employee and public safety, such as lighting, locked doors and residential uses. The Urgency Ordinance addressed these issues, and staff recommends that language be added to this update as follows (*wording providing below is a summary, please see Attachment 2 for entire ordinance wording*):

- Hours of Operation. All massage establishments shall be allowed to operate only between the hours of 8:00 a.m. and 10:00 p.m. No Massage shall be Performed between the hours of 10:00 p.m. and 8:00 a.m.
- 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.
- 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.
- 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.
- Living Quarters Prohibited. No person or persons shall be allowed to reside, inside a Massage Establishment at any time.
- 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.
- No Massage Establishment shall operate a school of massage or use the same facilities as that of a school of massage.

6. Inclusion of a Massage establishment inspections section.

Staff recommends that the revised massage establishment ordinance contain a section regarding the City's ability to inspect massage establishments by either the City's Building and Safety Division, Code Enforcement Division, Fire Department and Police Department and the County Health Department. A review of other municipalities massage establishment ordinances identified similar language, and the adopted Urgency Ordinance (see Attachment 2) also incorporated this language. Based on this recommendation, staff recommends the following language be included as follows:

The operator and/ or on duty responsible managing employee shall consent 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.

7. Update to Section 5.68.130 Revocation.

Similar to Section 5.68.100 Facilities and Operations, as noted above, this section chapter currently does not contain language related to the requirements to hold a valid California Massage Therapy Council (CAMTC). Additionally, there is very little information on criminal activity and inappropriate behavior as a cause for revocation. To address this issue, staff recommends language be incorporated into this section to address this oversight as follows:

- All massage establishment operators shall be deemed to know and understand the requirements and prohibitions of this chapter. A determination to suspend or revoke a permit issued under this chapter may be made by the inspector following an inspection. Suspensions may be issued until a specific violation has been corrected, which requires an inspection by the City for confirmation of correction. If a suspension is issued, then no massage business may be conducted by the permit holder at the specified location, or by the specified license holder. Any massage establishment permit issued pursuant to this chapter may be suspended or revoked if any of the following have occurred on even a single occasion:
 - Any disciplinary action taken by CAMTC shall be considered in determining grounds for revocation.
 - The permittee or any person employed or retained by the massage establishment has been convicted in a court of competent jurisdiction of having violated, or has engaged in conduct constituting a violation of any penal code listed in 5.58.060 B.
 - The permittee or any person employed or retained by the massage establishment is required to register under Section 290 of the California Penal Code.
 - The permittee has continued to operate the massage establishment after the massage establishment permit has been suspended.
 - Massage has been performed on the premises of the massage establishment, with or without the permittee's actual knowledge, by any person who is not a duly authorized CAMTC-certified massage professional.

8. Update to Section 5.68.150 – Appeal.

This section needs to be revised to include language regarding the Administrative Hearing process outlined in Visalia Municipal Code Chapter 1.13, which is utilized in matters regarding revocation of a massage establishments permit and/or business tax certificate.

9. Conditional Use Permit Process for Massage Establishments (Section 17.25).

The City's Zone Use Matrix, 17.25.030 list Massage Therapist as "conditionally permitted" (i.e., CUP required) in the following zones:

- Neighborhood Commercial (N-C)
- Commercial Mixed Use (C-MU)
- Downtown Mixed Use (D-MU)
- Professional / Administrative Office (O-PA)
- Office Conversion (O-C)

Whereas Massage Therapist is identified as a "Permitted" use in the Regional Commercial (C-R) zone. However, with the adoption of the Urgency Ordinance, this use requires a Conditional Use Permit while the urgency ordinance is in effect.

Staff recommends keeping the CUP requirement for "Massage Therapist / Establishments" at this time in all the zones as noted above and amend the use in the C-R zone from "Permitted" to "Conditionally Permitted".

10. 750-foot Separation Requirement.

Additionally, staff would recommend that the 750-foot separation requirement from other massage establishments, as adopted in the Urgency Ordinance (see Attachment 2), not be required in the ordinance update. The separation requirement became an issue for small independent massage therapists seeking to relocate their sole-proprietor business to a building/location that met their needs but was no longer viable because in order to get their massage business established, in addition to the CUP process, a Variance application was also required due to the massage business not meeting the 750-foot separation requirement. This was evident with sole-proprietor massage establishments seeking to locate their business in the Bank of Sierra building in the downtown area, several of the office spaces along Church Street between Main Street and Acequia Avenue, and Sola Salon Studios located at the Sequoia Mall.

Next Steps:

Based on direction received, staff will work on drafting updates to the Massage Establishment ordinance which will be presented to the Council at a future meeting. In addition, staff will be working to schedule a stakeholder meeting with massage establishments to discuss City Council's direction on updates to the massage establishment ordinance and to solicit their input for additional information in preparation of the ordinance update.

Fiscal Impact:

None

Prior Council Action:

- On March 4, 2024, the City Council approved an Urgency Ordinance to regulate the location and operational requirements for massage establishments city.
- On June 3, 2024, the City Council extend Ordinance No. 2024-05, an interim ordinance adopted as emergency measures to regulate the location and operational requirements for massage establishments.

Alternatives: The City Council may, in lieu of the recommended motion, direct staff to not process any amendments to Visalia Municipal Code Section 5.68.

Recommended Motion (and Alternative Motions if expected):

..recommendation

I move to direct staff to begin drafting revisions to Chapter 5.68 Massage Establishments, based on the information provided in the staff report, and direction provided during the work session presentation.

..end

Environmental Assessment Status: No environmental assessment required at this time. The adoption of any ordinance changes will require environmental documentation pursuant to the California Environmental Quality Act (CEQA) to be completed by staff.

CEQA Review: The requested action is not a “project” under CEQA.

Attachments:

1. Chapter 5.68 Massage Establishments
2. Urgency Ordinance No. 2024-03
3. Draft Massage Establishment Application
4. PowerPoint Presentation

Attachment 2

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.



Community Preservation Division

MESSAGE ESTABLISHMENT APPLICATION

**Instructions: Complete this application and return with required documents to:
Business Tax Division located at 707 W Acequia, Visalia CA 93291**

PERMIT APPLICATION TYPE (SELECT ONE):

- NEW BUSINESS
 OUTCALL ONLY
 SOLE PROPRIETOR (OWNER/ONE EMPLOYEE)
 EXISTING BUSINESS WITH CHANGES

All information in this application must be answered. Incomplete applications will be denied.

ATTACH THE REQUIRED FEE AND A COPY OF THE FOLLOWING DOCUMENTS:

- Current Business Tax Application
- All business documents (fictitious name, corporate name statement etc.)
- Current signed lease agreement with notarized property owner/homeowner association approval (if applicable)
- Detailed diagram showing the interior floor plan of the premises depicting all interior rooms
- Color copies of all photo identification (driver's license or passport)
- Color copies of CAMTC ID card and CAMTC certification

PROPOSED ESTABLISHMENT INFORMATION	
CAMTC CERTIFIED OWNER(S): <input type="checkbox"/> Yes <input type="checkbox"/> No	
Business Name:	
Name of Business Owner(s):	
Address:	
Phone Number (Business):	<div style="display: flex; justify-content: space-between;"> Mobile: </div>
Email:	
Website URL:	

(If the business name is different from the owner's name, a fictitious name statement must be attached)

MESSAGE ESTABLISHMENT APPLICATION

Site Plan Review (SPR) Number: Date of SPR Revise & Proceed:

Full Legal name of the Corporation or LLC (if applicable):

If the business is a Corporation or LLC, please provide the following:

- Current registration with the California Secretary of State
- Articles of Incorporation or LLC Articles of Organization
- Names and residence addresses of each of the officers, directors, and each member or stockholder holding more than five (5) percent of the stock or ownership, along with the amount of stock held by each person.

SECTION 1

BUSINESS INFORMATION

Provide a narrative description of services that will be provided in the proposed business, including but not limited to, exact nature of the massage, relations, tanning, sauna, hot towel wraps, baths, or other health treatments to be administered:

DRAFT

Hours of Operation (All massage services must terminate at 10:00 pm):

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday

Property Owner (Legal Name)	Address	Phone:
		Email:

Property Owner's Signature MUST be Notarized.
Attach acknowledgement of signature(s) by Notary Public.

AGENCY AUTHORIZATION

Property Owner:

I, , declare as follows:

Owner's Name - Print

I am the owner of certain real property bearing assessor's parcel number (APN):

Located at the following address or location:

Agent/Applicant:

I designate , to act as my duly authorized agent for all

Agent's Name - Print

purposes necessary to file an application for, and obtain a permit to

Action Sought

relative to the property mentioned herein. I declare under penalty of perjury the foregoing is true and correct.

Executed this day of , 20 .

SIGNATURES (MUST BE NOTARIZED) ATTACH ACKNOWLEDGEMENT BY NOTARY PUBLIC

PROPERTY OWNER

Signature of Owner

Owner Mailing Address

Owner Mailing Address (continued)

Owner Telephone

Owner Email

AGENT/APPLICANT

Signature of Agent

Agent Mailing Address

Agent Mailing Address (continued)

Agent Telephone

Agent Email

MESSAGE ESTABLISHMENT APPLICATION

SECTION 2

EMPLOYEE INFORMATION

List each employee of your business, regardless of the nature of employment, including owner, partner, manager, supervisor, worker, receptionist, massage therapist, massage therapist trainee, etc. If more space is needed, make a copy of this page and attach.

For each employee, attach a valid form of identification (Driver's license or other photo ID). For employees required to have a CAMTC certification, attach a colored copy of their current CAMTC ID and CAMTC Certificate.

List All Employees of the Business		Other Names used or N/A	Title/Position
#1	First Name: _____ Last Name: _____	Other Names or N/A:	Title/Position:
	Residence Address (Include City/State/Zip): _____		CAMTC #:
#2	First Name: _____ Last Name: _____	Other Names or N/A:	Title/Position:
	Residence Address (Include City/State/Zip): _____		CAMTC #:
#3	First Name: _____ Last Name: _____	Other Names or N/A:	Title/Position:
	Residence Address (Include City/State/Zip): _____		CAMTC #:
#4	First Name: _____ Last Name: _____	Other Names or N/A:	Title/Position:
	Residence Address (Include City/State/Zip): _____		CAMTC #:
#5	First Name: _____ Last Name: _____	Other Names or N/A:	Title/Position:
	Residence Address (Include City/State/Zip): _____		CAMTC #:
#6	First Name: _____ Last Name: _____	Other Names or N/A:	Title/Position:
	Residence Address (Include City/State/Zip): _____		CAMTC #:
#7	First Name: _____ Last Name: _____	Other Names or N/A:	Title/Position:
	Residence Address (Include City/State/Zip): _____		CAMTC #:
#8	First Name: _____ Last Name: _____	Other Names or N/A:	Title/Position:
	Residence Address (Include City/State/Zip): _____		CAMTC #:

SECTION 3

BUSINESS OWNER INFORMATION

Each owner of the business as defined in VMC must complete all questions of SECTION 3 (PAGES 5 -9) on a separate application form.

Business Owner Information					
#1	<table border="1"> <tr> <td>True Legal Name</td> <td>First Name:</td> <td>Middle:</td> <td>Last Name:</td> </tr> </table>	True Legal Name	First Name:	Middle:	Last Name:
True Legal Name	First Name:	Middle:	Last Name:		
#2	List all Aliases or <u>other names</u> you have previously used:				
#3	<table border="1"> <tr> <td rowspan="2">CAMTC Certified?</td> <td>YES <input type="checkbox"/> Certification Number: _____</td> <td rowspan="2">NO <input type="checkbox"/></td> </tr> <tr> <td>Copy of CAMTC certification AND Copy of CAMTC identification card <u>must be attached</u></td> </tr> </table>	CAMTC Certified?	YES <input type="checkbox"/> Certification Number: _____	NO <input type="checkbox"/>	Copy of CAMTC certification AND Copy of CAMTC identification card <u>must be attached</u>
CAMTC Certified?	YES <input type="checkbox"/> Certification Number: _____		NO <input type="checkbox"/>		
	Copy of CAMTC certification AND Copy of CAMTC identification card <u>must be attached</u>				
#4	<p>Have you ever had disciplinary action against, suspension, or revocation of a permit or certificate to <i>practice massage</i> from CAMTC or <u>any</u> agency, city, or organization?</p> <p>NO <input type="checkbox"/> YES <input type="checkbox"/> If "Yes," attach copies of any related documents or notices.</p>				
	Agency: _____ Date/Reason: _____				
	Agency: _____ Date/Reason: _____				
#5	<p>Have you ever been fingerprinted at Visalia Department of Public Safety? YES <input type="checkbox"/> Date: _____ NO <input type="checkbox"/></p>				
#6	<p>Starting with the most current, list all address, telephone numbers, and periods of residency, where you have lived during the past five (5) years:</p>				
	Dates (mm/yy) Residence Address (include full street address, city, state, and zip-code)				
	Dates (mm/yy) Residence Address (include full street address, city, state, and zip-code)				
	Dates (mm/yy) Residence Address (include full street address, city, state, and zip-code)				
	Dates (mm/yy) Residence Address (include full street address, city, state, and zip-code)				
	Dates (mm/yy) Residence Address (include full street address, city, state, and zip-code)				

MESSAGE ESTABLISHMENT APPLICATION

BUSINESS OWNER QUESTIONS - SECTION 3 (CONTINUED..)

Within five (5) years immediately preceding the date of filing this application, have you received a license or permit from any jurisdiction to own or operate a MESSAGE ESTABLISHMENT or other type of business under the provisions of any ordinance or statute governing massage or somatic practice?

Yes No

Have you ever had such a license or permit suspended, revoked, withdrawn, or denied, (OR) were you ever notified of violations and penalties under the license or permit?

Yes No

Have you previously owned, operated, or been employed at any MESSAGE ESTABLISHMENT or similar business which as had their license suspended/revoked or been subjected to abatement proceedings under 11225 through 11235 (Red Light Abatement Law) of the California Penal Code ?

Yes No

Have you previously owned, operated, or been employed at any MESSAGE ESTABLISHMENT or similar business which as had their license suspended/revoked or been subjected to abatement proceedings under 11225 through 11235 (Red Light Abatement Law) of the California Penal Code ?

Yes No

Have you ever been required to register as a sex offender under the provisions of Section 290 of the California Penal Code?

Yes No

Have you been convicted in any court of competent jurisdiction of any of the following offenses?

CA Penal Code	Crime Description	Response
182 PC	Conspiracy to commit a crime	<input type="checkbox"/> Yes <input type="checkbox"/> No
207 PC	Kidnapping	<input type="checkbox"/> Yes <input type="checkbox"/> No
220 PC	Assault with intent to commit sex crimes	<input type="checkbox"/> Yes <input type="checkbox"/> No
236.1 PC	Human Trafficking	<input type="checkbox"/> Yes <input type="checkbox"/> No

MESSAGE ESTABLISHMENT APPLICATION

BUSINESS OWNER QUESTIONS - SECTION 3 (CONTINUED..)

Have you been convicted in any court of competent jurisdiction of any of the following offenses?

CA Penal Code	Crime Description	Response
243.4 PC	Sexual Battery	<input type="checkbox"/> Yes <input type="checkbox"/> No
261 PC	Rape	<input type="checkbox"/> Yes <input type="checkbox"/> No
264.1 PC	Conspiracy to sexually assault	<input type="checkbox"/> Yes <input type="checkbox"/> No
266 PC	Enticing a minor female under 18 into prostitution	<input type="checkbox"/> Yes <input type="checkbox"/> No
266a PC	Taking a person against their will	<input type="checkbox"/> Yes <input type="checkbox"/> No
266e PC	Offering compensation for purposes of prostitution	<input type="checkbox"/> Yes <input type="checkbox"/> No
266f PC	Selling or imprisoning a person for immoral purposes	<input type="checkbox"/> Yes <input type="checkbox"/> No
266g PC	Placing or leaving wife in a house of prostitution	<input type="checkbox"/> Yes <input type="checkbox"/> No
266h PC	Pimping	<input type="checkbox"/> Yes <input type="checkbox"/> No
266i PC	Pandering	<input type="checkbox"/> Yes <input type="checkbox"/> No
266j PC	Providing children under 16 for lewd acts (sec 288)	<input type="checkbox"/> Yes <input type="checkbox"/> No
267 PC	Abducting a child for prostitution	<input type="checkbox"/> Yes <input type="checkbox"/> No
314 PC	Indecent Exposure	<input type="checkbox"/> Yes <input type="checkbox"/> No
315 PC	Keeping or residing in house of ill-fame	<input type="checkbox"/> Yes <input type="checkbox"/> No

MESSAGE ESTABLISHMENT APPLICATION

BUSINESS OWNER QUESTIONS - SECTION 3 (CONTINUED...)

Have you been convicted in any court of competent jurisdiction of any of the following offenses?

CA Penal Code	Crime Description	Response
316 PC	Keeping or furnishing a house for prostitution	<input type="checkbox"/> Yes <input type="checkbox"/> No
318 PC	Prevailing upon person to visit place of gambling or prostitution	<input type="checkbox"/> Yes <input type="checkbox"/> No
647(a) PC	Lewd conduct in public	<input type="checkbox"/> Yes <input type="checkbox"/> No
647(b) PC	Solicit, agrees to engage, engages in any act of prostitution	<input type="checkbox"/> Yes <input type="checkbox"/> No
647(d) PC	Loitering in public toilets for lewd acts	<input type="checkbox"/> Yes <input type="checkbox"/> No
647(j) PC	Criminal invasion of privacy	<input type="checkbox"/> Yes <input type="checkbox"/> No
653.22 PC	Loitering in public with the intent to commit prostitution	<input type="checkbox"/> Yes <input type="checkbox"/> No

Have you ever been convicted in a court of competent jurisdiction of any felony offense involving the possession for sales, sales, transportation, furnishing, giving away or administering any controlled substance specified in Sections 11054, 11055, 11056, 11057, 11058 of the California Health and Safety Code (or similar codes in another state), including but not limited to drugs such as methamphetamine, cocaine, heroin, PCP, marijuana, MDMA, or anabolic steroids?

Yes No

Have you ever been convicted in a court of competent jurisdiction of any criminal offense (misdemeanor or felony), which relates directly to the operation of a massage establishment?

Yes No

Have you ever failed to comply with a final court order or administrative action of an investigatory agency finding a violation of applicable federal, state and local wage and hour laws, including but not limited to the Federal Fair Labor Standards Act, the California Labor Code, and any local minimum wage ordinance or prevailing wage requirement.

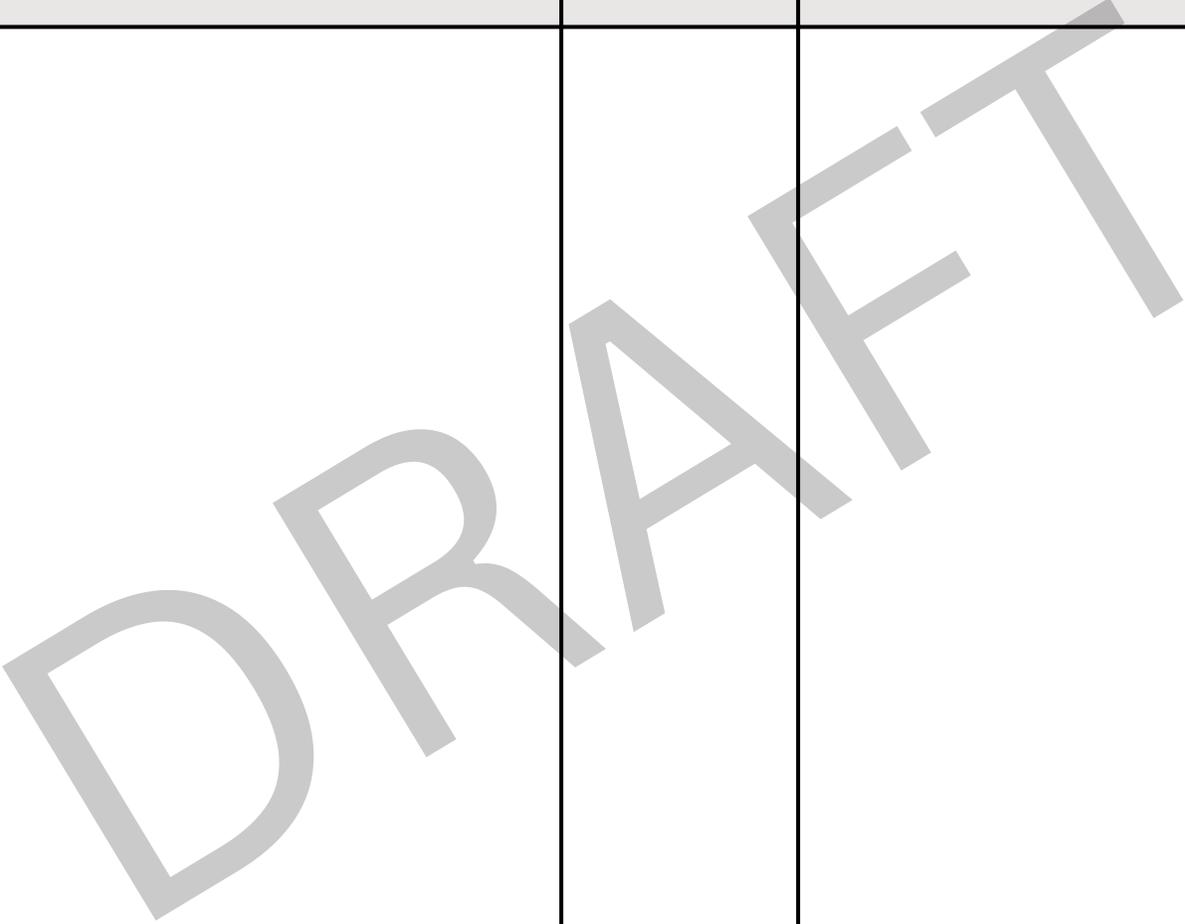
Yes No

MESSAGE ESTABLISHMENT APPLICATION

BUSINESS OWNER QUESTIONS - SECTION 3 (CONTINUED...)

IF "Yes" to any of the above questions in SECTION 3 please provide the information below. You must attach copies of any documentary materials relating to the information.

Please provide the following details. Failure to report this information can be cause for denial of a massage establishment permit. Please use a separate sheet if needed.

<u>Date</u>	<u>Name of Agency/City/State</u>	<u>Case Number</u>	<u>Charges/Circumstances/Disposition</u>
			

MESSAGE ESTABLISHMENTS CODE OF CONDUCT

I HAVE READ AND UNDERSTAND THE PROVISIONS OF THE VISALIA MUNICIPAL CODE CHAPTER 5.68 MESSAGE ESTABLISHMENTS, AND WILL ABIDE FULLY WITH THOSE PROVISIONS, INCLUDING BUT NOT LIMITED TO THOSE LISTED BELOW:

Operational Requirements

No massage establishment shall be kept open for business between the hours of 10:00 P.M. of one day and 8:00 A.M. the following day. A massage begun any time before 10:00 P.M. must terminate at 10:00 P.M.

The hours of operation of the massage establishment shall be displayed in a conspicuous public place in the reception and waiting area.

Patrons and visitors shall be permitted in the massage establishment only during the hours of operation.

During the hours of operation, patrons shall be permitted in massage therapy rooms only if at least one duly authorized certified massage professional is present on the premises of the massage establishment. Patrons shall not be permitted in any employee break room on the premises.

During the hours of operation, visitors shall not be permitted in massage therapy rooms with clients except as follows:

- The parents or guardian of a patron who is a minor child may be present in the massage therapy room with the minor child.
- The minor child of a patron may be present in the massage therapy room with the patron when necessary for the supervision of the child
- The conservator, aid or other caretaker of a patron who is elderly or disabled may be present in the massage therapy room with that elderly or disabled person.

A list of services available and the cost of such services shall be posted in an open and conspicuous public place on the premises. The services shall be described in English and may be described in other languages as necessary. No massage establishment operator shall permit, and no person employed or retained by a massage establishment shall offer to perform any services or request or demand fees other than those posted.

The massage establishment shall keep on the premises a complete and current roster of all owners, operators, and managing employees of the massage establishment and all massage professionals and other persons employed or retained by the massage establishment. The roster shall include the name, residence address, and phone number of each individual. The roster shall be available for inspection by city officials charged with the enforcement of this chapter.

PHYSICAL FACILITY, BUILDING AND FIRE-CODE REQUIREMENTS

Except as otherwise specifically provided in the chapter, the following facility and building code requirements shall be applicable to all massage establishments within the city:

Main entry doors and reception and waiting area are required. One main entry door shall be provided for patron entry to the massage establishment, which shall open to an interior patron reception and waiting area immediately.

All patrons and any persons other than individuals employed or retained by the massage establishment shall be required to enter and exit through the main entry door.

Unless the massage establishment is a sole proprietorship or a home occupation with one or no other employees, the main entry door shall be unlocked at all times during business hours.

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.

All interior doors, including massage therapy rooms or cubicles, but excluding dressing rooms, showers, and toilet rooms, shall be incapable of being locked and shall not be blocked to prevent opening. Draw drapes, curtain enclosures, or accordion-pleated closures in lieu of doors are acceptable on all inner massage therapy rooms or cubicles.

Minimum lighting equivalent to at least one forty-watt light shall be provided in each massage therapy room or cubicle.

Beds, floor mattresses, and waterbeds are not permitted on the premises of the massage establishment, and no massage establishment shall be used for residential or sleeping purposes, which may be shown by circumstantial evidence such as the presence of bedding, pillows, sleeping bags, suitcases, clothing, toiletries or other personal belongings, cooking appliances, utensils or food in excess of a business establishment's normal requirements.

The massage establishment shall comply with all applicable state and local building and fire codes.

MESSAGE ESTABLISHMENT APPLICATION

HEALTH AND SAFETY REQUIREMENTS

The massage establishment shall at all times be equipped with an adequate supply of clean and sanitary towels, coverings and linens. All towels and lines shall be stored in closed clean cabinets.

No alcoholic beverages shall be sold, served, or furnished to any patron; nor shall any alcoholic beverages be kept or possessed on the premises of a massage establishment.

No invasive procedures shall be performed on any patron. Invasive procedures include, but are not limited to:

- Application of electricity that contracts the muscle
- Penetration of the skin by needles
- Abrasion of the skin below the nonliving, epidermal layers
- Removal of skin by means of any razor-edged instrument or other device or tool
- Use of any needle-like instrument for the purpose of extracting skin blemishes
- All other similar procedures

ATTIRE AND PHYSICAL HYGIENE

No person shall dress in:

- Attire that is transparent, see-through, or substantially exposes the person's undergarments
- Swim attire, unless providing a water-based massage modality approved by the CAMTC
- A manner that exposes the person's chest, breasts, buttocks, or genitals
- A manner that constitutes a violation of Section 31 of the California Penal Code- Indecent Exposure

No massage establishment operator, employee, or visitor shall, while on the premises of a massage establishment or while performing any outcall massage service, and while in the presence of any patron, customer, employee or visitor, expose his or her chest, breast buttocks or genitals.

DISPLAY OF PERMIT AND CERTIFICATIONS

The massage establishment permit shall be displayed in an open and conspicuous place on the premises visible from the main entry door and/or reception and waiting area of the massage establishment.

Each person employed or retained by a massage establishment to perform massage in or on the premises or through an outcall massage service shall display on his or her person the valid current photograph bearing identification card issued to that employee by the CAMTC. A copy of each such identification card and the person's original CAMTC certificate shall also be displayed in an open and conspicuous place visible from the main entry door and/or reception and waiting area of the massage establishment.

HOME OCCUPATION AND OUTCALL-ONLY BUSINESS EXEMPTIONS

Where a certified massage establishment is a home occupation, and the operator must comply with the provisions of Visalia Municipal Code Section 17.32.030 (Home Occupation Permits)

MESSAGE ESTABLISHMENT INSPECTIONS

The inspector shall have the right to enter any massage establishment, other than an establishment providing out call only services, during regular business hours, without a search or inspection warrant, to make reasonable inspections to ascertain whether there is compliance with the provisions of this chapter.

The massage establishment operator shall take immediate action to correct each violation noted by the inspector. A reinspection will be conducted to ensure that each violation noted by the inspector has been corrected.

For the purpose of enforcing the requirements of this chapter, all owners and operators of the massage establishment shall be jointly and severally responsible for the conduct of all massage establishment employees, agents, independent contractors, or other representatives while such persons are on the premises of the massage establishment or providing outcall massage services on behalf of the massage establishment.

The City may suspend or revoke the massage permit, and the massage establishment shall immediately cease operation. Additionally, the City may order no other massage establishment shall be permitted to operate on that parcel by any person for a period of not less than five (5) years. If the operator is not also the legal owner of the property, notice of the revocation and five-year prohibition shall be provided the owner of record of the property.

The City may not renew a massage establishment permit until and until all due and unpaid citations issued are paid in full and all outstanding violations have been corrected.

REVOCAION OR SUSPENSION

All massage establishment operators shall be deemed to know and understand the requirements and prohibitions of this chapter. Any massage establishment permit issued may be suspended or revoked when it has been determined that the permittee or any person employed or retained by the massage establishment has violated any provision of VMC 5.68.

APPLICATION FOR MESSAGE ESTABLISHMENT PERMIT

I have read and understand the provision of Visalia Municipal Code Chapter 5.68, Massage Establishments and Massage Therapists and will abide full with those provisions, including but not limited to those listed below:

Please initial each item

_____ CAMTC (California Massage Therapy Council) Certification is required for all individuals who practice massage therapy in the City of Visalia.

_____ Massage therapists must always wear a valid and current CAMTC identification bade while performing massage services.

MESSAGE ESTABLISHMENT APPLICATION

APPLICATION FOR MESSAGE ESTABLISHMENT PERMIT (CONTINUED...)

I have read and understand the provision of Visalia Municipal Code Chapter 5.68, Massage Establishments and Massage Therapists and will abide full with those provisions, including but not limited to those listed below:

Please initial each item

- _____ A current list of all owners, managers, massage therapists and employees (including full names, addresses, phone numbers) shall always be on the premises.
- _____ I must apply for a new permit annually. The permit process can take 60 or more days.
- _____ I must apply for an amended permit whenever the information contained in the original permit application changes, including addition or removal of employees.
- _____ As a massage establishment owner, I am responsible for the conduct of all massage establishment employees, agents and other representatives when such persons are on the premises of the massage establishment or providing outcall massage services on behalf of the establishment.

CERTIFICATION

I hereby certify under penalty of perjury that the information, omission of requested information, or failure to meet the conditions established herein will subject this application to disapproval or subsequent revocation or suspension.

I do hereby authorize the City of Visalia, its agents and employees, to seek information and conduct an investigation into the truth of the statements set forth in this application and my qualifications for the requested Massage Establishment Permit.

BUSINESS OWNER NAME (PRINT)

BUSINESS OWNER SIGNATURE

DATE

BUSINESS OWNER NAME (PRINT)

BUSINESS OWNER SIGNATURE

DATE

BUSINESS OWNER NAME (PRINT)

BUSINESS OWNER SIGNATURE

DATE