



**CITY OF YUBA CITY
PLANNING COMMISSION
STAFF REPORT**

Date: October 26, 2022
To: Chair and Members of the Planning Commission
From: Development Services Department
Presentation by: Doug Libby, Deputy Development Services Director

Subject: Planned Development (PD) 15 and Tentative Subdivision Maps (TSM) 22-06, Chima Ranch Large Lot, TSM 22-07, Chima Ranch Small Lot.

Recommendation:

- A. Conduct a Public Hearing and make the necessary findings to:
- B. Adopt a Resolution recommending City Council adopt an Ordinance approving Planned Development (PD) 15 and;
- C. Adopt a Resolution approving TSM 22-06 and TSM 22-07, large and small lot subdivision maps to divide 14.86 acres into 82 single-family residential lots including a Mitigated Negative Declaration, as detailed in Environmental Assessment (EA) 22-14 dated October 5, 2022, subject to the proposed Conditions of Approval and Mitigation Measures.

Applicant/Owner: Interwest Homes Corporation / Chima Family Trust, et, al.

Project Location: The 14.86-acre project site is located in the southwest portion of the City along the west side of Sanborn Road, immediately west of the intersection of Pebble Beach Drive and Sanborn Road. Assessor's Parcel Numbers (APN) 65-020-009 and 65-020-010

General Plan: Low Density Residential / Low-Medium Density Residential

Zoning: One-Family Residence (R-1) Zone District / Two-Family Residence District (R-2).

Purpose:

Consideration of a Resolution recommending City Council approve Planned Development (PD) 15 and a Resolution to approve Chima Ranch Tentative Subdivision Map (TSM) 22-06 and TSM-22-07, large and small lot.

Project Description:

This project will divide 14.86 acres into 82 single-family residential lots having a residential density of 6.3 residences per gross acre on that portion of the project located north of the extension of Pebble Beach Drive and 5.75 residences per gross acre on that portion of the project located south of the extension of Pebble Beach Drive. Two proposed lots have been designed large enough to accommodate an accessory dwelling unit on each lot and these will be constructed at the time the primary dwelling is established.

A large lot map is proposed reflecting the two villages indicated on the Tentative Subdivision Map and this will allow the applicant the flexibility to record maps independently for these areas for financing and development purposes.

A rezoning to add a Planned Development (PD) designation is included to modify certain development standards in the R-2 District in an effort to increase project densities. These include allowing for reduced minimum lot sizes of 4,400 square feet for corner lots. Additionally, minimum required lot widths, yard setbacks, garage setbacks and minimum required distances between buildings on the same lot are proposed to be reduced in order to accommodate a more compact project design. Additional detail is explained below in the analysis section of this staff report.

Analysis

The 14.86-acre property is level. Existing onsite uses include a walnut orchard, a caretaker manufactured home and a single-family dwelling unit together with existing well(s) and onsite septic and leach field systems.

Table 1: Bordering Uses	
North:	Single-family residences and orchards
South:	Orchards and approved West Sanborn Subdivision, SM 19-02 (95 lots)
East:	Low Density Single-Family Residential
West:	A Single-family residence and orchards within the incorporated limit of Yuba City

This subdivision will be provided full range of City services with stormwater runoff being collected into the City’s drainage system and conveyed to the Gilsizer Slough. This property was previously annexed to the Gilsizer District.

Compatibility with Neighboring Uses:

This project is within a long planned residential area of the City, with existing homes being developed east of the project site. Proposed residential densities are consistent with what was analyzed in both the City’s 2004 Comprehensive General Plan Update and its accompanying Environmental Impact Report (EIR) together with the now rescinded Lincoln East Specific Plan and its accompanying EIR. Accordingly, this project is compatible and consistent with existing and future planned uses. This project is an implementation of those two previous planning processes that were recommended for approval by previous Planning Commissions and adopted by previous City Councils.

Zoning Compliance:

This project is subject to the City's R-1 (Single Family Residential) and R-2 (Two-Family Residence) District development standards or as may be amended by the proposed Planned Development (PD). The proposed PD will modify certain R-2 District development standards in an effort to increase project densities in that portion of the project north of Pebble Beach Drive.

These include:

- Allow reduced minimum lot sizes to 4,400 sq. ft. for corner lots where 4,500 sq. ft. is ordinarily required.
- Allow reduced minimum lot widths of 40 feet for interior lots and 44 feet for corner lots where 50-60-foot widths are ordinarily required.
- Allow increased maximum percent lot coverage of 60 percent for lots having 1-story homes and 40 percent maximum lot coverage for lots having 2-story homes where 40-45 percent thresholds are ordinarily required.
- Allow reduced garage front and street side yard setbacks to 18.5 feet where 20 feet is ordinarily required.
- Provide for reduced rear yard setbacks of 10 feet for lots less than 5,500 sq. ft. in size and 15 feet for lots that are equal to or greater than 5,500 sq. ft. in size where 25 feet is ordinarily required.

Traffic:

Local streets impacted by this project include Sanborn, Pebble Beach, Lincoln and Bogue Roads which currently operate within all safety and City level of service standards. The addition of 82 proposed residential lots, previously planned under the now rescinded Lincoln East Specific Plan, is not expected to adversely change traffic and circulation conditions. The developer will be required to complete a number of roadway improvements consistent with City standards and pay City traffic impact fees. Additionally, the developer will be required to pay a fair-share of costs for the future signalization of the intersections of Sanborn and Lincoln Road as well as the intersection of Sanborn Road and Bogue Road. Estimated daily vehicle trips from the project is approximately 820 at build-out, which can be accommodated by planned roadway improvements of the project and the existing local street system.

Finally, through Transportation/Traffic Mitigation 1, the developer is required to contribute a fair-share to the development of a sheltered bus stop on the west side of Sanborn Road as it nears Bogue Road and on the north side of Bogue Road just west of the intersection with Sanborn Road. This improvement was also required of the West Sanborn Estates Subdivision (SM 19-02) that was approved on November 10, 2021.

Through the Conditions of Approval requiring improvements to Sanborn Road and paying fair-share contributions toward future road improvements at the intersections of Lincoln and Sanborn Road as well as Bogue and Sanborn Road, together helping fund a new public transit bus stop, traffic impacts associated with the project are anticipated to be less than significant.

Environmental Considerations:

An environmental assessment was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) and the Guidelines. This process included the distribution of requests for comment from other responsible or affected agencies and interested organizations. In accordance with CEQA requirements, the Environmental Assessment was advertised in the Appeal Democrat for a 20-day public review period beginning on October 5, 2022 and ending on October 26, 2022. Additionally, individual notices were mailed to all property owners within 350-feet of the project site.

Based upon the attached environmental assessment and the list of identified mitigation measures, staff has determined that there is no evidence in the record that the proposed project will have a significant effect on the environment and recommends adoption of a mitigated negative declaration for this project. The findings of the mitigated negative declaration are that, with the proposed mitigations for Cultural Resources, Geology /Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Noise, Transportation, and Tribal Cultural Resources, the proposed large and small lot maps will not create any significant impacts on the environment.

As a result, staff recommends the Commission adopt the attached Mitigated Negative Declaration and Mitigation Monitoring Program for this project in accordance with the provisions of CEQA.

Recommended Actions:

- A. Following a public hearing, the Planning Commission adopt a Resolution recommending the following actions to the City Council:

Recommended California Environmental Quality Act Findings:

- i. The Planning Commission recommends that the City Council find that an environmental assessment/ initial study was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. The process included the distribution of requests for comments from other responsible or affected agencies and interested organizations. Preparation of the environmental assessment necessitated a thorough review of the proposed project and relevant environmental issues and considered previously prepared environmental and technical studies. While the proposed project could have a potentially significant effect on the environment, based on its independent judgement and analysis the Planning Commission recommends the City Council find that feasible mitigation measures or alternatives have been incorporated into the project in order to avoid the effects to a point where clearly no significant effect on the environment will occur. The project-specific mitigation measures included in the project to avoid potentially significant effects are set forth in the attached Initial Study/Mitigated Negative Declaration and accompanying Mitigation Monitoring and Reporting Program. With the project specific mitigations imposed, there is no substantial evidence in the record that this project may have significant direct, indirect, or cumulative effects on the environment.
- ii. Adoption of the MND and Mitigation Monitoring and Reporting Program. Based on the foregoing, the Planning Commission recommends the City Council adopt the Mitigated

Negative Declaration prepared for the project, including the associated Mitigation Monitoring and Reporting Program, as the project will not result in any significant, adverse environmental impacts with the mitigations proposed. The Yuba City Development Services Department is located at 1201 Civic Center Boulevard, Yuba City, CA 95993, and is recommended to be designated as the custodian of the documents and other materials that constitute the record of the proceedings upon which the decision is based. The Planning Commission further recommends the City Council authorize the Director, or designee, to execute and file with the Sutter County Clerk, as appropriate, a Notice of Determination for approval of the project that complies with the CEQA Guidelines.

Planned Development Finding:

Yuba City Municipal Code Section 8-5.2706 requires that the City make the following findings in order to approve a Planned Development (the required findings are in italics).

1. *The proposal is consistent with the General Plan.*

Evidence. This project is consistent with the General Plan because the proposed residential density of 6.30 dwelling units per acre in that portion of the project designated Low-Medium Density (MD), located north of the extension of Pebble Beach Drive, is within the 6-14 dwelling units per acre density range specified by the General Plan.

2. *The proposal is consistent with the planned surrounding land uses.*

Evidence. The proposed lot configurations and layout will integrate into the existing street network and surrounding land uses. The proposed map will orient lots toward the existing neighborhood to the east and will construct pedestrian facilities that will serve the neighborhood and facilitate a walkable community.

3. *There are or will be adequate public facilities available to properly serve the development, including streets to adequately handle the anticipated traffic.*

Evidence. The site is level and will be served by the full range of City services, or in the case of stormwater drainage, stormwater runoff will be collected by the City's stormwater system and conveyed to the Gilsizer County Drainage District where stormwater will be transported to the Sutter By-Pass. The site will accommodate the proposed density with a circulation pattern that is suitable for the existing street network and surrounding uses and will construct public street improvements to City standards. The environmental document prepared for the project did not find any inadequacies of the property that would provide concerns for the development of the property.

4. *The quality of the development is as good or better than would be accomplished through traditional zoning and design standards.*

Evidence. As discussed in item one above, this project is consistent with the City's General Plan goals and policies including the established density ranges for LD and MD designated land. The project is conditioned to meet all City development and improvement standards including water, wastewater, stormwater drainage systems, street cross-sections, streetscape landscaping, and park facilities or applicable in-lieu fees. The proposed project will be subject to compliance with R-1 and R-2 development standards or as may be

amended by the proposed PD.

Tentative Subdivision Map Findings:

Yuba City Municipal Code Section 8-2.609, and the California Subdivision Map Act Section 66474 require that the City deny the subdivision map if it makes any of the following findings (the required findings are in italics).

1. The proposed tentative subdivision map is not consistent with the applicable general plan and specific plan:

Evidence. The proposed subdivision of 82 single-family residential lots is consistent with the land use originally adopted as part of the Lincoln East Specific Plan (LESP) but that plan was later vacated; however, the land use remained in effect.

The proposed project is consistent with the General Plan that provides for a density range of 2-8 dwellings per acre for the Low-Density (LD) Residential designation portion of the project site located south of the extension of Pebble Beach Drive. Additionally, the proposed project is consistent with the General Plan that provides for 6-14 units per acre for the Low-Medium (MD) Density designation of that portion of the project site located north of the proposed extension of Pebble Beach Drive.

The project's proposed overall density of 6.04 dwelling units per acre is within the established density range. The proposed lot configurations and layout will integrate into the existing street network and surrounding land uses. The proposed map will orient lots toward the existing neighborhood to the east and will construct pedestrian facilities that will serve the neighborhood and facilitate a walkable community. LESP consistency is not applicable for the proposed subdivision because this plan was vacated by action of the City Council.

2. The design and improvement of the proposed subdivision is not consistent with applicable general and specific plans or adopted City standards:

Evidence. As discussed in item one above, this project is consistent with the City's General Plan goals and policies including the established density ranges for LD and MD designated land. The project is conditioned to meet all City development and improvement standards including water, wastewater, stormwater drainage systems, street cross-sections, streetscape landscaping, and park facilities or applicable in-lieu fees. The proposed project will be subject to compliance with R-1 and R-2 development standards or as may be amended by the proposed PD.

3. That the site is not physically suited for the density of development:

Evidence. The site is level and will be served by the full range of City services, or in the case of stormwater drainage, stormwater runoff will be collected by the City's stormwater system and conveyed to the Gilsizer County Drainage District where stormwater will be transported to the Sutter By-Pass. The site will accommodate the proposed density with a circulation pattern that is suitable for the existing street network and surrounding uses and will construct public street improvements to City standards. The environmental document prepared for the project did not find any inadequacies of the property that would provide concerns for the

development of the property.

4. *That the site is not physically suited for the type of development.*

Evidence. The area where this project is located is designated by the General Plan and Zoning Code for R-1 and R-2 uses. As previously discussed, all City services will be brought to the property that are adequately sized to serve the proposed residential use of the property. There are no known environmental hazards associated with the project site that would render the site unsuitable for residential development.

5. *That the design of the subdivision or likely improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat:*

Evidence. Based on the mitigated negative declaration prepared for this project, the project will not create any significant environmental impacts, including adverse impacts on fish and wildlife species.

6. *That the design of the subdivision map or the type of improvements is likely to cause serious public health problems:*

Evidence. Each new lot will connect to City water, wastewater and the City's storm drainage system that will convey stormwater to the Gilsizer Slough which is managed by the Gilsizer County Drainage District.

7. *None of the findings in Section 6-9.603 of the Municipal Code is satisfied:*

Evidence: This project complies with this finding as the Sutter Butte Flood Control Agency (SBFCA) is the "Local Flood Management Agency" for the Sutter-Butte Basin and as such, has completed improvements to provide an urban level of flood protection in an urban and urbanizing area as required by Municipal Code Section 6-9.602 (a).

8. *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.*

Evidence. There are no known existing easements that will be adversely affected by this subdivision. Based on the information provided, none of the required findings that would require denial of the subdivision map can be made. Therefore, this tentative subdivision map may be approved.

- B.** Adopt a Resolution recommending City Council adopt an Ordinance approving Planned Development (PD) 15; and
- C.** Adopt a Resolution approving TSM 22-06 and TSM 22-07, large and small lot subdivision maps, to divide 14.86 acres into 82 single-family residential lots including a Mitigated Negative Declaration, as detailed in Environmental Assessment (EA) 22-14 dated October 5, 2022, subject to the proposed Conditions of Approval and Mitigation Measures.

Attachments:

1. PC 22-12: Resolution Recommending Approval of Planned Development 15
Exhibit A: Planned Development 15 Development Criteria
2. PC 22-13: Resolution to Approve TSM 22-06 and TSM 22-07
Exhibit A: Tentative Subdivision Map TSM 22-06 and TSM 22-07
Exhibit B: Conditions of Approval for TSM 22-06, Large Lot
Exhibit C: Conditions of Approval and Mitigation Measures for TSM 22-07, Small Lot
3. Location Map
4. Environmental Assessment 22-14 and Mitigation Monitoring and Reporting Program

ATTACHMENT 1

PLANNING COMMISSION RESOLUTION NO. PC 22-12

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF YUBA CITY RECOMMENDING THE CITY COUNCIL OF THE CITY OF YUBA CITY ADOPT AN ORDINANCE APPROVING A MITIGATED NEGATIVE DECLARATION AND PLANNED DEVELOPMENT (PD) NO. 15 CHIMA RANCH SUBDIVISION (TSM 22-06 AND TSM 22-07) LOCATED IN THE SOUTHWEST PORTION OF THE CITY ALONG THE WEST SIDE OF SANBORN ROAD AND IMMEDIATELY WEST OF THE INTERSECTION OF PEBBLE BEACH DRIVE AND SANBORN ROAD; ASSESSOR'S PARCELS 65-020-009 AND 65-020-010

WHEREAS, Interwest Homes Corporation and Chima Family Trust have filed applications TSM 22-06, TSM 22-07, Planned Development (PD) 15 to divide 14.86 acres into 82 single-family residential lots and to develop the property at an overall project density of 6.04 dwelling units per acre; and

WHEREAS, Planned Development (PD) No. 15 will modify certain development standards in the R-2 District in an effort to increase project densities. Proposed development standard modifications include allowing for reduced minimum lot sizes of 4,400 square feet for corner lots, reducing minimum required lot widths, yard setbacks, garage setbacks and minimum required distances between buildings on the same lot. The purpose of these modifications is to accommodate a more compact project design as further shown in **Exhibit A**; and

WHEREAS, pursuant to the authority and criteria contained in the California Environmental Quality Act of 1970 ("CEQA"), the City, as the Lead Agency, has analyzed the proposed Project and has prepared an Initial Study proposing a Mitigated Negative Declaration (EA 22-14) for the Project; and

WHEREAS, on October 26, 2022, the Planning Commission concurrently conducted a duly noticed public hearing on applications TSM 22-06, TSM 22-07 and PD No. 15, at which time it received input from City Staff, the applicant; public comment portion was opened, and public testimony and evidence, both written and oral, was considered by the Planning Commission, after which public testimony was closed; and

WHEREAS, the Planning Commission has reviewed all associated documents prepared for the Project, including that related to applications TSM 22-06, TSM 22-07 and PD No. 15, and all of the evidence received by the Planning Commission; and

WHEREAS, after deliberation and consideration of all relevant items, the Planning Commission recommends the City Council of the City of Yuba City adopt an Ordinance approving Planned Development No. 15.

NOW, THEREFORE, BE IT RESOLVED the Planning Commission of the City of Yuba City as follows:

1. Recitals. The Planning Commission hereby specifically finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.
2. CEQA Findings: The Planning Commission recommends that the City Council find that an environmental assessment/ initial study was prepared for this project in accordance with the

requirements of the California Environmental Quality Act (CEQA) Guidelines. The process included the distribution of requests for comments from other responsible or affected agencies and interested organizations. Preparation of the environmental assessment necessitated a thorough review of the proposed project and relevant environmental issues and considered previously prepared environmental and technical studies. While the proposed project could have a potentially significant effect on the environment, based on its independent judgement and analysis the Planning Commission recommends the City Council find that feasible mitigation measures or alternatives have been incorporated into the project in order to avoid the effects to a point where clearly no significant effect on the environment will occur. The project-specific mitigation measures included in the project to avoid potentially significant effects are set forth in the attached Initial Study/Mitigated Negative Declaration and accompanying Mitigation Monitoring and Reporting Program. With the project specific mitigations imposed, there is no substantial evidence in the record that this project may have significant direct, indirect, or cumulative effects on the environment.

Adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. Based on the foregoing, the Planning Commission recommends the City Council adopt the Mitigated Negative Declaration prepared for the project, including the associated Mitigation Monitoring and Reporting Program, as the project will not result in any significant, adverse environmental impacts with the mitigations proposed. The Yuba City Development Services Department is located at 1201 Civic Center Boulevard, Yuba City, CA 95993, and is recommended to be designated as the custodian of the documents and other materials that constitute the record of the proceedings upon which the decision is based. The Planning Commission further recommends the City Council authorize the Director, or designee, to execute and file with the Sutter County Clerk, as appropriate, a Notice of Determination for approval of the project that complies with the CEQA Guidelines.

Planned Development Finding: Yuba City Municipal Code Section 8-5.2706 requires that the City make the following findings in order to approve a Planned Development (the required findings are in italics).

i. The proposal is consistent with the General Plan.

Evidence. This project is consistent with the General Plan because the proposed residential density of 6.30 dwelling units per acre in that portion of the project designated Low-Medium Density (MD), located north of the extension of Pebble Beach Drive, is within the 6-14 dwelling units per acre density range specified by the General Plan.

ii. The proposal is consistent with the planned surrounding land uses.

Evidence. The proposed lot configurations and layout will integrate into the existing street network and surrounding land uses. The proposed map will orient lots toward the existing neighborhood to the east and will construct pedestrian facilities that will serve the neighborhood and facilitate a walkable community.

iii. There are or will be adequate public facilities available to properly serve the development, including streets to adequately handle the anticipated traffic.

Evidence. The site is level and will be served by the full range of City services, or in the case of stormwater drainage, stormwater runoff will be collected by the City's stormwater system and conveyed to the Gilsizer County Drainage District where stormwater will be transported to the Sutter By-Pass. The site will accommodate the proposed density with a circulation

pattern that is suitable for the existing street network and surrounding uses and will construct public street improvements to City standards. The environmental document prepared for the project did not find any inadequacies of the property that would provide concerns for the development of the property.

- iv. *The quality of the development is as good or better than would be accomplished through traditional zoning and design standards.*

Evidence. As discussed in item one above, this project is consistent with the City's General Plan goals and policies including the established density ranges for LD and MD designated land. The project is conditioned to meet all City development and improvement standards including water, wastewater, stormwater drainage systems, street cross-sections, streetscape landscaping, and park facilities or applicable in-lieu fees. The proposed project will be subject to compliance with R-1 and R-2 development standards or as may be amended by the proposed PD.

3. Effective Date of Resolution. This Resolution shall become effective immediately.

The foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Yuba City at a regular meeting thereof held on October 26, 2022 by the following vote:

Ayes:

Noes:

Absent:

Recused:

By order of the Planning Commission of the City of Yuba City.

Michele Blake, Planning Commission Chair

ATTEST:

Benjamin Moody, Secretary to the Planning Commission

Attachments:

Exhibit A: Planned Development 15 Development Criteria

EXHIBIT A

The following criterion of development is proposed for Chima Ranch located on Sanborn Road north of Pebble Beach Road. We used the development criteria in the BSMP Low Density Residential Standard as shown on Table A-1 except for a few minor items. The Development Standards for Chima Ranch are as follows.:

Development Standards.

Maximum Density (R-1):	General Plan Designation (8 units per acre)
Minimum Density (R-1):	General Plan Designation (2 dwelling per acre)
Maximum Density (R-2):	General Plan Designation (14 units per acre)
Minimum Density (R-2):	General Plan Designation (6 dwelling per acre)
Minimum Lot Size:	For lots less than 5,500 square feet lots shall be 4,400 square feet for corner; 3,500 square feet for interior lots, cul-de-sac, and knuckle lots. For lots equal to or greater than 5,500 square feet lots shall be 5,500 square feet for corner; 5,000 square feet for interior lots, cul-de-sac, and knuckle lots.
Minimum Lot Width:	For lots less than 5,500 square feet lots shall be 40 feet for interior lots and 44 feet for corner lots. For lots equal to or greater than 5,500 square feet lots shall be 50 feet for interior lots and 55 feet for corner lots. (*Lot width measured at the front property line except for lots on cul-de-sacs and knuckles where lot width is measured at the front setback)
Minimum Lot Depth:	For lots less than 5,500 square feet lots shall be 80 feet. For lots equal to or greater than 5,500 square feet lots shall be 90 feet. (*Lot width measured at the front property line except for lots on cul-de-sacs and knuckles where lot width is measured at the front setback). These refer to average minimum depth.
Maximum Percentage of Lot Coverage:	For lots less than 5,500 square feet lots shall be 40% for 2-story and 60% for 1-story. For lots equal to or greater than 5,500 square feet lots shall be 40% for 2-story and 45% for 1-story. (*Lot width measured at the front property line except for lots on cul-de-sacs and knuckles where lot width is measured at the front setback).
Maximum Building Height:	2 stories not to exceed 35 feet, except as provided in Article 56 of the Yuba City Zoning Regulations.
Minimum Yards:	Front - 15 feet to back of sidewalk, except garages shall be 18.5 feet. Side loading garages can be 10 feet as long as the length of the driveway exceeds 18.5 from the back of sidewalk. Street Side – 10 feet to back of sidewalk, except garage entrances shall be 18.5 feet. Interior Side – 5 feet, except fire place and media protrusions shall not less than 3 feet. Rear – For lots less than 5,500 square feet lots shall be 10 feet. For lots equal to or greater than 5,500 square feet lots shall be 15 feet.
Distance Between Buildings on Same Lot:	For lots less than 5,500 square feet lots shall be 3.5 feet for single story and 5.0 feet for two-story. For lots equal to or greater than 5,500 square feet lots shall be 10.0 feet for single story and 10.0 feet for two-story.
Exterior Lighting	As provided in Article 58.

Fences, Walls, Hedges, and Intersection Visibility	As provided in Article 59.
Off-street Parking and Loading	As provided in Article 61.
Public Improvements	As provided in Article 62.
Signs:	As provided in Article 63.
Trash Enclosures	As provided in Article 64.

If item is not listed or modified, the criteria shall meet or exceed the Bogue Stewart Master Plan Development Standards and Guidelines for Low Density Residential Development Standards.

ATTACHMENT 2

PLANNING COMMISSION RESOLUTION NO. PC 22-13

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF YUBA CITY APPROVING TENTATIVE SUBDIVISION MAP (TSM) 22-06 and 22-07, CHIMA RANCH LARGE AND SMALL LOT MAPS, SUBJECT TO THE CONDITIONS OF APPROVAL AND MITIGATION MEASURES, CREATING 82 SINGLE-FAMILY LOTS ON 14.86-ACRES LOCATED IN THE SOUTHWEST PORTION OF THE CITY ALONG THE WEST SIDE OF SANBORN ROAD IMMEDIATELY WEST OF THE INTERSECTION OF PEBBLE BEACH DRIVE AND SANBORN ROAD, ASSESSOR'S PARCELS 65-020-009 AND 65-020-010; AND ADOPTING THE MITIGATED NEGATIVE DECLARATION PREPARED AS DETAILED IN ENVIRONMENTAL ASSESSMENT 22-14.

WHEREAS, the City received Large and Small Tentative Subdivision Map applications TSM 22-06 and 22-07 for this property in 2022 to subdivide the 14.86 acres into 82 single-family residential lots.

WHEREAS, all lots created will be provided a full range City services with stormwater being collected into the City's drainage system and transported to the Gilsizer Slough which is overseen by the Gilsizer County Drainage District; and

WHEREAS, the Planning Commission reviewed related Environmental Assessment 22-14 considering a Mitigated Negative Declaration (MND) prepared for the project, which provides mitigations that reduce potentially significant impacts to a less than significant level; and

WHEREAS, a review of the General Plan and Zoning Regulations determined that the proposed subdivision are consistent with the General Plan and Zoning Regulations with the approval of Planned Development No. 15; and

WHEREAS, the City on October 5, 2022, published a legal notice and a public hearing notice was mailed to each property owner within at least 300 feet of the project site in compliance with State law concerning the Planning Commission's consideration on October 26, 2022; and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 26, 2022, and considered all of the project and environmental information presented by staff, public testimony and all of the background information.

NOW, THEREFORE, BE IT RESOLVED the Planning Commission of the City of Yuba City resolves and orders as follows:

Environmental findings: The Planning Commission recommends that the City Council find that an environmental assessment/ initial study was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. The process included the distribution of requests for comments from other responsible or affected agencies and interested organizations. Preparation of the environmental assessment necessitated a thorough review of the proposed project and relevant environmental issues and considered previously prepared environmental and technical studies. While the proposed project could have a potentially significant effect on the environment, based on its independent judgement and analysis the Planning Commission recommends the City Council find that feasible mitigation measures or alternatives have been incorporated into the project in order to avoid the effects to a point where clearly no significant effect on the environment will occur.

The project-specific mitigation measures included in the project to avoid potentially significant effects are set forth in the attached Initial Study/Mitigated Negative Declaration and accompanying Mitigation Monitoring and Reporting Program. With the project specific mitigations imposed, there is no substantial evidence in the record that this project may have significant direct, indirect, or cumulative effects on the environment.

Adoption of the MND and Mitigation Monitoring and Reporting Program. Based on the foregoing, the Planning Commission recommends the City Council adopt the Mitigated Negative Declaration prepared for the project, including the associated Mitigation Monitoring and Reporting Program, as the project will not result in any significant, adverse environmental impacts with the mitigations proposed. The Yuba City Development Services Department is located at 1201 Civic Center Boulevard, Yuba City, CA 95993, and is recommended to be designated as the custodian of the documents and other materials that constitute the record of the proceedings upon which the decision is based. The Planning Commission further recommends the City Council authorize the Director, or designee, to execute and file with the Sutter County Clerk, as appropriate, a Notice of Determination for approval of the project that complies with the CEQA Guidelines.

Subdivision Findings:

None of the findings required by Yuba City Municipal Code Section 8-2.609, and the California Subdivision Map Act Section 66474 that require the City to deny approval of a tentative map apply to this project (the required findings are in italics).

1. The proposed tentative subdivision map is not consistent with the applicable general plan and specific plan:

Evidence. The proposed subdivision of 82 single-family residential lots is consistent with the land use originally adopted as part of the Lincoln East Specific Plan (LESP) but that plan was later vacated; however, the land use remained in effect.

The proposed project is consistent with the General Plan that provides for a density range of 2-8 dwellings per acre for the Low-Density (LD) Residential designation portion of the project site located south of the extension of Pebble Beach Drive. Additionally, the proposed project is consistent with the General Plan that provides for 6-14 units per acre for the Low-Medium (MD) Density designation of that portion of the project site located north of the proposed extension of Pebble Beach Drive.

The project's proposed overall density of 6.04 dwelling units per acre is within the established density range. The proposed lot configurations and layout will integrate into the existing street network and surrounding land uses. The proposed map will orient lots toward the existing neighborhood to the east and will construct pedestrian facilities that will serve the neighborhood and facilitate a walkable community. LESP consistency is not applicable for the proposed subdivision because this plan was vacated by action of the City Council.

2. The design and improvement of the proposed subdivision is not consistent with applicable general and specific plans or adopted City standards:

Evidence. As discussed in item one above, this project is consistent with the City's General Plan goals and policies including the established density ranges for LD and MD

designated land. The project is conditioned to meet all City development and improvement standards including water, wastewater, stormwater drainage systems, street cross-sections, streetscape landscaping, and park facilities or applicable in-lieu fees. The proposed project will be subject to compliance with R-1 and R-2 development standards or as may be amended by the proposed PD.

3. *That the site is not physically suited for the density of development:*

Evidence. The site is level and will be served by the full range of City services, or in the case of stormwater drainage, stormwater runoff will be collected by the City's stormwater system and conveyed to the Gilsizer County Drainage District where stormwater will be transported to the Sutter By-Pass. The site will accommodate the proposed density with a circulation pattern that is suitable for the existing street network and surrounding uses and will construct public street improvements to City standards. The environmental document prepared for the project did not find any inadequacies of the property that would provide concerns for the development of the property.

4. *That the site is not physically suited for the type of development.*

Evidence. The area where this project is located is designated by the General Plan and Zoning Code for R-1 and R-2 uses. As previously discussed, all City services will be brought to the property that are adequate adequately sized to serve the proposed residential use of the property. There are no known environmental hazards associated with the project site that would render the site unsuitable for residential development.

5. *That the design of the subdivision or likely improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat:*

Evidence. Based on the mitigated negative declaration prepared for this project, the project will not create any significant environmental impacts, including adverse impacts on fish and wildlife species.

6. *That the design of the subdivision map or the type of improvements is likely to cause serious public health problems:*

Evidence. Each new lot will connect to City water, wastewater and the City's storm drainage system that will convey stormwater to the Gilsizer Slough which is managed by the Gilsizer County Drainage District.

7. *None of the findings in Section 6-9.603 of the Municipal Code is satisfied.*

Evidence: This project complies with this finding as the Sutter Butte Flood Control Agency (SBFCA) is the "Local Flood Management Agency" for the Sutter-Butte Basin and as such, has completed improvements to provide an urban level of flood protection in an urban and urbanizing area as required by Municipal Code Section 6-9.602 (a).

8. *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.*

Evidence. There are no known existing easements that will be adversely affected by this subdivision. Based on the information provided, none of the required findings that would require denial of the subdivision map can be made. Therefore, this tentative subdivision map may be approved.

AND, BE IT FURTHER RESOLVED, that the Planning Commission, based on Environmental Assessment 22-14 and mitigation measures specified in the Mitigation Monitoring and Reporting Program, determines the project will not have a significant impact on the environment and adopts a Mitigated Negative Declaration for the project as well as the associated Mitigation Monitoring Program, and approves Large and Small Lot Tentative Subdivision Map 22-06 and 22-07, Chima Ranch, as shown in **Exhibit A**, subject to the Conditions of Approval and Mitigation Measures as provided in **Exhibit B**.

The foregoing resolution was introduced at the regular meeting of the Planning Commission held on October 26, 2022, by Commissioner _____ who moved its adoption, which motion was seconded by Commissioner _____ and carried by the following vote:

Ayes:

Noes:

Absent:

Recused:

By order of the Planning Commission of the City of Yuba City.

Michele Blake, Planning Commission Chair

ATTEST:

Benjamin Moody, Secretary to the Planning Commission

Attachments:

Exhibit A: Tentative Subdivision Map TSM 22-06 and TSM 22-07

Exhibit B: Conditions of Approval for TSM 22-06, Large Lot

Exhibit C: Conditions of Approval and Mitigation Measures for TSM 22-07, Small Lot

EXHIBIT A

TENTATIVE SUBDIVISION MAP CHIMA RANCH (SM 22-06 LARGE AND SM 22-07 SMALL)

YUBA CITY, CALIFORNIA
JULY 22, 2022 REVISED SEPTEMBER 12, 2022

PROJECT NOTES

OWNER
CHIMA FAMILY TRUST
KARNAIL SINGH CHIMA LP
1749 SANBORN ROAD
YUBA CITY, CA 95991
CONTACT: PAUL CHIMA
PHONE: (530) 682-1507

APPLICANT
INTERWEST HOMES CORPORATION
950 THARP ROAD, SUITE 1402
YUBA CITY, CA 95993
CONTACT: RON SCOTT
PHONE: (530) 671-4600

ENGINEER/SURVEYOR
MHM INCORPORATED
1204 E STREET, P.O. BOX B
MARYSVILLE, CA 95901
CONTACT: SEAN MINARD, P.E., P.L.S.
PHONE: (530) 742-6485

ASSESSOR'S PARCEL NO.
APN 065-020-009 (5.0 AC)
APN 065-020-010 (10.0 AC)

AREA OF TENTATIVE MAP
14.86 GROSS ACRE

EXISTING USE
ORCHARD AND SINGLE FAMILY HOUSE

EXISTING GENERAL PLAN DESIGNATION
LOW-MEDIUM DENSITY RESIDENTIAL
LOW DENSITY RESIDENTIAL

PROPOSED GENERAL PLAN DESIGNATION
LOW-MEDIUM DENSITY RESIDENTIAL
LOW DENSITY RESIDENTIAL

EXISTING ZONING
R-1 AND R-2

PROPOSED ZONING
R-1 AND R-2 (NO CHANGE)

LEVEE PROTECTION
LEVEE DISTRICT NO. 1 OF SUTTER COUNTY

ELEMENTARY SCHOOL DISTRICT
YUBA CITY UNIFIED SCHOOL DISTRICT

HIGH SCHOOL DISTRICT
YUBA CITY UNIFIED SCHOOL DISTRICT

IRRIGATION DISTRICT
NONE - INDIVIDUAL WATER WELLS

FIRE PROTECTION
SERVICE AREA G - CITY OF YUBA CITY
FIRE DEPARTMENT

LAW ENFORCEMENT
SHORT TERM - SUTTER CO. SHERIFF
LONG TERM - YUBA CITY POLICE

SANITARY SEWER
CITY OF YUBA CITY PUBLIC WORKS

DOMESTIC WATER
CITY OF YUBA CITY PUBLIC WORKS

STORM DRAINAGE
CITY OF YUBA CITY PUBLIC WORKS
AND GILSIZER DRAINAGE DISTRICT

ELECTRICITY
PACIFIC GAS AND ELECTRIC

NATURAL GAS (OPTIONAL)
PACIFIC GAS AND ELECTRIC

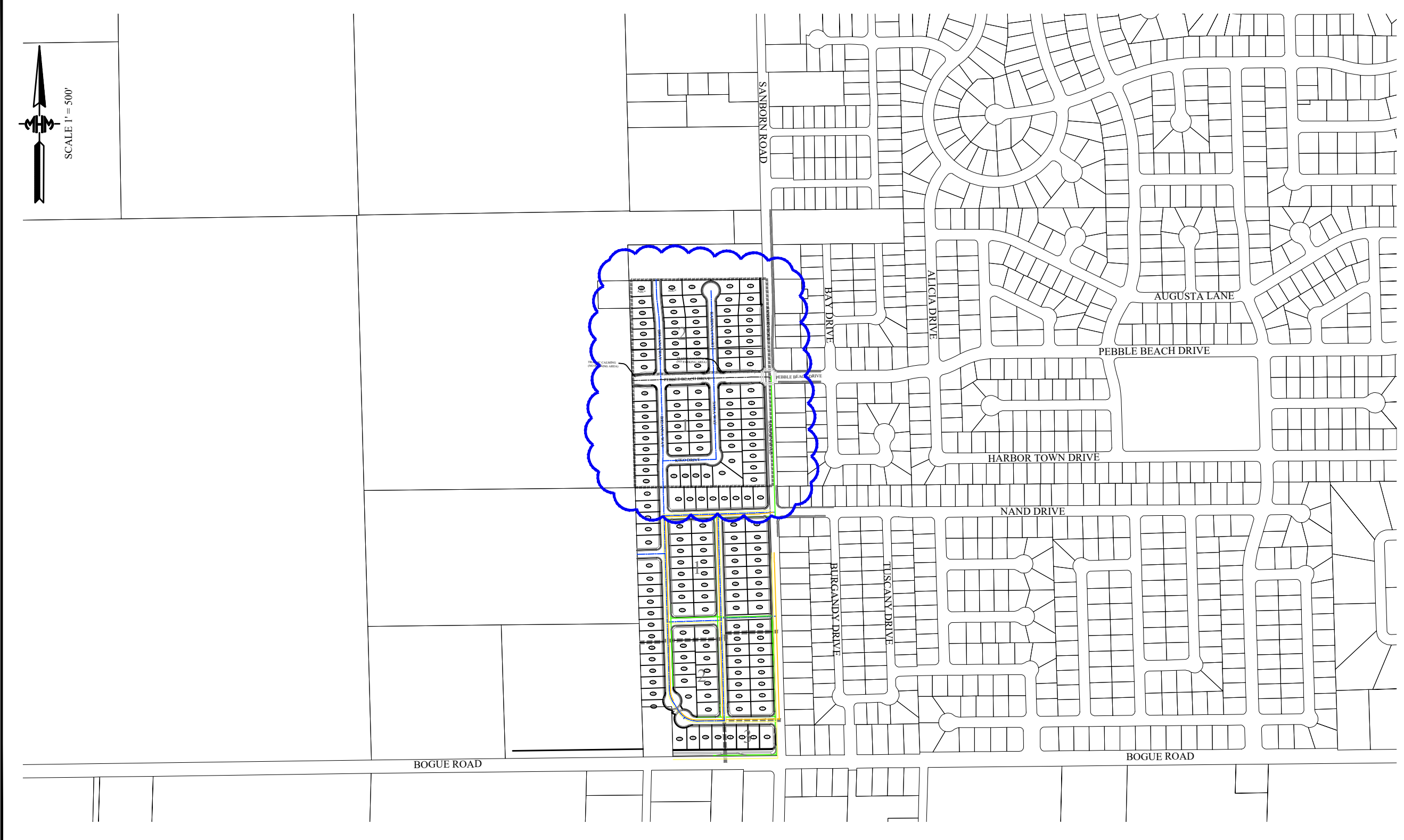
COMMUNICATION
AT&T AND COMCAST

CABLE (OPTIONAL)
COMCAST

GENERAL NOTES:

- SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 (A) OF THE SUBDIVISION MAP ACT. THIS PROJECT COULD BE 1 TO 3 PHASES.
- A 12.0 FOOT PUBLIC UTILITY EASEMENT SHALL BE LOCATED PROVIDED ON ALL STREETS WITH 10 FEET BEHIND SIDEWALK AND 2.0 FEET LOCATED UNDER SIDEWALK. ADJACENT TO CUL-DE-SAC BULBS THE PUBLIC UTILITY EASEMENT SHALL BE 10 FEET BEHIND SIDEWALK UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY, ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACREAGE, AND YIELDS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- THIS IS AN APPLICATION FOR A TENTATIVE SUBDIVISION MAP AND PLANNED UNIT DEVELOPMENT (PUD).
- VILLAGE NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING WILL BE ORDERLY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE. TWO POTENTIAL PHASES ARE SHOWN BUT DEVELOPER RESERVES RIGHT TO RECORD WITH MORE OR LESS.
- ALL EXISTING STRUCTURES, SEPTIC TANKS, AND WELLS TO BE REMOVED OR DESTROYED PRIOR TO CONSTRUCTION.
- STREET TREES SHALL BE PLANTED PURSUANT TO CITY OF YUBA CITY STANDARDS. ADDITIONAL DETAIL SHALL BE PROVIDED ON THE IMPROVEMENT PLANS.
- OWNERS, APPLICANT, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT. MHM INC, SEAN MINARD, IS THE ENGINEER AND SURVEYOR OF RECORD FOR THE TENTATIVE MAP.

LOCATION MAP



LAND USE SUMMARY

LOT SUMMARY*			
VILLAGE NO. 1 =	42 LOTS,	7.30 AC	5.75 DU/AC
VILLAGE NO. 2 =	40 LOTS, 2 ADU**	6.67 AC	6.30 DU/AC
SUBTOTAL =		82 LOTS, 2 ADU	13.91 AC
		(RESIDENTIAL)	6.04 DU/AC
PEBBLE BEACH DRIVE			0.95 AC
SUBTOTAL =			0.95 AC
(ROADWAY)			
TOTAL =		14.86 AC	

* VILLAGE NO. 1 IS LOCATED IN THE LOW DENSITY RESIDENTIAL AND VILLAGE NO. 2 IS LOCATED IN LOW-MEDIUM DENSITY RESIDENTIAL. THIS PROJECT IS A PLANNED UNIT DEVELOPMENT.
** VILLAGE NO. 2 LOT 25 AND 40 SHALL INCLUDE AN ADDITIONAL DWELLING UNIT (ADU). WE RESERVE RIGHT TO DO MORE ADU.
*** DENSITIES EXCLUDE PEBBLE BEACH DRIVE.

LEGAL DESCRIPTION (EXISTING PARCELS):

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SUTTER, CITY OF YUBA CITY, DESCRIBED AS FOLLOWS:

PARCEL ONE: (APN: 065-020-010)
LOT 3 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE SE-1/4 OF SECTION 32, TOWNSHIP 15 NORTH, RANGE 3 E., M.D.M. IN SUTTER CO., CAL., AS SUBDIVIDED INTO LOTS FOR JAMES LITTLEJOHN" FILED IN THE OFFICE OF THE COUNTY RECORDER OF SUTTER COUNTY, CALIFORNIA, ON SEPTEMBER 4, 1906 IN BOOK 1 OF SURVEYS, PAGE 40.

PARCEL TWO: (APN: 065-020-009)
THE SOUTH 1/2 ACRES OF LOT 2 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE SE-1/4 OF SECTION 32, TOWNSHIP 15 NORTH, RANGE 3 E., M. D. M., IN SUTTER CO., CAL., AS SUBDIVIDED INTO LOTS FOR JAMES LITTLEJOHN" FILED IN THE OFFICE OF THE COUNTY RECORDER OF SUTTER COUNTY, CALIFORNIA, ON SEPTEMBER 4, 1906, IN BOOK 1 OF SURVEYS, PAGE 40.

SURVEYORS STATEMENT:

I HEREBY STATE THAT ALL EASEMENTS OF RECORD ARE SHOWN AND LABELED PER PRELIMINARY TITLE REPORT BY OLD REPUBLIC TITLE COMPANY ORDER NUMBER 4211019682-JS DATED JUNE 24, 2022.

SEAN MINARD, P.E. 52593, P.L.S. 8397

CITY OF YUBA CITY APPROVAL:
THE CITY OF YUBA CITY PLANNING COMMISSION HAS CONSIDERED AND APPROVED RESOLUTION 22-0XX APPROVING TENTATIVE SUBDIVISION MAP NO. 2022-0XX (SMALL LOT) AND 2022-0XX (LARGE LOT) DURING THE PLANNING COMMISSION MEETING ON OCTOBER 26, 2022.

CITY OF YUBA CITY DATE:

TRAFFIC CALMING
(NO PARKING AREA)

R&S FAMILY
065-020-005

BAINS
065-020-002

RODRIGUEZ
065-020-007

SULLIVAN
056-030-063

HAUGEN
056-030-062

PEGANY
056-030-061

SINGH
056-030-060

SINGH
056-030-059

TAYLOR
056-050-001

MINTON
056-050-002

PEBBLE BEACH DRIVE

PACK
056-030-037

BURNARD
056-030-036

RAM
056-030-035

KAHLON
056-030-049

BUMANGLAG
056-030-048

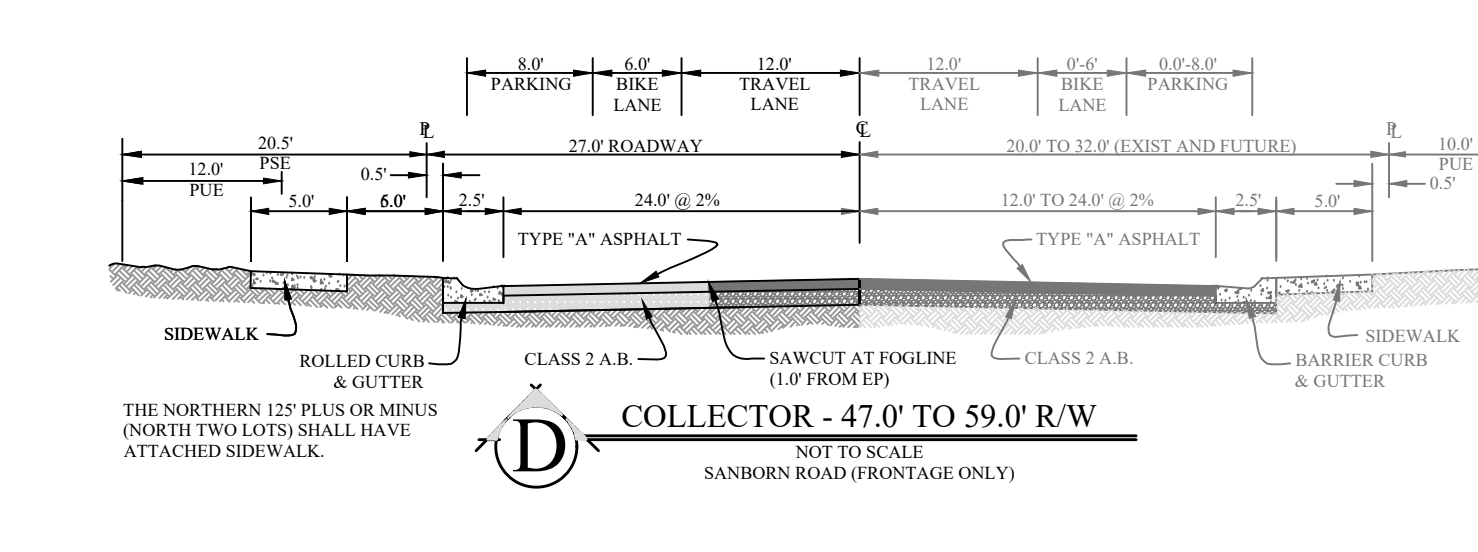
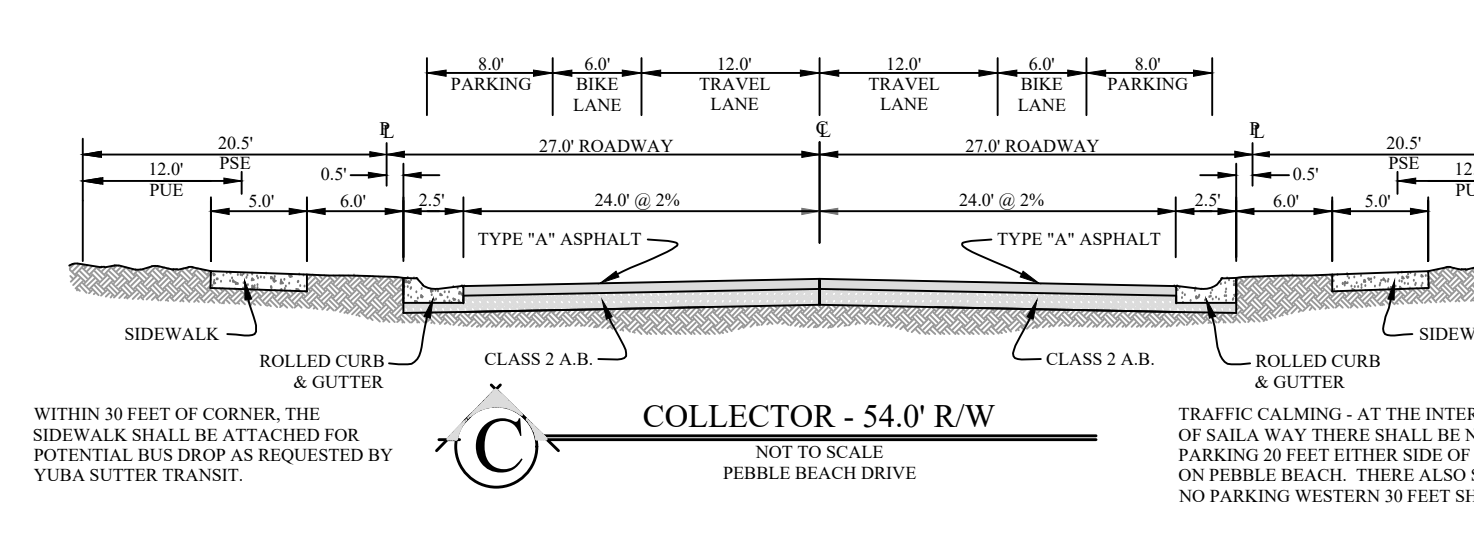
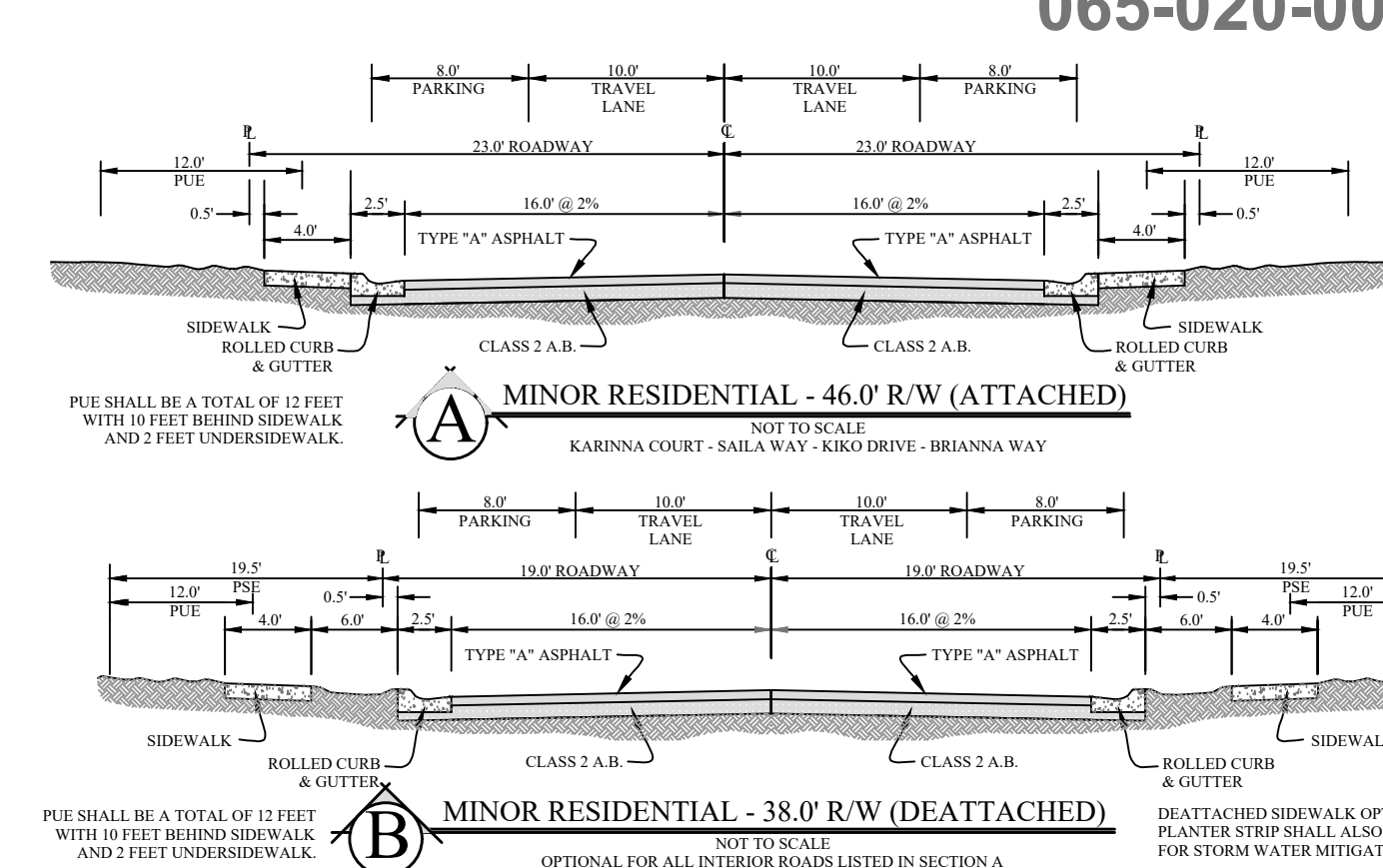
DUNCAN
056-030-047

LA RUE
056-030-046

FELTON
056-060-001

NAGRA
056-060-002

APPROVED
SUBDIVISION MAP
BAINS-REV 12-25-22
065-020-004



2 INDICATES PROPOSED PHASE

M.H.M.
ENGINEERS & SURVEYORS SINCE 1892

1204 E STREET, P.O. BOX B
MARYSVILLE, CA 95901
TEL: 530.742.6485
FAX: 530.742.5639

EXHIBIT B

**CITY OF YUBA CITY
CONDITIONS OF APPROVAL
TENTATIVE SUBDIVISION MAP 22-06
OCTOBER 26, 2022**

**CHIMA RANCH (LARGE LOT)
APNs: 65-020-009 and 65-020-010**

CONDITIONS OF APPROVAL

General

1. The purpose of the large lot is to create parcels for planning and financial purposes only. These lots will not have development rights unless they are further subdivided in accordance with TSM 22-07 Small Lot Subdivision Map or through a Certificate of Compliance process.
2. Farming rights will not be impacted by recordation of the large lot final map.
3. Approval of Tentative Subdivision Map (TSM) 22-06 may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on the tentative subdivision map, the Zoning Ordinance, the most recent City-adopted Uniform Building Code, and all Public Works Standards and Specifications. The City shall not assume responsibility for any deletions or omissions resulting from the permit review process, or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this subdivision or subsequent amendments or revisions.
4. The applicant/property owner agrees to defend, indemnify and hold harmless the City, its officers, agents and employees, from any and all claims, damages, liability or actions arising out of, or connected with, this Agreement, except to the extent such liabilities are caused by actions of the City.
5. Development on any "Large Lot" parcels created shall require a Certificate of Compliance, as provided under Section 66424.6 and Section 66499.34 of the Subdivision Map Act, to be obtained prior to the issuance of any required building permit or other grant of approval. A certificate of compliance shall not be required if a small lot final map, in accordance with TSM 22-07, is recorded that covers the land in the Large Lot parcel.

EXHIBIT C

**CITY OF YUBA CITY
CONDITIONS OF APPROVAL
TENTATIVE SUBDIVISION MAP 22-07
OCTOBER 26, 2022**

**CHIMA RANCH (SMALL LOT)
APNs: 65-020-009 and 65-020-010**

NOTICE TO PROJECT APPLICANT

In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within ninety (90) calendar days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

IMPORTANT: PLEASE READ CAREFULLY

Please note that this project is subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies, those determined through tentative subdivision map review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community, and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings can be made.

All discretionary conditions of approval will ultimately be deemed mandatory unless appealed by the applicant to the City Council within 10 days after the decision by the Planning Commission. In the event you wish to appeal the Planning Commission's decision or discretionary conditions of approval, you may do so by filing a written appeal with the City Clerk. The appeal shall state the grounds for the appeal and wherein the Commission failed to conform to the requirements of the zoning ordinance. This should include identification of the decision or action appealed and specific reasons why you believe the decision or action appealed should not be upheld.

These conditions are applicable to any person or entity making use of this tentative subdivision map, and references to "developer" or "applicant" herein also include any applicant, property owner, owner, lessee, operator, or any other person or entity making use of this tentative subdivision map.

CONDITIONS OF APPROVAL

1. To the furthest extent allowed by law, applicant/property owner shall indemnify, hold harmless and defend City and each of its officers, officials, employees, consultants, agents and volunteers from any and all loss, liability, fines, penalties, forfeitures,

damages and costs (including attorney's fees, litigation expenses and administrative record preparation costs) arising from, resulting from, or in connection with any Third-Party Action (as hereinafter defined). The term "Third Party Action" collectively means any legal action or other proceeding instituted by (i) a third party or parties, or (ii) a governmental body, agency or official other than the City, that: (a) challenges or contests any or all of these Conditions of Approval or any approval associated with entitlements associated with the project (collectively "Approvals"); or (b) claims or alleges a violation of CEQA or another law in connection with the Approvals by the City, or the grant, issuance or approval by the City of any or all Approvals. Applicant's/property owner's obligations under this paragraph shall apply regardless of whether City or any of its officers, officials, employees, consultants, agents or volunteers are actively or passively negligent, but shall not apply to any loss, liability, fines, penalties forfeitures, costs or damages caused solely by the active negligence or willful misconduct of the City or any of its officers, officials, employees, agents or volunteers. The provisions of this section shall survive any termination, revocation, overturn, or expiration of an approval.

Nothing in this section shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim not defended by the City, unless the City approves the settlement in writing. Nor shall the City be prohibited from independently defending any claim, and if the City does decide to independently defend a claim, the applicant/property owner shall be responsible for City's attorneys' fees, expenses of litigation, and costs for that independent defense, including the costs of preparing any required administrative record. Applicant/property owner shall submit all documents filed in the Third-Party Action for review and approval of the City Attorney prior to filing of said documents on behalf of the City.

The City may, at any time, require the applicant to reimburse the City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of processing or defending any Third-Party Actions. The City shall provide applicant/property owner with an invoice detailing all reasonable costs incurred. Applicant/property owner shall tender to the City payment-in-full of all reasonable and necessary costs within thirty (30) days from the date upon the invoice. Applicant/property owner shall contact the City within a reasonable time to arrange any extension of the thirty (30) day time period for payment-in-full of the invoiced amount. Applicant/property owner further acknowledges and agrees, failure to timely tender payment-in-full to the City shall be considered a breach and non-compliance with the conditions of approval for the project. Applicant/property owner shall also be required, upon request of the City, to deposit two month's estimated costs anticipated by the City to be incurred, which may be used by the City as a draw down account to maintain a positive balance pending tender of payment by Applicant/property owner as noted herein.

2. The lot design on the subdivision maps shall be designed in substantial conformance with the TSM 22-07, as appropriate, and as approved by the Planning Commission.
3. The development and operation of the project shall comply with all CEQA mitigation measures identified in Environmental Assessment 22-14 dated October 6, 2022.
4. Development is to comply with all applicable traffic mitigations and/or improvements determined in the traffic analysis that was conducted for the Lincoln East Specific

Plan. This includes but is not limited to, paying for its fair share to install a future traffic signal at the Bogue Road / Sanborn Road intersection.

5. Storage of construction material is not allowed in the travel way.
6. The only hard surface (concrete or pavers) that can be placed in the street planter area other than the standard driveway serving the residence is eighteen (18) inch wide strips to accommodate the wheel path of vehicles unless authorized/approved by the Public Works Director.
7. To help contain fugitive dust, construction sites shall be watered down during the construction phase of the project or as directed by the Public Works Department.
8. Paved streets shall be swept frequently (water sweeper with reclaimed water recommended; wet broom) if soil material has been carried onto adjacent paved, public thoroughfares from the project site.
9. The Developer, at their expense, shall be solely responsible for all quality control associated with the project. The quality control shall include, but is not limited to, the following: survey work, potholing existing utilities, all geotechnical testing, soil reports, concrete testing, asphalt testing, and any other required special testing/inspections. The City will only perform necessary testing to assure compliance.
10. Storage of construction material is not allowed in the travel way.
11. A Subdivision Agreement outlining any costs (hot tap, connection fee, fair share contribution, etc.) associated with the development shall be accepted by the City prior to recordation of map, or prior to approval of the Improvement Plans, whichever comes first.
12. The applicant shall be required to pay all applicable fees, including but not limited to, Gilsizer Drainage District, Sutter County, and/or Yuba City determined fees.
13. Development is to comply with all applicable traffic mitigation and/or improvements determined in the traffic analysis contained in the Environmental Impact Report prepared for the former Lincoln East Specific Plan. This includes, but is not limited to, paying for its fair share to install a future traffic signal at the Bogue Road / Sanborn Road intersection, improvements at Lincoln Road / Sanborn Road intersection, and any traffic calming necessary for Sanborn Road. The payment of fair-share costs required by this condition may be omitted if these intersections are subsequently incorporated into an adopted road impact fee program.

PRIOR TO ISSUANCE OF A GRADING PERMIT

14. The improvement plans for the development of the subject property shall include all measures required to ensure that no increased drainage runoff resulting from the development of the property flow onto the adjacent lands or that the development will not impede the drainage from those properties. The rear yards and/or side yards of the lots that are created by this subdivision that are adjacent to existing residential development shall have the same finish grade elevation as those lots within tolerances as approved by the Public Works Department. If retaining walls are required they shall be constructed of concrete or masonry block.

15. A master grading plan for all phases of the subdivision shall be submitted to the Public Works Department as part of the improvement plans with the first subdivision phase.

PRIOR TO APPROVAL OF THE IMPROVEMENT PLANS

16. Fire hydrants shall be included throughout the project as approved by the Yuba City Fire Marshal.
17. Obtain all necessary approvals from City, State, and Federal agencies, utilities and other effected parties that are required for the project including, but not limited to, the preparation of drawings, studies, reports and permit applications, and payment of fees. Prior to City approval of Improvement Plans the Developer shall provide evidence, to the satisfaction of the Public Works Department, that all such obligations have been met.
18. The contractor shall obtain an Encroachment Permit from the City prior to performing any work within public rights of way.
19. Sanborn Road shall be widened to a half-width (centerline to back of curb) of 26.5 feet. Right-of-way shall be dedicated to a width of 27.0 feet together with a 20.5-foot PSE behind the right-of-way. Frontage improvements shall include street section, curb, gutter, 6.0-foot landscape parkway strip (measured from back of curb), 5.0-foot-wide sidewalk, street trees, and streetlights. A 12.0-foot-wide public utility easement shall be located adjacent to the sidewalk with 2.0 foot located underneath the sidewalk. Necessary right of way and easements are to be dedicated with Phase One and/or Phase Two of the Final Map. Road work shall be constructed prior to the issuance of the first certificate of occupancy in Phase 1 or Phase 2, whichever goes first, or as otherwise determined by the Public Works Director.
20. Pebble Beach Drive shall be designed/constructed to a width of 53.0 feet back of curb to back of curb with parking permitted on both sides. Right-of-way shall be dedicated to a width of 54.0 feet together with a 20.5 foot PSE behind the right-of-way. Frontage improvements shall include street section, curb, gutter, 6.0-foot landscape parkway strip (measured from back of curb), 5.0-foot-wide sidewalk, street trees, streetlights, and bike lanes. A 12.0-foot-wide public utility easement shall be located adjacent to the sidewalk with 2.0 foot located underneath the sidewalk.
21. Install traffic calming measures on Pebble Beach Drive as shown on the tentative map dated September 12, 2022, taking into consideration Fire Department requirements, including curb extensions (bulb-outs / chokers) or as modified by the Public Works Director.
22. The Developer has two roadway design options for the interior residential streets:
 - a. *Detached sidewalk* -- Streets shall be designed/constructed to a width of 37.0 feet back of curb to back of curb with parking permitted on both sides. Right-of-way shall be dedicated to a width of 38.0 feet together with a 19.5-foot PSE behind the right-of-way. Frontage improvements shall include street section, curb, gutter, 6.0-foot wide landscape parkway strip (measured from back of curb), 4.0-foot wide sidewalk, street trees, and streetlights. A 12.0-foot wide PUE shall be located adjacent to the sidewalk with 2.0-foot located underneath the sidewalk.

- i. The landscape plan for the front yard, including the area between the sidewalk and curb, shall be handled by each individual lot improvement. The irrigation system shall be designed to accommodate the street tree and shall meet the City's Model Water Efficient Landscape Ordinance.
 - ii. The landscaping in the parkway strip is to have a coordinated theme referenced on the public improvement plans, or as approved by the Development Services Director.
 - iii. The only hard surface (concrete or pavers) that can be placed in the street planter area other than the standard driveway serving the residence is 18" wide strips to accommodate the wheel path of vehicles unless authorized/approved by the Public Works Director.
 - b. *Attached sidewalk* -- Streets shall be designed/constructed to a width of 37.0 feet back of curb to back of curb with parking permitted on both sides. Right-of-way shall be dedicated to a width of 46.0 feet. Frontage improvements shall include street section, curb, gutter, a 4.0-foot-wide attached sidewalk, and streetlights. A 12.0-foot wide PUE shall be located adjacent to the sidewalk with 2.0 foot located underneath the sidewalk.
 - i. At minimum one City approved street tree shall be planted in the front yard of each lot. Any variation as to location of tree and/or type of tree shall be approved by the Development Services Director.
 - ii. The landscape plan for the front yard shall be handled by each individual lot improvement.
23. A fire hydrant will need to be installed near the end of a roadway if the end is located more than 250 feet from the next nearest fire hydrant (in the phase being constructed), or as determined by the Yuba City Fire Marshal.
24. The north end of Brianna Way shall have hammer head, access connection to existing paved farm road, or temporary cul-de-sac constructed at the end to allow an AASHTO SU-30 truck turn around or access back to Sanborn. In addition, a fire hydrant will need to be installed near the temporary cul-de-sac if the "dead-end" is located more than 250 feet from the next nearest fire hydrant (in the phase being constructed), or as determined by the Yuba City Fire Marshal. If the existing paved farm road is used as a hammer head access connection, or if any portion of the temporary cul-de-sac is located on adjacent property, an easement shall be obtained by the developer from Assessor's Parcel Number 65-020-007.
25. The development shall install a four-way stop at the intersection of Pebble Beach Drive and Sanborn Road. The installation shall consist of stop sign, stop bar, stop logo, striping and modification to the existing striping on Pebble Beach Drive as approved by the Public Works Director.
26. The Developer shall comply with all City requirements related to drainage, including submittal of a drainage plan for any drainage improvements for the proposed development. A drainage analysis, along with calculations, shall be submitted to the City Engineer for approval. The analysis shall include, but is not limited to:

- c. Grading and drainage plan showing the proposed drainage conveyance and storage system.
 - d. Supporting calculations demonstrating adequacy of conveyance capacity and storage volume. The calculation analysis shall meet the requirements of the Yuba City Basin Drainage Study.
 - e. The Drainage Study shall be completed and stamped by a Professional Engineer and determined by the City Engineer, the Sutter County Water Agency Engineer, and/or the Gilsizer representative to be comprehensive, accurate, and adequate.
27. Only one detention pond and/or water quality basin shall be utilized if required to meet stormwater requirements throughout the entire subdivision. Mechanical water quality devices and/or oversized pipes are preferred. Should a basin be necessary it is to include, but not be limited to a vehicle pull out area, solid masonry wall adjacent to residential, decorative perimeter fencing with accessible sized gate, landscaping, and access to the inlet and outlet in the basin as approved by the Public Works Director. Maintenance costs associated with the basin and/or mechanical water quality device(s) are to be included in the applicable Lighting and Landscape Maintenance District.
28. The development shall comply with Yuba City's stormwater requirements and Post-Construction Standards Plan. The Post Construction information can be found here: https://www.yubacity.net/city_hall/departments/public_works/engineering/stormwater_management
29. All development shall be designed to local, state, and federal flood standards.
30. The structural section of all road improvements shall be designed using the Caltrans empirical R-value method. A geotechnical investigation shall determine the R-value of the existing soil in accordance with the Caltrans Highway Design Manual. The structural section shall be designed to the following standards:
- a. Use 3" minimum for residential, 4" minimum for collectors and 6" minimum for arterials, of 'Type A' asphaltic concrete over Class 2 aggregate base (the thickness of the base shall be designed to the R-value of the soil)
 - b. Use a traffic index of 6 for residential streets
 - c. Use a traffic index of 7 for collector streets
 - d. Use a traffic index of 10 for arterial streets
- A copy of the geotechnical investigation, including R-value determination, test locations and structural section calculations, shall be submitted with the first improvement plan check.
31. Striping, pavement markings and traffic signage shall be provided on all streets as necessary and as required by the Public Works Department. Signage restricting parking and red painted curbing shall be installed where appropriate. Speed limit signs shall be installed at locations determined by the Public Works Department. All required speed limit signs shall be shown on the Improvement Plans.
32. The street trees and street lighting are public improvements which shall meet the Parks Division Planting Standards and City Standard Details and be included in the

Improvement Plans and Specifications for the subdivision when the improvement plans are submitted for the first improvement plan check.

33. The Improvement Plans shall show provisions for the placement of centralized mail delivery units in the PUE. Developer shall provide a concrete base for placement of the centralized mail delivery unit. Specifications and location of such base shall be determined pursuant to the applicable requirements of the Postal Service and the City Public Works Department, with due consideration for street light location, traffic safety, security and consumer convenience.
34. Required Improvement Plan Notes:
 - a. "Any excess materials shall be considered the property of the contractor/owner and shall be disposed of away from the job site in accordance with applicable local, state and federal regulations."
 - b. "During construction, the Contractor shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and roadways. The Contractor shall be responsible for all construction equipment to be equipped with manufacturers approved muffler baffles. Failure to do so may result in the issuance of an order to stop work."
 - c. "If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sutter County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies."
 - d. "The Contractor(s) shall be required to maintain traffic flow on affected roadways during non-working hours, and to minimize traffic restriction during construction. The Contractor shall be required to follow traffic safety measures in accordance with the "California Manual of Uniform Traffic Control Devices, latest edition." The City of Yuba City emergency service providers shall be notified, at least two working days in advance, of proposed construction scheduled by the contractor(s)."
 - e. "Soil shall not be treated with lime or other cementitious material without prior express permission by the Public Works Department."
 - f. "Where an excavation for a trench and/or structure is five (5) feet deep or more, the contractor shall conform to O.S.H.A. requirements. The contractor shall provide a copy of the approved O.S.H.A. permit, and shoring details and calculations prepared by California licensed structural engineer to the Public Works Department, prior to beginning construction."
 - g. "Should any field conditions, conflicts, errors, and/or omissions be overlooked during the design review process, or during construction of the development, then any additional work identified during construction shall be implemented by the Developer at the Developer's expense."
35. In addition to the street lights provided on the interior streets, street lights shall be installed along the west side of Sanborn Road, the length of the proposed development.

PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS

36. All existing structures, well(s), septic tank(s), and service lines shall be destroyed in accordance with the requirements of the Sutter County Environmental Health and Yuba City Building Departments, respectively. Connections shall be made to public sewer and water. The Developer shall pay all applicable fees.
37. Prior to backfilling, the Developer shall vacuum test all manholes to ensure no leakage will occur.
38. Prior to final paving, the Developer shall hydroflush, and televise, all storm drain mains and all sewer mains. In addition, prior to the City's acceptance of the subdivision improvements, and at the Public Works Department's discretion, the storm sewer and sewer mains shall be re-hydroflushed.
39. The contractor shall maintain record drawings of the improvements and keep them on site at all times. When the project is complete, the contractor shall deliver a marked set of plans to the Engineer of Record. The Engineer of Record shall update the improvement plans with the record information. Once the changes have been added to the plans, the Engineer of Record shall submit both an electronic copy (Civil 3D version 2017 or newer) and a hard copy to the City. The City will not accept the completion of the improvements until the electronic copy and hard copy have been submitted.
40. The existing utility poles along the property frontage on Sanborn Road shall be placed underground, or addressed in accordance with the City's Overhead Utility Policy adopted March 17, 2020. The total lineal foot length of overhead lines along Sanborn Road is determined to be 990 lineal feet or as otherwise determined by the Public Works Director.
41. Public improvements shall be designed and constructed in accordance with City Standards, including current Water / Wastewater Master Plans and Specific Plan documents, or as approved by the Public Works Director to help coordinate phased development. Costs are to be determined and reflected in the Subdivision Agreement.
42. Internal utility poles, and associated overhead utilities, within the project boundaries shall be removed as that phase develops, that are not subject to the City's Overhead Utility Policy.

PRIOR TO FINAL MAP RECORDATION

43. The development shall pay for operations and/or maintenance for police, fire, parks, drainage, and ongoing street maintenance costs. This condition may be satisfied through participation in a Mello-Roos CFD, by payment of cash in an amount agreed to by the City, by another secure funding mechanism acceptable to the City, or by some combination of those mechanisms. The City shall be reimbursed actual costs associated with the formation of, or annexation to, the district. The property shall annex in to an existing CFD.
44. The property shall petition for formation of a Zone of Benefit of the Yuba City Lighting and Landscaping Maintenance District for the purpose of maintaining; street trees which are to be planted along all streets, street lights, fencing, block walls, any

detention / water quality basin(s) or devices, and the neighborhood park. The Engineering Division shall be reimbursed actual costs associated with the formation of the district.

45. Should a detention pond or water quality basin be utilized, the basin parcel(s) shall be dedicated to the City of Yuba City as determined by the Public Works Director.

46. All public street lighting shall be dedicated to the City of Yuba City.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

47. The Developer’s Superintendent/Representative shall submit three (3) sets of Pacific Gas and Electric approved utility plans showing joint trench locations and distribution lines prior to issuance of first building permit for each phase of construction.

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

48. Accessory Dwelling Units (ADU) shall be constructed, with final inspection approved, prior to the Certificate of Occupancy for the main dwelling unit on lot 40 and lot 25.

49. Developer shall pay a fair share contribution for a future neighborhood park in accordance with the General Plan. The determined fair share fee is to be approved by the Community Services Director. Fee is to be paid prior to issuance of the first Certificate of Occupancy within the subdivision.

50. The curb, gutter, sidewalk, and lot drainage shall be inspected and approved by the City. Any curb, gutter and sidewalk which is not in accord with City standards or is damaged before or during construction, shall be replaced. All sidewalks along the City right-of-way shall be free of any non-control joint cracking. In addition, any concrete with cracks, chips, blemishes, and spalling greater than an inch in diameter shall be replaced from control joint to control joint.

51. All street lighting shall be constructed per the Improvement Plans and energized prior to the issuance of any certificate of occupancy or as approved by the Development Services Director.

52. Prior to issuance of any certificate of occupancy, all underground utilities, public improvements, and site improvements, including rough grading, shall be completed in accordance with City requirements.

MITIGATION MEASURES

Impact	Mitigation Measure	Responsible Party	Timing
3.4 Biological Resources	Biological Resources Mitigation 1: Pre-construction surveys for nesting raptors should be conducted on trees within the subject property if construction activities occur between March 1 and September 15 pursuant to California Department of Fish & Wildlife requirements. These	Developer, Public Works Dept., Development Services Dept.	Prior to Construction of subdivision commencing.

	<p>surveys should be accomplished no later than 7 days prior to commencement of tree removals and grading activities. If nesting raptors are discovered, the project biologist shall identify and implement appropriate mitigation, subject to City review and approval, to ensure protection of the raptors prior to any tree removals.</p>		
<p>3.7 Geology and Soils</p>	<p>Geology and Soils Mitigation 1: Should paleontological resources be identified at a particular site during project excavation activities both on- and off-site, the construction manager shall cease operation until a qualified professional can provide an evaluation. Mitigation shall be conducted as follows:</p> <ul style="list-style-type: none"> a. Identify and evaluate paleontological resources by intense field survey where impacts are considered high; b. Assess effects on identified sites; c. Consult with the institutional/academic paleontologists conducting research investigations within the geological formations that are slated to be impacted; d. Obtain comments from the researchers; e. Comply with researchers' recommendations to address any significant adverse effects where determined by the County to be feasible. <p>In considering any suggested mitigation proposed by the consulting paleontologist, the City's Community Development Department Staff shall determine</p>	<p>Developer, Development Services Dept.</p>	<p>During construction phase.</p>

	<p>whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, Specific Plan policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.</p>		
3.8. Greenhouse Gases	<p>Greenhouse Gas Mitigation 1: Pertaining to potential cumulative impacts associated with GHG emissions, site grading process shall comply with the GHG Reduction Measures provided in the adopted Yuba City Resource Efficiency Plan.</p>	Development Services Dept.	During construction phase
3.10 Hydrology and Water Quality	<p>Hydrology and Water Quality Mitigation 1: Prior to recordation of the final map or issuance of a building, grading or encroachment permit, the applicant shall obtain approval from the Gilsizer County Drainage District Engineer of a drainage study that reflects final design conditions for the project per County Standards. The drainage study shall show how the existing pipe system that conveys drainage flows to the Gilsizer County Drainage Facilities and how they will handle increased flows. The Drainage Study shall be completed and stamped by a professional engineer and determined by the Gilsizer District Engineer to be comprehensive, accurate, and adequate.</p>	Developer, Public Works Dept.	Prior to final map, grading, building or encroachment permit issuance
3.13 Noise	<p>Noise Mitigation 1: The project contractor(s) shall ensure that the following measures are implemented during all phases of project construction:</p>	Developer, Development Services Dept.	During construction phase

	<p>(a) Whenever construction occurs on parcels adjacent to existing residential neighborhoods, schools or other sensitive uses, when it occurs during later project stages on parcels near residential and other noise-sensitive uses built on-site during earlier project stages, temporary barriers shall be constructed around the construction sites to shield the ground floor and lower stories of the noise-sensitive uses. These barriers shall be of ¾-inch Medium Density Overlay (MDO) plywood sheeting, or other material of equivalent utility and appearance, and shall achieve a Sound Transmission Class of STC-30, or greater, based on certified sound transmission loss data taken according to ASTM Test Method E90. The barrier shall not contain any gaps at its base or face, except for site access and surveying openings. The barrier height shall be designed to break the line-of-sight and provide at least a 5-dBA insertion loss between the noise producing equipment and the uppermost story of the adjacent noise-sensitive uses. If, for practical reasons, which are subject to the review and approval of the City, a barrier cannot be built to provide noise relief to the upper stories of nearby noise-sensitive uses, then it must be built to the tallest feasible height.</p> <p>(b) Construction equipment staging areas shall be located as far as possible from residential areas while still serving the needs of construction contractor(s).</p> <p>(c) High noise activities, such as jackhammers, drills, impact wrenches and other generators of sporadic high noise peaks, shall be</p>		
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	<p>restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, unless it can be proved to the satisfaction of the City that the allowance of work outside these hours and dates would not adversely affect nearby noise-sensitive receptors.</p> <p>(d) Construction equipment shall be properly muffled and maintained with noise reduction devices to minimize construction-generated noise.</p> <p>(e) The unnecessary idling of internal combustion engines shall be prohibited.</p> <p>(f) Residents and businesses within 500 feet of the construction site shall be notified of the construction scheduling in writing.</p> <p>(g) The construction contractor shall designate a “noise disturbance coordinator” for construction activities. The coordinator shall be responsible for responding to any local complaints regarding construction noise. The coordinator shall determine the cause of the noise complaint (i.e., starting too early, bad muffler, no shielding), and would require that reasonable measures warranted to correct the problem be implemented. A telephone number for the construction coordinator shall be posted at the construction site and be included in the notice sent to neighbors and businesses regarding the construction schedule.</p>		
3.13 Noise	<p>Noise Mitigation 2: The project applicant shall require that all construction contracts include specifications that construction equipment remain a minimum of 50 feet from residential buildings or</p>	Developer, Development Services Dept.	During construction phase

	other buildings where people normally sleep.		
3.17 Transportation / Traffic	Transportation/Traffic Mitigation 1: The developer shall contribute a fair-share to the development of a sheltered bus stop on the west side of Sanborn Road as it nears Bogue Road and on the north side of Bogue Road just west of the intersection with Sanborn Road. This bus stop was identified to be developed as part of the West Sanborn Estates Subdivision Map, SM 19-02, as Condition No. 32 that was approved on November 10, 2021.	Developer, Development Services Dept.	Prior to Final Map
3.18. Tribal Cultural Resources	Tribal Cultural Resources Mitigation 1: Worker Awareness Training. The developer shall ensure that a Worker Education Program is developed and delivered to train equipment operators about cultural resources and training shall be documented. The program shall be designed to inform workers about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the City of any occurrences; and enforcement of penalties and repercussions for non-compliance with the program. Worker education training may be provided either in person or as a DVD with a training binder, prepared by a qualified professional archaeologist and reviewed by the City. The United Auburn Indian Community (UAIC) shall be afforded the option of attending the initial training in person or providing a video segment or information for incorporation into the training that appeals to the contractor's need to be respectful of tribal cultural resources and tribal participation in implementing unanticipated	Developer, Public Works Dept., Development Services Dept.	During construction phase

	<p>discovery protocols. All ground-disturbing equipment operators shall be required to receive the training and sign a form that acknowledges receipt of the training. A copy of the form shall be provided to the City as proof of compliance.</p> <p>Tribal Cultural Resources Mitigation 2: Avoid and minimize impacts to previously unknown Tribal Cultural Resources. If any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains are encountered during the initial inspection or during any subsequent construction activities, work shall be suspended within 100 feet of the find, and the construction supervisor shall immediately notify the City representative. If the find includes human remains, then the City shall immediately notify the Sutter County Coroner and the procedures in Section 7050.5 of the California Health and Safety Code and, if applicable, Section 5097.98 of the Public Resources Code, shall be followed. For resources reasonably associated with Native American cultural and for human remains, the City shall coordinate any necessary investigation of the discovery with a UAIC tribal representative and a qualified archaeologist approved by the City. As part of the site investigation and resource assessment, the City shall consult with UAIC to develop, document, and implement appropriate management recommendations, should potential impacts to the resources be found by the City to be significant. Nothing in this measure prohibits the City from considering any comments from other culturally-affiliated Native American tribes that volunteer</p>		
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	<p>information to the City during its investigation. Possible management recommendations could include documentation, data recovery, or (if deemed feasible by the City) preservation in place. The contractor shall implement any measures deemed by City staff to be necessary and feasible to avoid, minimize, or mitigate significant effects to the cultural resources, such as the use of a Native American Monitor whenever work is occurring within 100 feet of the discovery of Native American resources, if deemed appropriate by the City.</p> <p>The types of treatment preferred by UAIC that protects, preserves or restores the integrity of tribal cultural resources may include Tribal Monitoring, or recovery of cultural objects, and reburial of cultural objects or cultural soil that is done in a culturally appropriate manner. Recommendations of the treatment of tribal cultural resources will be documented in the project record. For any recommendations made by traditionally and culturally affiliated Native American Tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the project record.</p>		
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ATTACHMENT 3

Chima Ranch Tentative Subdivision

Location Map | SM 22-06, SM 22-07, PD15, SM 22-14



Project Location



ATTACHMENT 4



Environmental Assessment 22-14

Initial Study and Mitigated Negative Declaration for Chima Ranch, a Tentative Subdivision Map (TSM) 22-06, SM22-07 (Large and Small lot maps) to subdivide 14.86 acres into 82 single family residential lots with two lots including accessory dwelling units (ADUs). A rezoning to add a Planned Development Combining District (PD 15) is proposed to allow reductions in proposed lot sizes, building setbacks and maximum percent lot coverage that are consistent with the General Plan density standards. All of the lots will be provided with full City services.

Prepared By:
City of Yuba City
Development Services Department
Planning Division

October 6, 2022

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CITY OF YUBA CITY

Development Services Department
Planning Division

1201 Civic Center Blvd. Yuba City, CA 95993 Phone (530) 822-4700

1. Introduction

1.1. Introduction

This Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared to identify any potential environmental impacts in the City of Yuba City, California (City) from proposed Tentative Subdivision Map (TSM) large and small lot maps SM 22-06 and SM 22-07, Chima Ranch. The subdivision will divide a 14.86-acre parcel into 82 single-family residential lots with two lots being of sufficient size to provide for the construction of an accessory dwelling unit on each parcel. The single-family residential lots are all 5,000 square feet in size or larger, with a residential density in Village No. 1 of 5.75 dwelling units per acre and 6.3 dwelling units per acre in Village No. 2. The subdivision will be provided full City services. The project will involve the removal of two dwellings and a walnut orchard.

This subdivision is considered a project under the California Environmental Quality Act (CEQA), as the City has discretionary authority over the project. The project requires discretionary review by the City of Yuba City Planning Commission and City Council for approval of the Planned Development.

This IS/MND has been prepared in conformance with CEQA Guidelines Section 15070. The purpose of the IS/MND is to determine the potential significant impacts associated with the tentative subdivision map and provide an environmental assessment for consideration by the Planning Commission. In addition, this document is intended to provide the basis for input from public agencies, organizations, and interested members of the public.

1.2. Regulatory Information

An Initial Study (IS) is an environmental assessment document prepared by a lead agency to determine if a project may have a significant effect on the environment. In accordance with the California Code of Regulations Title 14 (Chapter 3, §15000 et seq.), commonly referred to as the CEQA Guidelines - Section 15064(a)(1) states an environmental impact report (EIR) must be prepared if there is substantial evidence in light of the whole record that the proposed project under review may have a significant effect on the environment and should be further analyzed to determine mitigation measures or project alternatives that might avoid or reduce project impacts to less than significant. A negative declaration may be prepared instead; if the lead agency finds that there is no substantial evidence, in light of the whole record that the project may have a significant effect on the environment. A negative declaration is a written statement describing the reasons why a proposed project, not exempt from CEQA pursuant to §15300 et seq. of Article 19 of the Guidelines, would not have a significant effect on the environment and, therefore, why it would not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a negative declaration shall be prepared for a project subject to CEQA when either:

- a) The IS shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or

- b) The IS identified potentially significant effects, but:
- a. Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration and initial study is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur is prepared, and
 - b. There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment. If revisions are adopted by the Lead Agency into the proposed project in accordance with the CEQA Guidelines Section 15070(b), a Mitigated Negative Declaration (MND) is prepared.

1.3. Document Format

This IS/MND contains four chapters, and one technical appendix. Chapter 1, Introduction, provides an overview of the proposed Project and the CEQA environmental documentation process. Chapter 2, Project Description, provides a detailed description of proposed Project objectives and components. Chapter 3, Impact Analysis, presents the CEQA checklist and environmental analysis for all impact areas, mandatory findings of significance, and feasible measures. If the proposed Project does not have the potential to significantly impact a given issue area, the relevant section provides a brief discussion of the reasons why no impacts are expected. If the proposed Project could have a potentially significant impact on a resource, the issue area discussion provides a description of potential impacts, and appropriate mitigation measures and/or permit requirements that would reduce those impacts to a less than significant level. Chapter 4, List of Preparers, provides a list of key personnel involved in the preparation of the IS/MND.

1.4. Purpose of Document

The proposed subdivision will undergo a public review process by the Planning Commission that, if approved, will ultimately consist of a small residential neighborhood consisting of 82 single-family residences. The Planning Commission's review is needed to assure that the project will be compatible with existing or expected neighboring uses and that adequate public facilities are available to serve the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Pub. Res. Code, Section 21000 et seq.) and the State CEQA Guidelines (Title 14 CCR §15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The initial study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to use a previously prepared EIR and supplement that EIR, or prepare a subsequent EIR to analyze at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a negative declaration shall be prepared. If in the course of the analysis, it is recognized that the project may have a significant impact on the environment, but that with specific recommended mitigation measures incorporated into the project, these impacts shall be reduced to less than significant, a mitigated negative declaration shall be prepared.

In reviewing all of the available information for the above referenced project, the City of Yuba City Planning Division has analyzed the potential environmental impacts created by this project and a mitigated negative declaration has been prepared for this project.

1.5. Intended Uses of this Document

In accordance with CEQA, a good-faith effort has been made during preparation of this IS/MND to contact affected public agencies, organizations, and persons who may have an interest in the proposed project. In reviewing the Draft IS/MND, affected and interested parties should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the effects of the proposed project would be avoided or mitigated.

The Draft IS/ND and associated appendices will be available for review on the City of Yuba City website at <http://www.yubacity.net/environmental>. The Draft IS/MND and associated appendixes also will be available for review during regular business hours at the City of Yuba City Development Services Department (1201 Civic Center Boulevard, Yuba City, California 95993). The 20-day review period will commence on October 6, 2022 and end on October 26, 2022 at the conclusion of the Planning Commission hearing.

Written comments on the Draft IS/MND should be sent to the following address:

City of Yuba City
Development Services Department
1201 Civic Center Boulevard
Yuba City, CA 95993

e-mail: developmentservices@yubacity.net
Phone: 530.822.4700

2. Project Description

2.1. Project Title

Chima Ranch Tentative Subdivision Map (TSM) 22-06, TSM-22-07, Planned Development PD15

2.2. Lead Agency Name and Address

City of Yuba City
Development Services Department, Planning Division
1201 Civic Center Blvd.
Yuba City, CA 95993

2.3. Contact Person and Phone Number

Doug Libby, AICP
Deputy Development Services Director
(530) 822-3231
developmentservices@yubacity.net

2.4. Project Location

The 14.86-acre parcel is located in the southwest portion of the City along the west side of Sanborn Road and immediately west of the intersection of Pebble Beach Drive and Sanborn Road.

2.5. Assessor's Parcel Number (APN)

Assessor's Parcel Numbers (APN) 65-020-009 and 65-020-010.

2.6. Project Applicant

Interwest Homes Corporation
950 Tharp Road, Suite 1402
Yuba City CA 95993

2.7. Property owner

Chima Family Trust, et, al.
1749 Sanborn Road
Yuba City CA 95993

2.8. General Plan Designation

The project site has two General Plan designations. That portion of the project site south of the proposed extension of Pebble Beach Drive is designated Low Density Residential (Single Family) which provides for residential densities of 2-8 units per gross acre.

That portion of the project site located north of the proposed extension of Pebble Beach Drive is designated Low-Medium Density (Traditional Neighborhoods with a Mix of Housing Types) having residential densities of 6-14 units per gross acre.

2.9. Existing Zoning

That portion of the project site south of the proposed extension of Pebble Beach Drive is zoned One-Family Residence (R-1) Zone District.

That portion of the project site north of the proposed extension of Pebble Beach Drive is zoned Two-Family Residence District (R-2).

Chima Ranch Tentative Subdivision

Location Map | SM 22-06, SM 22-07, PD15, SM 22-14



Figure 1: Location Map - Tentative Subdivision Map 22-06, SM22-07, PD15
Chima Ranch Subdivision

Project description

The proposed project will subdivide 14.86 acres into 82 single-family residential lots. The single-family residential lots are all 5,000 square feet in size or larger, with an overall residential density of 6.67 residences per gross acre on that portion of the project located north of the extension of Pebble Beach Drive and 5.69 residences per gross acre on that portion of the project located south of the extension of Pebble Beach Drive. The subdivision will be provided full City services. A Planned Development is proposed to modify certain One-Family Residential and Two-Family Residential District development standards in an effort to increase project densities. These include allowing for reduced minimum lot sizes of 4,400 square feet for corner lots and 4,000 square feet for interior, cul-de-sac and knuckle lots where 5,000 square feet are normally required. Additionally, minimum required lot widths, yard setbacks, garage setbacks and minimum required distances between buildings on the same lot are proposed to be reduced to accommodate a more compact project design.

Project construction will involve removing the existing walnut orchard and two existing dwellings that are currently located on proposed Lot 4 of Phase 1 and on proposed Lots 1-3 of Phase 2. Proposed residential density will be as follows:

Proposed Use	Gross* Acreage	Gross Density (residences/acre)
82 single-family residential lots	14.86	6.04
Village No. 1	6.67	5.75
Village No. 2	7.38	6.30

*Gross includes the entire residential portion of the project including streets.

2.10. Surrounding Land Uses and Setting

Setting: The 14.86-acre property is level. Existing uses of the property includes a walnut orchard and a manufactured home and detached cover over the home, existing well and onsite septic and leach field system.

Table 1: Bordering Uses

North:	Single-family residences and orchards
South:	Orchards and approved West Sanborn Subdivision, SM 19-02 (95 lots)
East:	Low Density Single-Family Residential
West:	A Single-family residence and orchards within the incorporated limit of Yuba City

2.11. Other Public Agencies Whose Approval May be Required

- Feather River Air Quality Management District, Dust Control Plan, Indirect Source Review.
- Central Valley Regional Water Quality Control Board.

2.12. Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and subsequent discussion on the following pages.

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

Determination: On the basis of this initial evaluation:

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

Doug Libby, AICP Digitally signed by Doug Libby, AICP
Date: 2022.10.05 09:41:12 -07'00'

Signature

October 5, 2022

Date

Doug Libby, AICP, Deputy Director of Development Services
Printed Name/Position

2.13. Evaluation of Environmental Impacts:

A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

“Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described below, may be cross referenced). A Mitigated Negative Declaration also requires preparation and adoption of a Mitigation Monitoring and Reporting Program (MMRP)

Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. In this case, a brief discussion should identify the following:

Earlier Analysis Used. Identify and state where they are available for review.

Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they addressed site-specific conditions for the project.

Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts. Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

3. Environmental Checklist and Impact Evaluation

The following section presents the initial study checklist recommended by the California Environmental Quality Act (CEQA; Appendix G) to determine potential impacts of a project. Explanations of all answers are provided following each question, as necessary.

3.1. Aesthetics

Table 3-1: Aesthetics				
Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point. If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality.)			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

3.1.1. Environmental Setting/Affected Environment

Background views are generally considered to be long-range views in excess of 3 to 5 miles from a vantage point. Background views surrounding the project site are limited due to the flat nature of the site and the surrounding urban landscape. Overall, the vast majority of Sutter County is relatively flat, with the Sutter Buttes being the exception. The Sutter Buttes, located approximately 7 miles northwest of the project site, are visibly prominent throughout and can be seen from all over Yuba City and Sutter County. The Sutter Buttes comprise the long-range views to the northwest and are visible from the much of the City, except in areas where trees or intervening structures block views of the mountain range.

The City’s General Plan, more specifically the Community Design Element “establishes policies to ensure the creation of public and private improvements that will maintain and enhance the image, livability, and aesthetics of Yuba City in the years to come.”

The following principles and policies are applicable:

- Maintain the identity of Yuba City as a small-town community, commercial hub, and residential community, surrounded by agricultural land and convey, through land uses and design amenities, Yuba City’s character and place in the Sacramento Valley.

- Recognizing the livability and beauty of peer communities with highly designed visual landscapes, commit to a focus on the visual landscape of Yuba City.
- Maintain, develop, and enhance connections between existing and planned neighborhoods.
- Create and build upon a structured open space and parks network, centered on two large urban parks and the Feather River Corridor.
- Strive for lush, landscaped public areas marked by extensive tree plantings.
- Design commercial and industrial centers to be visually appealing, to serve both pedestrians and automobiles, and to integrate into the adjacent urban fabric.

In addition to the City’s General Plan, the City provides Design Guidelines. In this case, however, the Design Guidelines do not currently apply to single-family residences. The City has no design guidelines for single-family residential development.

3.1.2. Federal Regulatory Setting

Federal regulations relating to aesthetics include: Organic Administration Act (1897), Multiple Use – Sustained Yield Act (1960), Wilderness Act (1964), Federal Lands Policy and Management Act (1976), Wild and Scenic Rivers Act. The proposed Project is not subject to these regulations since there are no federally designated lands or rivers in the vicinity.

3.1.3. State Regulatory Setting

The California State Scenic Highway Program was created by the California Legislature in 1963 to preserve and protect scenic highway corridors from change which would diminish the aesthetic value of lands adjacent to highways. The state laws governing the Scenic Highway Program are found in the Streets and Highways Code, Section 260 et seq. The State Scenic Highway System includes a list of highways that are either eligible for designation as scenic highways or have been so designated. These highways are identified in Section 263 of the Streets and Highways Code.

A highway may be designated scenic depending upon how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler’s enjoyment of the view. When a city or county nominates an eligible scenic highway for official designation, it must identify and define the scenic corridor of the highway. A scenic corridor is the land generally adjacent to and visible from the highway. A scenic corridor is identified using a motorist’s line of vision. A reasonable boundary is selected when the view extends to the distant horizon. The corridor protection program does not preclude development but seeks to encourage quality development that does not degrade the scenic value of the corridor. Jurisdictional boundaries of the nominating agency are also considered. The agency must also adopt ordinances to preserve the scenic quality of the corridor or document such regulations that already exist in various portions of local codes. These ordinances make up the scenic corridor protection program. County roads can also become part of the Scenic Highway System. To receive official designation, the county must follow the same process required for official designation of state scenic highways. There are no designated state scenic highways in the vicinity of the project site.

California Building Code Title 24 Outdoor Lighting Standards: The requirements vary according to which “Lighting Zone” the equipment is in. The Standards contain lighting power allowances for newly installed equipment and specific alterations that are dependent on which Lighting Zone the project is located in. Existing outdoor lighting systems are not required to meet these lighting power allowances. However, alterations that increase the connected load, or replace more than 50 percent of the existing luminaires,

for each outdoor lighting application that is regulated by the Standards, must meet the lighting power allowances for newly installed equipment.

An important part of the Standards is to base the lighting power that is allowed on how bright the surrounding conditions are. The eyes adapt to darker surrounding conditions, and less light is needed to properly see; when the surrounding conditions get brighter, more light is needed to see. The least power is allowed in Lighting Zone 1 and increasingly more power is allowed in Lighting Zones 2, 3, and 4. By default, government designated parks, recreation areas and wildlife preserves are Lighting Zone 1; rural areas are Lighting Zone 2; and urban areas are Lighting Zone 3. Lighting Zone 4 is a special use district that may be adopted by a local government. The proposed Project is located in an urban area; thereby, it is in Lighting Zone 3.

3.1.4. Impact Assessment/Environmental Consequences:

a) Have a substantial adverse effect on a scenic vista?

Less than Significant Impact. This area was a part of the former Lincoln East Specific Plan (LESP) where an Environmental Impact Report (EIR) (SCH#2006082094) was adopted by the City Council. Although the plan was vacated, the environmental analysis that was completed remains. Potential aesthetic impacts were analyzed in the LESP EIR and this proposed project site was a part of that former plan's boundary. The proposed project has the same land use as that adopted by that former LESP. It was determined regarding build-out of the LESP, that there were no feasible mitigation measures available to ensure the project would not substantially change the existing visual character of the area and the impact was significant and unavoidable and the City adopted Findings of Overriding Consideration for potential aesthetic impacts.

There are no designated scenic vistas within the vicinity of the proposed project. Approval of the subdivision will lead to single-family residential buildings being constructed on the property. The aesthetics associated with new development that may result from this subdivision are expected to be complementary to surrounding uses as new development must be consistent with the general design goals, policies and objectives of the City regarding aesthetics.

The Sutter Buttes are more distant and, to some extent, can be seen over existing development. When these new lots are built upon, the height of the new buildings will be limited by the site's R-1 zoning (to a maximum of 35 feet in height and 2 stories), similar to the existing residential development in the area, so the impact on views of the Sutter Buttes is considered to be less than significant.

City design objectives are intended to achieve a cohesive design that would complement existing development both adjacent to the project boundaries, as well as within the project area itself. These design objectives will be applied as building plans for new residences are submitted; this may include master building plans for each Village area that include multiple architectural styles and building materials. Potential impacts associated with this are anticipated to be less than significant.

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

No Impact. There are no state scenic highways within the incorporated limits of Yuba City and Sutter County. The project site is developed with a walnut orchard, manufactured home caretaker unit and single-family home, all of which will be removed to accommodate the proposed project. There are no rock outcroppings, large or historic trees, or historic buildings on the site. Properties in this general vicinity (including the single-family residential neighborhoods to the east) have been previously developed. As a result, no impacts are anticipated.

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

Less than Significant Impact. This area was a part of the former LESP where an EIR (SCH#2006082094) was adopted by the City Council. Although the plan was vacated, the environmental analysis that was completed remains. Potential aesthetic impacts were analyzed in the LESP EIR and that included this proposed project site. It was determined that development of the former LESP would alter the visual character of the site by developing a variety of residential, commercial, public, quasi-public, and park uses on formerly agricultural land. This would substantially change the existing visual character or quality of the site and its surroundings. The proposed project has the same land use as that adopted by the former LESP. It was determined regarding build-out of the LESP, that there were no mitigation measures available that could ensure the project would not substantially change the existing visual character of the area and the impact was significant and unavoidable and the City adopted Findings of Overriding Consideration for potential aesthetic impacts.

The project is not anticipated to result in degradation of the visual quality or character of the area. New single-family residential development will be required to comply with general City design objectives, including with respect to use building architecture and materials. Distant views to the Sutter Buttes will not be adversely impacted. A less than significant impact is anticipated.

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

Less than Significant Impact. This area was a part of the former LESP where an EIR (SCH#2006082094) was adopted by the City Council. Although the plan was vacated, the completed environmental analysis remains. Potential aesthetic impacts were analyzed in the LESP EIR and this project site was included in that former plan area. The adopted EIR determined the change from primarily undeveloped to urban development would introduce traffic into the area and increase vehicle lights. The addition of lighting in the form of vehicle headlights and stationary lighting for new buildings, to an area where the site is primarily undeveloped would increase the amount of artificial light in the area and present a stark contrast to existing conditions. The increase in night lighting could negatively affect views of the nighttime sky on the project site and in the surrounding area. The EIR concluded that adherence with City policies would result in a less than significant impact.

The City requires new streets to have streetlights and this will result in new lighting within this project. However, street lighting does not extend much beyond the immediate vicinity and also street lighting is not typically considered a significant impact unless there are nearby special circumstances, which there is not. Therefore, since there are no unique circumstances, the impacts from new street and home lighting are anticipated to be less than significant as concluded in the previously adopted EIR.

3.2. Agricultural and Forestry 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 prepared (1997) by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Table 3-2: Agricultural and Forestry Resources				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forestland (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))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

3.2.1. Environmental Setting/Affected Environment

Sutter County is located within the northern portion of California’s Central Valley in the area known as the Sacramento Valley. It contains some of the richest soils in the State. These soils, combined with abundant surface and subsurface water supplies and a long, warm growing season, make Sutter County’s agricultural resources very productive. Sutter County is one of California’s leading agricultural counties, with 83 percent of the County’s total land acreage currently being used for agricultural purposes. However, while Sutter County provides rich agricultural opportunities, the subject site is within an urban area and has been designated for urban uses for many years.

3.2.2. Federal Regulatory Setting

Farmland Protection Policy Act: The Natural Resources Conservation Service (NRCS), a federal agency within the U.S. Department of Agriculture (USDA), is the agency primarily responsible for implementation of the Farmland Protection Policy Act (FPPA). The FPPA was enacted after the 1981 Congressional report, Compact Cities: Energy-Saving Strategies for the Eighties indicated that a great deal of urban sprawl was the result of programs funded by the federal government. The purpose of the FPPA is to minimize federal

programs' contribution to the conversion of farmland to non-agricultural uses by ensuring that federal programs are administered in a manner that is compatible with state, local, and private programs designed to protect farmland. Federal agencies are required to develop and review their policies and procure to implement the FPPA every two years (USDA-NRCS, 2011).

2014 Farm Bill: The Agricultural Act of 2014 (the Act), also known as the 2014 Farm Bill, was signed by President Obama on Feb. 7, 2014. The Act repeals certain programs, continues some programs with modifications, and authorizes several new programs administered by the Farm Service Agency (FSA). Most of these programs are authorized and funded through 2018.

The Farm Bill builds on historic economic gains in rural America over the past five years, while achieving meaningful reform and billions of dollars in savings for the taxpayer. It allows USDA to continue record accomplishments on behalf of the American people, while providing new opportunity and creating jobs across rural America. Additionally, it enables the USDA to further expand markets for agricultural products at home and abroad, strengthen conservation efforts, create new opportunities for local and regional food systems and grow the bio-based economy. It provides a dependable safety net for America's farmers, ranchers and growers and maintains important agricultural research, and ensure access to safe and nutritious food for all Americans.

Forestry Resources: Federal regulations regarding forestry resources are not relevant to the proposed Project because no forestry resources exist on the project site or in the vicinity.

3.2.3. State Regulatory Setting

California Environmental Quality Act (CEQA) Definition of Agricultural Lands: Public Resources Code Section 21060.1 defines "agricultural land" for the purposes of assessing environmental impacts using the Farmland Mapping & Monitoring Program (FMMP). The FMMP was established in 1982 to assess the location, quality, and quantity of agricultural lands and the conversion of these lands. The FMMP provides analysis of agricultural land use and land use changes throughout California.

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

The list below provides a comprehensive description of all the categories mapped by the DOC. Collectively, lands classified as Prime Farmland, Farmland of Statewide Importance, and Unique Farmland is referred to as Farmland.

- *Prime Farmland.* Farmland that has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- *Farmland of Statewide Importance.* Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been

used for irrigated agricultural production at some time during the four years prior to the mapping date.

- *Unique Farmland.* Farmland of lesser quality soils used for the production of the State's leading agricultural crops. This land is usually irrigated but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.
- *Farmland of Local Importance.* Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.
- *Grazing Land.* Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities. The minimum mapping unit for Grazing Land is 40 acres.
- *Urban and Built-up Land.* Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, institutional, public administrative purposes, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.
- *Other Land.* Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines and borrow pits; and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

California Land Conservation Act (Williamson Act): The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, is promulgated in California Government Code Section 51200-51297.4, and therefore is applicable only to specific land parcels within the State of California. The Williamson Act enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space uses in return for reduced property tax assessments. Private land within locally designated agricultural preserve areas is eligible for enrollment under Williamson Act contracts. However, an agricultural preserve must consist of no less than 100 acres. In order to meet this requirement two or more parcels may be combined if they are contiguous, or if they are in common ownership.

The Williamson Act program is administered by the Department of Conservation (DOC), in conjunction with local governments, which administer the individual contract arrangements with landowners. The landowner commits the parcel to a 10-year period, or a 20-year period for property restricted by a Farmland Security Zone Contract, wherein no conversion out of agricultural use is permitted. Each year the contract automatically renews unless a notice of non-renewal or cancellation is filed. In return, the land is taxed at a rate based on the actual use of the land for agricultural purposes, as opposed to its unrestricted market value. An application for immediate cancellation can also be requested by the landowner, provided that the proposed immediate cancellation application is consistent with the cancellation criteria stated in the California Land Conservation Act and those adopted by the affected county or city. Non-renewal or immediate cancellation does not change the zoning of the property. Participation in the Williamson Act program is dependent on county adoption and implementation of the program and is voluntary for landowners.

Farmland Security Zone Act: The Farmland Security Zone Act is similar to the Williamson Act and was passed by the California State Legislature in 1999 to ensure that long-term farmland preservation is part of public policy. Farmland Security Zone Act contracts are sometimes referred to as “Super Williamson Act Contracts.” Under the provisions of this act, a landowner already under a Williamson Act contract can apply for Farmland Security Zone status by entering into a contract with the county. Farmland Security Zone classification automatically renews each year for an additional 20 years. In return for a further 35% reduction in the taxable value of land and growing improvements (in addition to Williamson Act tax benefits), the owner of the property promises not to develop the property into nonagricultural uses.

Forestry Resources: State regulations regarding forestry resources are not relevant to the proposed Project because no forestry resources exist on the project site or in the vicinity.

3.2.4. Impact Assessment/Environmental Consequences:

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

Less than Significant Impact. This area was a part of the former LESP where an EIR (SCH#2006082094) was adopted and certified by the Yuba City Council. Although the plan was vacated, the completed environmental analysis remains. The LESP area was identified as containing Farmland of Statewide Importance, an Important Farmland type as well as other lesser quality designated soils. The loss of agricultural land associated with the LESP was determined in the EIR to be a significant and unavoidable impact and Findings of Overriding Consideration were adopted as part of that project’s approval.

Additionally, the City evaluated the loss of farmland within the City’s sphere of influence (SOI) or Urban Growth Boundary (UGB) as part of the 2004 General Plan process and have included policies designed to reduce the impact of converting agricultural lands to non-agricultural uses. As part of adopting the 2004 General Plan update, the City also adopted an Environmental Impact Report that also made Findings of Overriding Consideration for the loss of agricultural land within the SOI. The proposed project site was recently annexed to the City and had previously been a part of the City’s long established SOI.

The proposed project site is located within the general Yuba City urbanized area, adjoining residential development to the east and the approved West Sanborn Subdivision to the south. The property has been planned for and designated by the City for urban uses, as provided in the 2004 General Plan and former LESP area where Findings of Overriding Consideration regarding the loss of agricultural land were previously made in the City’s certification of the EIR for both of those projects. This proposed project is consistent with the General Plan land uses as adopted in 2004. Therefore, an additional impact to the loss of agriculture land is not anticipated and the impact is viewed as less than significant for this analysis.

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

No Impact. The proposed Project is currently zoned for urban uses and the subject property is not encumbered by a Williamson Act contract. There will therefore be no impacts related to a Williamson Act contract. See discussion above under item 3.2.4.a.

c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4256), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

No Impact. The proposed Project is located in the Sacramento Valley in a relatively level area that has historically been used agriculturally as orchards and developed with two dwelling units. This area has been designated years ago for urban use by the City where the loss of agricultural and was analyzed in two environmental impact reports. There is no timberland located on the project site or within the vicinity of the project. There will be no impact on existing zoning of forestland and the proposed Project will not cause the rezoning of any forestlands. No impacts are anticipated.

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

No Impact. There is no forested land on the project site or vicinity. As a result, there will be no impact on forest land.

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

Less than Significant Impact. While the underlying soils have agriculture qualities, the area has been planned for and designated by the City for urban development as part of the 2004 City General Plan and the former LESP. Both of those plans analyzed impacts related to the conversion of farmland to non-agricultural uses and each plan was approved by the City Council where EIRs were certified and Findings of Overriding Consideration were made for the loss and conversion of agricultural land. There are no nearby agricultural uses that are anticipated to be adversely impacted by this project. There are no forestlands on the project site or in the vicinity. No properties within the area are within the Williamson Act. For these reasons, the proposed project is anticipated to result in a less than significant impact.

3.3. 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.

Table 3-3: Air Quality				
Would the project?	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?			X	

3.3.1. Environmental Setting/Affected Environment

Yuba City is located within the Sacramento Valley Air Basin (SVAB), which consists of the northern half of the Central Valley and approximates the drainage basin for the Sacramento River and its tributaries. The SVAB is bounded on the west by the Coast Range, on the north by the Cascade Range, on the east by the Sierra Nevada, and on the south by the San Joaquin Valley Air Basin. The intervening terrain is flat, and approximately 70 feet above sea level. The SVAB consists of the counties of Butte, Colusa, Glenn, Sacramento, Shasta, Sutter, Tehama, Yolo, and Yuba and portions of Placer and Solano Counties.

Hot dry summers and mild rainy winters characterize the Mediterranean climate of the Sacramento Valley. The climate of the SVAB is dominated by the strength and position of the semi-permanent high-pressure cell over the Pacific Ocean north of Hawaii. In summer, when the high-pressure cell is strongest and farthest north, temperatures are high and humidity is low, although the incursion of the sea breeze into the Central Valley helps moderate the summer heat. In winter, when the high-pressure cell is weakest and farthest south, conditions are characterized by occasional rainstorms interspersed with stagnant and sometimes foggy weather. Throughout the year, daily temperatures may range from summer highs often exceeding 100 degrees Fahrenheit and winter lows occasionally below freezing. Average annual rainfall is about 20 inches with snowfall being very rare. The prevailing winds are moderate in strength and vary from moist clean breezes from the south to dry land flows from the north.

In addition to prevailing wind patterns that control the rate of dispersion of local pollutant emissions, the region experiences two types of inversions that affect the vertical depth of the atmosphere through which pollutants can be mixed. In the warmer months in the SVAB (May through October), sinking air forms a "lid" over the region. These subsidence inversions contribute to summer photochemical smog problems by confining pollution to a shallow layer near the ground. These warmer months are characterized by stagnant morning air or light winds with the delta sea breeze arriving in the afternoon out of the southwest. Usually, the evening breeze transports the airborne pollutants to the north and out of the SVAB. During about half of the day from July to September, however, a phenomenon called the "Schultz Eddy" prevents this from occurring. Instead of allowing the prevailing wind patterns to move north carrying the pollutants out of the valley, the Schultz Eddy causes the wind pattern to circle back south. This phenomenon exacerbates the pollution levels in the area and increases the likelihood of violating federal or State standards. The Schultz Eddy normally dissipates around noon when the Delta sea breeze begins. In the second type of inversion, the mountains surrounding the SVAB create a barrier to airflow, which can trap air pollutants in the valley. The highest frequency of air stagnation occurs in the autumn and early winter when large high-pressure cells lie over the valley. The air near the ground cools by radiative processes, while the air aloft remains warm. The lack of surface wind during these periods and the reduced vertical flow caused by less surface heating reduces the influx of outside air and allows air pollutants to become concentrated in a stable volume of air. These inversions typically occur during winter nights and can cause localized air pollution "hot spots" near emission sources because of poor dispersion. The surface concentrations of pollutants are highest when these conditions are combined with smoke from agricultural burning or when temperature inversions trap cool air and pollutants near the ground. Although these subsidence and radiative inversions are present throughout much of the year, they are much less dominant during spring and fall, and the air quality during these seasons is generally good."

Local Climate: The climate of Sutter County is subject to hot dry summers and mild rainy winters, which characterize the Mediterranean climate of the SVAB. Summer temperatures average approximately 90 degrees Fahrenheit during the day and 50 degrees Fahrenheit at night. Winter daytime temperatures average in the low 50s and nighttime temperatures are mainly in the upper 30s. During summer, prevailing

winds are from the south. This is primarily because of the north- south orientation of the valley and the location of the Carquinez Straits, a sea-level gap in the coast range that is southwest of Sutter County.

Criteria Air Pollutants: Criteria air pollutants are a group of pollutants for which federal or State regulatory agencies have adopted ambient air quality standards. Criteria air pollutants are classified in each air basin, county, or in some cases, within a specific urbanized area. The classification is determined by comparing actual monitoring data with State and federal standards. If a pollutant concentration is lower than the standard, the area is classified as “attainment” for that pollutant. If an area exceeds the standard, the area is classified as “non-attainment” for that pollutant. If there is not enough data available to determine whether the standard is exceeded in an area, the area is designated “unclassified.”

Ambient Air Quality Standards: Both the federal and State government have established ambient air quality standards for outdoor concentrations of various pollutants in order to protect public health. The federal and State ambient air quality standards have been set at levels whose concentrations could be generally harmful to human health and welfare and to protect the most sensitive persons from experiencing health impacts with a margin of safety. Applicable ambient air quality standards are identified later in this section. The air pollutants for which federal and State standards have been promulgated and which are most relevant to air quality planning and regulation in the air basins include ozone, carbon monoxide, nitrogen oxides, suspended particulate matter, sulfur dioxide, and lead. In addition, toxic air contaminants are of concern in Sutter County. Each of these pollutants is briefly described below.

Ozone (O₃): is a gas that is formed when reactive organic gases (ROGs) and nitrogen oxides (NO_x), both byproducts of internal combustion engine exhaust and other processes undergo slow photochemical reactions in the presence of sunlight. Ozone concentrations are generally highest during the summer months when direct sunlight, light wind, and warm temperature conditions are favorable to the formation of this pollutant.

Carbon Monoxide (CO): is a colorless, odorless gas produced by the incomplete combustion of fuels. CO concentrations tend to be the highest during the winter morning, with little to no wind, when surface-based inversions trap the pollutant at ground levels. Because CO is emitted directly from internal combustion engines, unlike ozone, motor vehicles operating at slow speeds are the primary source of CO in the SVAB. The highest ambient CO concentrations are generally found near congested transportation corridors and intersections.

Nitrogen Oxides (NO_x): is the generic term for a group of highly reactive gases, all of which contain nitrogen and oxygen in varying amounts. Many of the nitrogen oxides are colorless and odorless. However, one common pollutant, nitrogen dioxide (NO₂) along with particles in the air can often be seen as a reddish-brown layer over many urban areas. Nitrogen oxides form when fuel is burned at high temperatures, as in a combustion process. The primary manmade sources of NO_x are motor vehicles, electric utilities, and other industrial, commercial, and residential sources that burn fuels.

Nitrogen oxides can also be formed naturally.

Respirable Particulate Matter (PM₁₀) and Fine Particulate Matter (PM_{2.5}): consist of extremely small, suspended particles or droplets 10 microns and 2.5 microns or smaller in diameter. Some sources of suspended particulate matter, like pollen and windstorms, occur naturally. However, in populated areas, most fine suspended particulate matter is caused by road dust, diesel soot, and combustion products, abrasion of tires and brakes, and construction activities.

Sulfur Dioxide (SO₂): is a colorless, extremely irritating gas or liquid. It enters the atmosphere as a pollutant mainly as a result of the burning of high sulfur-content fuel oils and coal, and from chemical processes occurring at chemical plants and refineries.

Lead: occurs in the atmosphere as particulate matter. The combustion of leaded gasoline is the primary source of airborne lead. Since the use of leaded gasoline is no longer permitted for on-road motor vehicles, lead is not a pollutant of concern in the SVAB.

Toxic Air Contaminants (TACs): are known to be highly hazardous to health, even in small quantities. TACs are airborne substances capable of causing short-term (acute) and/or long-term (chronic or carcinogenic) adverse human health effects (i.e., injury or illness). TACs can be emitted from a variety of common sources, including gasoline stations, automobiles, dry cleaners, industrial operations, and painting operations.

TAC impacts are assessed using a maximum individual cancer risk (MICR) that estimates the probability of a potential maximally exposed individual (MEI) contracting cancer as a result of sustained exposure to toxic air contaminants over a constant period of 24 hours per day for 70 years for residential receptor locations. The CARB and local air districts have determined that any stationary source posing an incremental cancer risk to the general population (above background risk levels) equal to or greater than 10 people out of 1 million to be excessive. For stationary sources, if the incremental risk of exposure to project-related TAC emissions meets or exceeds the threshold of 10 excess cancer cases per 1 million people, the CARB and local air district require the installation of best available control technology (BACT) or maximum available control technology (MACT) to reduce the risk threshold. To assess risk from ambient air concentrations, the CARB has conducted studies to determine the total cancer inhalation risk to individuals due to outdoor toxic pollutant levels. The CARB has conducted studies to determine the total cancer inhalation risk to individuals due to outdoor toxic pollutant levels. According to the map prepared by the CARB showing the estimated inhalation cancer risk for TACs in the State of California, Sutter County has an existing estimated risk that is between 50 and 500 cancer cases per 1 million people. A significant portion of Sutter County is within the 100 to 250 cancer cases per 1 million people range. There is a higher risk around Yuba City where the cancer risk is as high as 500 cases per 1 million people. There are only very small portions of the County where the cancer risk is between 50 and 100 cases. This represents the lifetime risk that between 50 and 500 people in 1 million may contract cancer from inhalation of toxic compounds at current ambient concentrations under an MEI scenario.

3.3.2. Federal Regulatory Setting

Clean Air Act: The federal Clean Air Act of 1970 (as amended in 1990) required the U.S. Environmental Protection Agency (EPA) to develop standards for pollutants considered harmful to public health or the environment. Two types of National Ambient Air Quality Standards (NAAQS) were established. Primary standards protect public health, while secondary standards protect public welfare, by including protection against decreased visibility, and damage to animals, crops, landscaping and vegetation, or buildings. NAAQS have been established for six “criteria” pollutants: carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), ozone (O₃), particulate matter (PM₁₀ and PM_{2.5}), and lead (Pb).

3.3.3. State Regulatory Setting

California Air Resources Board: The California Air Resources Board (CARB) is the state agency responsible for implementing the federal and state Clean Air Acts. CARB has established California Ambient Air Quality Standards (CAAQS), which include all criteria pollutants established by the NAAQS, but with additional regulations for Visibility Reducing Particles, sulfates, hydrogen sulfide (H₂S), and vinyl chloride. The proposed Project is located within the Sacramento Valley Air Basin, which includes Butte, Colusa, Glenn,

Tehama, Shasta, Yolo, Sacramento, Yuba Sutter and portions of Placer, El Dorado and Solano counties. Air basins are classified as attainment, nonattainment, or unclassified. The FRAQMD is comprised Sutter and Yuba Counties. Attainment is achieved when monitored ambient air quality data is in compliance with the standards for a specified pollutant. Non-compliance with an established standard will result in a nonattainment designation and an unclassified designation indicates insufficient data is available to determine compliance for that pollutant.

California Clean Air Act: The CCAA requires that all air districts in the state endeavor to achieve and maintain CAAQS for Ozone, CO, SO₂, and NO₂ by the earliest practical date. The CCAA specifies that districts focus particular attention on reducing the emissions from transportation and area-wide emission sources, and the act provides districts with authority to regulate indirect sources. Each district plan is required to either (1) achieve a five percent annual reduction, averaged over consecutive 3-year periods, in district-wide emissions of each non-attainment pollutant or its precursors, or (2) to provide for implementation of all feasible measures to reduce emissions. Any planning effort for air quality attainment would thus need to consider both state and federal planning requirements.

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

U.S. EPA/CARB Off-Road Mobile Sources Emission Reduction Program: The California Clean Air Act (CCAA) requires CARB to achieve a maximum degree of emissions reductions from off-road mobile sources to attain State Ambient Air Quality Standards (SAAQS); off- road mobile sources include most construction equipment. Tier 1 standards for large compression-ignition engines used in off-road mobile sources went into effect in California in 1996. These standards, along with ongoing rulemaking, address emissions of nitrogen oxides (NOX) and toxic particulate matter from diesel engines. CARB is currently developing a control measure to reduce diesel PM and NOX emissions from existing off-road diesel equipment throughout the state.

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

3.3.4. Regional Regulatory Setting

Feather River Air Quality Management District (FRAQMD): The FRAQMD is a bi-county district formed in 1991 to administer local, state, and federal air quality management programs for Yuba and Sutter Counties within the Sacramento Valley Air Basin. The goal of the FRAQMD is to improve air quality in the region through monitoring, evaluation, education and implementing control measures to reduce emissions from stationary sources, permitting and inspection of pollution sources, enforcement of air quality regulations and by supporting and implementing measures to reduce emissions from motor vehicles.

The FRAQMD adopted its Indirect Source Review guidelines document for assessment and mitigation of air quality impacts under CEQA in 1998. The guide contains criteria and thresholds for determining whether a project may have a significant adverse impact on air quality, and methods available to mitigate impacts on air quality. FRAQMD updated its Indirect Source Review Guidelines to reflect the most recent methods recommended to evaluate air quality impacts and mitigation measures for land use development

projects in June 2010. This analysis uses guidance and thresholds of significance from the 2010 FRAQMD Indirect Source Review Guidelines to evaluate the proposed project's air quality impacts.

According to FRAQMD's 2010 Indirect Source Review Guidelines, a project would be considered to have a significant impact on air quality if it would:

- Generate daily construction or operational emissions that would exceed 25 pounds per day for reactive organic gases (ROG), 25 pounds per day for oxides of nitrogen (NOX), or 80 pounds per day for PM10; or generate annual construction or operational emissions of ROG or NOX that exceed 4.5 tons per year.

Northern Sacramento Valley Planning Area 2015 Air Quality Attainment Plan: As specified in the California Clean Air Act of 1988 (CCAA), Chapters 1568-1588, it is the responsibility of each air district in California to attain and maintain the state's ambient air quality standards. The CCAA requires that an Attainment Plan be developed by all nonattainment districts for O3, CO, SOx, and NOx that are either receptors or contributors of transported air pollutants. The purpose of the Northern Sacramento Valley Planning Area 2015 Triennial Air Quality Attainment Plan (TAQAP) is to comply with the requirements of the CCAA as implemented through the California Health and Safety Code. Districts in the NSVPA are required to update the Plan every three years. The TAQAP is formatted to reflect the 1990 baseline emissions year with a planning horizon of 2020. The Health and Safety Code, sections 40910 and 40913, require the Districts to achieve state standards by the earliest practicable date to protect the public health, particularly that of children, the elderly, and people with respiratory illness.

Health and Safety Code Section 41503(b): Requires that control measures for the same emission sources are uniform throughout the planning area to the extent that is feasible. To meet this requirement, the NSVPA has coordinated the development of an Attainment Plan and has set up a specific rule adoption protocol. The protocol was established by the Technical Advisory Committee of the Sacramento Valley Basin-wide Air Pollution Control Council and the Sacramento Valley Air Quality Engineering and Enforcement Professionals, which allow the Districts in the Basin to act and work as a united group with the CARB as well as with industry in the rule adoption process. Section 40912 of the Health and Safety Code states that each District responsible for, or affected by, air pollutant transport shall provide for attainment and maintenance of the state and federal standards in both upwind and downwind Districts. This section also states that each downwind District's Plan shall contain sufficient measures to reduce emissions originating in each District to below levels which violate state ambient air quality standards, assuming the absence of transport contribution

Construction Generated Emissions of Criteria Air Pollutants: The District recommends the following best management practices:

- Implement the Fugitive Dust Control Plan.
- Construction equipment exhaust emissions shall not exceed FRAQMD Regulation III, Rule 3.0,
- Visible Emissions limitations (40 percent opacity or Ringelmann 2.0).
- The contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained prior to and for the duration of onsite operation.
- Limiting idling time to 5 minutes – saves fuel and reduces emissions.
- Utilize existing power sources or clean fuel generators rather than temporary power generators.
- Develop a traffic plan to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking

areas with a shuttle service. Schedule operations affecting traffic for off-peak hours. Minimize obstruction of through-traffic lanes. Provide a flag person to guide traffic properly and ensure safety at construction sites.

- Portable engines and portable engine-driven equipment units used at the project work site, with the exception of on-road and off-road motor vehicles, may require California Air Resources Board (ARB) Portable Equipment Registration with the State or a local district permit. The owner/operator shall be responsible for arranging appropriate consultations with the ARB or the District to determine registration and permitting requirements prior to equipment operation at the site.

3.3.5. Impact Assessment/Environmental Consequences:

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

Less than Significant Impact. Standards set by FRAQMD, CARB, and Federal agencies apply to this project. Prior to the initiation of ground disturbance, such as grading, a Fugitive Dust Control Plan will need to be submitted to FRAQMD as a part of standard measures required by the District. An Indirect Source Review (ISR) application will be filed with the Air District by the developer to address emissions from construction. FRAQMD's 2010 Screening Criteria for Air Quality Operational Impacts indicates the threshold for significant daily emissions for single-family residential projects is 130 dwelling units. The proposed project will allow for the development of 82 new residential lots with two proposed lots being of sufficient size to include an accessory dwelling unit on each lot. The proposed project will not exceed FRAQMD's established threshold for potential significant impacts. As a result, a less than significant impact is anticipated.

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

Less than Significant Impact. The proposed project will result in limited generation of criteria pollutants during construction and as part of residential daily operations (primarily from vehicle use). However, project contributions to area cumulative air quality impacts are expected to be less than significant because the project will not exceed FRAQMD emissions thresholds, and as the project is subject to use of Best Management Practices (see item c, below). Accordingly, net increases of non-attainment criteria pollutants are anticipated to result in a less than significant impact.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact. The FRAQMD defines sensitive receptors as: facilities that house or attract children, the elderly, and people with illnesses, or others who are especially sensitive to the effects of air pollutants. FRAQMD states that if a project is located within 1,000 feet of a sensitive receptor location, the impact of diesel particulate matter shall be evaluated. According to the FRAQMD's Indirect Source Review Guidelines, "Construction activity can result in emissions of particulate matter from the diesel exhaust (diesel PM) of construction equipment.

The proposed project will result in the generation of criteria pollutants during the limited period of site grading and construction. As such FRAQMD adopted criteria must be satisfied, and a project condition will be included to ensure that occurs before the tentative map is recorded.

The Best Management Practices (BMPs) that can be used to reduce the impact to sensitive receptors from off-road diesel equipment include:

- Install diesel particulate filters or implement other ARB-verified diesel emission control strategies on all construction equipment to further reduce diesel PM emissions beyond the 45% reduction required by the Districts Best Available Mitigation Measure for Construction Phase;
- Use equipment during times when receptors are not present (e.g., when school is not in session or during non-school hours; or when office buildings are unoccupied);
- Establish staging areas for the construction equipment that are as distant as possible from off-site receptors;
- Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible;
- Use haul trucks with on-road engines instead of off-road engines even for on-site hauling;
- Equip nearby buildings with High Efficiency Particle Arresting (HEPA) filter systems at all mechanical air intake points to the building to reduce the levels of diesel PM that enter the buildings; and/or,
- Temporarily relocate receptors during construction.

The FRAQMD has not established a threshold of significance to evaluate the health risk resulting from projects that would locate sensitive receptors near existing non-permitted sources of TACs. In this case, the proposed project will result in the limited generation of criteria pollutants during construction and maintenance. Due to the relatively temporary nature of construction, sensitive receptors in the vicinity of the proposed project (potentially single-family residences adjacent to the east side of the project) will not be subjected to long-term exposure to diesel particulate matter. Any exposure of sensitive receptors to pollutant concentrations are expected to be less than significant.

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

Less than Significant Impact. Construction of the of the proposed subdivision and the ongoing residential uses typically do not generate objectionable odors or other emissions. As such, the impact of the project creating odors affecting a substantial number of people is anticipated to be less than significant impact.

3.4. Biological Resources

Table 3.4: Biological Resources				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
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?			X	
c) Have a substantial adverse effect on states or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
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?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
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?				X

3.4.1. Environmental Setting/Affected Environment

The 14.86 acres is level and within the city limits after being annexed to Yuba City in 2022. This area is a part of the former LESP area. The project site is developed with two dwelling units and a walnut orchard. All surrounding property has also annexed and is within the city limits. There is an approved subdivision map to the south (Project #SM 19-02, West Sanborn Estates) that was approved November 10, 2021. Existing residential subdivisions are located on the east side of Sanborn Road. There are no riparian areas or known critical habitat areas on-site or in the vicinity.

3.4.2. Federal & State Regulatory Setting

Threatened and Endangered Species: State and federal “endangered species” legislation has provided California Department of Fish & Wildlife (CDFW) and United States Fish and Wildlife Service (USFWS) with a mechanism for conserving and protecting plant and animal species of limited distribution and/or low or

declining populations. Species listed as threatened or endangered under provisions of the state and federal endangered species acts, candidate species for such listing, state species of special concern, and some plants listed as endangered by the California Native Plant Society are collectively referred to as “species of special status.” Permits may be required from both the CDFW and USFWS if activities associated with a proposed project will result in the “take” of a listed species. “Take” is defined by the state of California as “to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill” (California Fish and Game Code, Section 86). “Take” is more broadly defined by the federal Endangered Species Act to include “harm” (16 USC, Section 1532(19), 50 CFR, Section 17.3). Furthermore, the CDFW and the USFWS are responding agencies under CEQA. Both agencies review CEQA documents in order to determine the adequacy of their treatment of endangered species issues and to make project-specific recommendations for their conservation.

Migratory Birds: State and federal laws also protect most birds. The Federal Migratory Bird Treaty Act (16U.S.C., sec. 703, Supp. I, 1989) prohibits killing, possessing, or trading in migratory birds, except in accordance with regulations prescribed by the Secretary of the Interior. This act encompasses whole birds, parts of birds, and bird nests and eggs.

Birds of Prey: Birds of prey are also protected in California under provisions of the California Fish and Game Code, Section 3503.5, which states that it is “unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.” Construction disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered “taking” by the CDFW.

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

Waters of the U.S. generally include:

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

As determined by the United States Supreme Court in its 2001 Solid Waste Agency of Northern Cook County v. U.S. Army Corps of Engineers (SWANCC) decision, channels and wetlands isolated from other jurisdictional waters cannot be considered jurisdictional on the basis of their use, hypothetical or observed, by migratory birds. Similarly, in its 2006 consolidated Carabell/Rapanos decision, the U.S. Supreme Court ruled that a significant nexus between a wetland and other navigable waters must exist for the wetland itself to be considered a navigable, and therefore, jurisdictional water.

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

CEQA Guidelines Section 15380: Although threatened and endangered species are protected by specific federal and state statutes, CEQA Guidelines section 15380(d) provides that a species not listed on the federal or state list of protected species may be considered rare or endangered if the species can be shown to meet certain specific criteria that define “endangered” and “rare” as specified in CEQA Guidelines section 15380(b).

3.4.3. Local Regulatory Setting

The General Plan provides the following policies for the protection of biological resources within the project area:

- 8.4-G-1 Protect special status species, in accordance with State regulatory requirements.
- 8.4-G-2 Protect and enhance the natural habitat features of the Feather River and new open space corridors within and around the urban growth area.
- 8.4-G-3 Preserve and enhance heritage oaks in the Planning Area.
- 8.4-G-4 Where appropriate, incorporate natural wildlife habitat features into public landscapes, parks, and other public facilities
- 8.4-I-1 Require protection of sensitive habitat area and special status species in new development site designs in the following order: 1) avoidance; 2) onsite mitigation; 3) offsite mitigation. Require assessments of biological resources prior to approval of any development within 300 feet of any creeks, sensitive habitat areas, or areas of potential sensitive status species.
- 8.4-I-2 Require preservation of oak trees and other native trees that are of a significant size, by requiring site designs to incorporate these trees to the maximum extent feasible.
- 8.4-I-3 Require to the extent feasible, use of drought tolerant plants in landscaping for new development, including private and public projects.

3.4.4. Impact Assessment/Environmental Consequences:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

Less than Significant Impact. Raptor species, including the red-tailed hawk and barn owl, forage within the ruderal non-native grasslands which were identified to be on the adjacent property to the south (West Sanborn Subdivision, Project TSM 19-02, EA19-03). As part of that adjacent subdivision project, the applicant’s biologist, Bole and Associates, conducted a biological review of the project site in January 2021. The report found no potential biological constraints for this site, also finding that development of the site would result in the removal of the existing orchard, noting that “grading effectively removes foraging opportunities for owl and hawk prey, particularly microtine rodents.”

A biological assessment was prepared for this project site by Marcus H. Bole and Associates and a report was prepared dated August 29, 2022. The assessment determined there are no wetlands or riparian habitats on or near the subject property. The site is developed with walnut trees with ruderal non-native grasses between the rows of walnut trees with non-native grasses consisting of wild oats, brome grass, thistles and non-native forbs. The developed portions of the property include a primary residence, manufactured home, paved and graveled areas and domestic landscaping (cultivars and lawns). During the migratory bird and raptor survey conducted during August 2022, there were no observed nests within the subject property. Other avian species that have nesting habitat within or near the subject property are the American crow, western scrub jay, house finch and sparrow. Due to unsuitable habitat elements and historical records within a five miles radius of the subject property there is limited potential nesting habitat for migratory bird species on or near the subject property and no mitigation measures were recommended for these species.

According to California Environmental Quality Act (CEQA) guidelines, a project is normally considered to have a significant impact on wildlife if it will interfere substantially with the movement of any resident or migratory fish or wildlife species; or substantially diminishes habitat quantity or quality for dependent wildlife and plant species. Impacts to special status species and their associated habitats are also considered significant if the impact would reduce or adversely modify a habitat of recognized value to a sensitive wildlife species or to an individual of such species. This guideline applies even to those species not formally listed as threatened, rare or endangered by the California Department of Fish & Wildlife and the United States Fish and Wildlife Service. The biological assessment concluded that project implementation will not result in impacts to resident or migratory wildlife, special status plant or wildlife species, or any associated protected habitat and it was their recommendation that no further biological or botanical studies are required at this time. The full biological assessment is included as an attachment to this initial study and a less than significant impact is anticipated.

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?

Less than Significant Impact. A review of the site identified no native trees, although the site is currently developed with a walnut orchard and two dwelling units. All existing improvements will be removed to accommodate the proposed project. There are no wetland areas or creek corridors or areas that appear to be sensitive habitat areas within or proximate to the project's boundaries. The project site is several miles from the Feather River. There were no known special status species identified by the General Plan or former LESP EIRs to be onsite or in the vicinity. Typically, orchards are not considered to be an appropriate habitat for threatened bird and other species. Therefore, the impacts on biological resources is considered to be less than significant.

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

No Impact. No wetlands or federal jurisdictional waters of the U.S. are present within the proposed project area or general vicinity. As a result, there are no impacts on any wetland areas or waterways anticipated.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less than Significant Impact. The proposed project will not disturb any waterways, as the nearest waterway is the Feather River, being several miles to the east. Therefore, migratory fish will not be affected by this project. Additionally, there are not any significant native trees proposed to be removed that could be potential nesting habitat for raptors and migratory birds that may choose to nest in the vicinity of the Project which is bordered by existing suburban development. As a result, the proposed project will not have significant impacts on migratory fish, wildlife species or migratory wildlife corridors and a less than significant impact is anticipated.

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

Less than Significant Impact. No trees or other biological resources that are protected by local policies or ordinances occur on or near the project site. The existing orchard occupying a majority of the project site will be removed to facilitate planned urban (residential) development of the site that has been planned for in both the City's 2004 General Plan and the former LESP. Therefore, a less than significant impact is anticipated.

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

No Impact. There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or any other approved local, regional, or state habitat conservation plans in the vicinity of this project.

3.5. Cultural Resources

Table 3.5: Cultural Resources				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5.				X
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5.		X		
c) Disturb any human remains, including those interred outside of formal cemeteries?		X		

3.5.1. Federal Regulatory Setting

National Historic Preservation Act of 1966 (as amended), Section 106: The significance of cultural resources is evaluated under the criteria for inclusion in the National Register of Historic Places (NRHP), authorized under the National Historic Preservation Act of 1966, as amended. The criteria defined in 36 CFR 60.4 are as follows:

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of state and local importance that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- That are associated with events that have made a significant contribution to the broad patterns of our history; or
- That are associated with the lives of persons significant in our past; or
- That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- That have yielded, or may be likely to yield, information important to prehistory or history.

Sites listed or eligible for listing on the NRHP are considered to be historic properties. Sites younger than 50 years, unless of exceptional importance, are not eligible for listing in the NRHP.

3.5.2. State Regulatory Setting

CEQA requires consideration of project impacts on archaeological or historical sites deemed to be "historical resources." Under CEQA, a substantial adverse change in the significant qualities of a historical resource is considered a significant effect on the environment. For the purposes of CEQA, a "historical resource" is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (Title 14 CCR §15064.5[a][1]-[3]). Historical resources may include, but are not limited to, "any object, building, 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" (PRC §5020.1[j]).

The eligibility criteria for the California Register are the definitive criteria for assessing the significance of historical resources for the purposes of CEQA (Office of Historic Preservation). Generally, a resource is considered "historically significant" if it meets one or more of the following criteria for listing on the California Register:

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- Is associated with the lives of persons important in our past.
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1[c])

In addition, the resource must retain integrity. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association (CCR Title 14, § 4852(c)).

Historical resources may include, but are not limited to, "any object, building, 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" (PRC §5020.1[j]).

California Health and Safety Code Section 7050.5: Health and Safety Code states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the remains are discovered has determined whether or not the remains are subject to the coroner's authority. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Native American Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.

3.5.3. Native American Consultation

In September of 2014, the California Legislature passed Assembly Bill (AB) 52, which added provisions to the PRC regarding the evaluation of impacts on tribal cultural resources under CEQA, and consultation requirements with California Native American tribes. In particular, AB 52 now requires lead agencies to analyze project impacts on "tribal cultural resources" separately from archaeological resources (PRC § 21074; 21083.09). AB 52 also requires lead agencies to engage in additional consultation procedures with respect to California Native American tribes (PRC § 21080.3.1, 21080.3.2, 21082.3).

In response to AB 52, in July 2022, the City supplied the following two Native American tribes with a project description and map of the proposed project area and a request for comments:

- United Auburn Indian Community of the Auburn Rancheria
- Lone Band of Miwok Indians

3.5.4. Impact Assessment/Environmental Consequences:

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

No Impact. The project site is developed with a walnut orchard and two existing an existing manufactured home, onsite well and septic system. These will be removed as part of the development of the property into a residential subdivision. These facilities are not old enough to have significant historical significance. Additionally, neither the General Plan nor the LESP EIRs identify any historical significance to the project site. As a result, there will be no impacts to any historical resources directly or indirectly.

b) *Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5.*

Less than Significant Impact with Mitigation Incorporated. The LESP EIR documented a field investigation which did not discover any prehistoric archaeological sites or features and, presently, there are no cemeteries within the project area. In the course of project development, there is the possibility of encountering previously unidentified stone or bone tools or fragments; cultural features such as house floors or hearths; concentrations of dietary debris; and/or human remains interred outside of formal cemeteries both within the plan area as well as off-site. A standard accidental discovery mitigation measure, GEO 1, has been incorporated (see Section 3.7, Geology, below), which will reduce this potential impact to a less than significant level.

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

Less than Significant Impact with Mitigation Incorporated. The project site is primarily been developed historically as orchard together with a small onsite manufactured home, well and septic system. No formal cemeteries or other places of human internment are known to exist on the proposed project site.

The tribes did not respond to the City’s original request for comments, so it assumed that there are no known cultural resources in this area. However, there still remains the potential for previously unknown sub-surface resources to be present. To avoid potential impacts to unknown remains, mitigation measures provided in Section 3.18 are provided to ensure impacts are less than significant.

3.6 Energy

Table 3-6: Energy				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

3.6.1 State Regulatory Setting

California has implemented numerous energy efficiency and conservation programs that have resulted in substantial energy savings. The State has adopted comprehensive energy efficiency standards as part of its Building Standards Code, California Codes of Regulations, Title 24. In 2009, the California Building Standards Commission adopted a voluntary Green Building Standards Code, also known as CALGreen, which became mandatory in 2011. Both Title 24 and CALGreen are implemented by the City of Yuba City in conjunction with its processing of building permits.

CALGreen sets forth mandatory measures, applicable to new residential and nonresidential structures as well as additions and alterations, on water efficiency and conservation, building material conservation, interior environmental quality, and energy efficiency. California has adopted a Renewables Portfolio Standard, which requires electricity retailers in the state to generate 33% of electricity they sell from renewable energy sources (i.e., solar, wind, geothermal, hydroelectric from small generators, etc.) by the end of 2020. In 2018, SB 100 was signed into law, which increases the electricity generation requirement from renewable sources to 60% by 2030 and requires all the state's electricity to come from carbon-free resources by 2045.

3.6.2. Impact Assessment/Environmental Consequences

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

Less than Significant Impact. Build-out of the proposed project will involve fuel consumption and use of other non-renewable resources. Construction equipment used for such improvements typically runs on diesel fuel or gasoline. The same fuels typically are used for vehicles that transport equipment and workers to and from a construction site. However, construction-related fuel consumption is a finite, short-term activity and is consistent with construction activities of a similar character. This energy use is not considered wasteful, inefficient or unnecessary.

Electricity may be used for equipment operation during construction activities. It is expected that more electrical construction equipment will be used in the future, as it will generate fewer air pollutants and GHG emissions. This electrical consumption is consistent with construction activities of a similar character; therefore, the use of electricity in construction activities is not considered wasteful, inefficient or unnecessary, especially since fossil fuel consumption will be reduced. Moreover, under California's Renewables Portfolio Standard, a greater share of electricity will be provided from renewable energy sources over time, so less fossil fuel consumption to generate electricity will occur.

This project is required to comply with CALGreen and with the building energy efficiency standards of California Code of Regulations Title 24, Part 6 in effect at the time the project is built-out. Compliance with these standards will reduce energy consumption associated with project operations, although reductions from compliance cannot be readily quantified. Overall, project construction will not typically consume energy resources in a manner considered wasteful, inefficient, or unnecessary.

Following construction of the subdivision and its residences, the main sources of energy consumption will be household operations and vehicle usage. However, the operations of the 82 new dwellings and two accessory dwelling units and their associated vehicles is not a large enough impact on air quality to be considered significant. As a result, a less than significant impact is anticipated.

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

Less than Significant Impact. In addition to reducing energy consumption, the proposed sustainability components are consistent with state and local energy efficiency plans. All components will be consistent with the energy efficiency goals of CALGreen and Title 24, and similar measures (see Section 3.8, Greenhouse Gas Emissions). This project is consistent with applicable state and local plans to increase energy efficiency. As a result, a less than significant impact is anticipated.

3.7 Geology and Soils

Table 3.7: Geology and Soils				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault?			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geological 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?			X	
d) Be located on expansive soil, as defined in the California Building Code creating substantial direct or indirect risks to life or property?				X
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?			X	
f) Directly or indirectly destroy a unique paleontological resources or site or unique geologic feature?		X		

3.7.1 Environmental Setting/Affected Environment

Topography and Geology: According to the Sutter County General Plan, Sutter County is located in the flat surface of the Great Valley geomorphic province of California. The Great Valley is an alluvial plain approximately 50 miles wide and 400 miles long in the central portion of California. The Great Valley's northern portion is the Sacramento Valley, drained by the Sacramento River, and its southern portion is the San Joaquin Valley, drained by the San Joaquin River. The geology of the Great Valley is typified by thick sequences of alluvial sediments derived primarily from erosion of the mountains of the Sierra Nevada to the east, and to a lesser extent, erosion of the Klamath Mountains and Cascade Range to the north. These sediments were transported downstream and subsequently laid down as a river channel, floodplain deposits, and alluvial fans.

Seismic Hazards: Earthquakes are due to a sudden slip of plates along a fault. Seismic shaking is typically the greatest cause of losses to structures during earthquakes. Earthquakes can cause structural damage, injury and loss of life, as well as damage to infrastructure networks such as water, power, gas, communication, and transportation lines. Other damage-causing effects of earthquakes include surface rupture, fissuring, settlement, and permanent horizontal and vertical shifting of the ground. Secondary impacts can include landslides, seiches, liquefaction, and dam failure.

Seismicity: Although all of California is typically regarded as seismically active, the Central Valley region does not commonly experience strong ground shaking resulting from earthquakes along known and previously unknown active faults. Though no active earthquake faults are known to exist in Yuba City, active faults in the region could generate ground motion felt within the County. Numerous earthquakes of magnitude 5.0 or greater on the Richter scale have occurred on regional faults, primarily those within the San Andreas Fault System in the region. There are several potentially active faults underlying the Sutter Buttes, which are associated with deep-seated volcanism.

The faults identified in Sutter County include the Quaternary Faults, located in the northern section of the County within the Sutter Buttes, and the Pre-Quaternary Fault, located in the southeast of the City, just east of where Highway 70 enters into the County. Both Faults are listed as non-active faults but have the potential for seismic activity.

Ground Shaking: As stated in the Sutter County Multi-Hazard Mitigation Plan, although the County has felt ground shaking from earthquakes with epicenters located elsewhere, no major earthquakes or earthquake related damage has been recorded within the County. Based on historic data and known active or potentially active faults in the region, parts of Sutter County have the potential to experience low to moderate ground shaking. The intensity of ground shaking at any specific site depends on the characteristics of the earthquake, the distance from the earthquake fault, and on the local geologic and soils conditions. Fault zone maps are used to identify where such hazards are more likely to occur based on analyses of faults, soils, topography, groundwater, and the potential for earthquake shaking sufficiently strong to trigger landslide and liquefaction.

Liquefaction: Liquefaction, which can occur in earthquakes with strong ground shaking, is mostly found in areas with sandy soil or fill and a high-water table located 50 feet or less below the ground surface. Liquefaction can cause damage to property with the ground below structures liquefying making the structure unstable causing sinking or other major structural damage. Evidence of liquefaction may be observed in "sand boils," which are expulsions of sand and water from below the surface due to increased pressure below the surface.

Liquefaction during an earthquake requires strong shaking and is not likely to occur in the city due to the relatively low occurrence of seismic activity in the area; however, the clean sandy layers paralleling the Sacramento River, Feather River, and Bear River have lower soil densities and high overall water table are potentially a higher risk area if major seismic activity were to occur. Areas of bedrock, including the Sutter Buttes have high density compacted soils and contain no liquefaction potential, although localized areas of valley fill alluvium can have moderate to high liquefaction potential.

Landslides: Landslides are downward and outward movements of slope forming materials which may be rock, soil, artificial fill, or combinations of such materials. The size of landslides varies from those containing less than a cubic yard of material to massive ones containing millions of cubic yards. Large landslides may move down slope for hundreds of yards or even several miles. A landslide may move rapidly or so slow that a change of position can be noted only over a period of weeks or years. A similar, but much slower movement is called creep. The susceptibility of a given area to landslides depends on a great many variables. With the exception of the Sutter Buttes, Yuba City is located in a landslide-free zone

due to the flat topography. The Sutter Buttes are considered to be in a low landslide hazard zone as shown in Bulletin 198 by the California Division of Mines and Geology.

Soil Erosion: Erosion is a two-step process by which soils and rocks are broken down or fragmented and then transported. The breakdown processes include mechanical abrasion, dissolution, and weathering. Erosion occurs naturally in most systems but is often accelerated by human activities that disturb soil and vegetation. The rate at which erosion occurs is largely a function of climate, soil cover, slope conditions, and inherent soil properties such as texture and structure. Water is the dominant agent of erosion and is responsible for most of the breakdown processes as well as most of the transport processes that result in erosion. Wind may also be an important erosion agent. The rate of erosion depends on many variables including the soil or rock texture and composition, soil permeability, slope, extent of vegetative cover, and precipitation amounts and patterns. Erosion increases with increasing slope, increasing precipitation, and decreasing vegetative cover. Erosion can be extremely high in areas where vegetation has been removed by fire, construction, or cultivation. High rates of erosion may have several negative impacts including degradation and loss of agricultural land, degradation of streams and other water habitats, and rapid silting of reservoirs.

Subsidence: Subsidence is the sinking of a large area of ground surface in which the material is displaced vertically downward, with little or no horizontal movement. Subsidence is usually a direct result of groundwater, oil, or gas withdrawal. These activities are common in several areas of California, including parts of the Sacramento Valley and in large areas of the San Joaquin Valley. Subsidence is a greater hazard in areas where subsurface geology includes compressible layers of silt and clay. Subsidence due to groundwater withdrawal generally affects larger areas and presents a more serious hazard than does subsidence due to oil and gas withdrawal. In portions of the San Joaquin Valley, subsidence has exceeded 20 feet over the past 50 years. In the Sacramento Valley, preliminary studies suggest that much smaller levels of subsidence, up to two feet may have occurred. In most of the valley, elevation data are inadequate to determine positively if subsidence has occurred. However, groundwater withdrawal in the Sacramento Valley has been increasing and groundwater levels have declined in some areas. The amount of subsidence caused by groundwater withdrawal depends on several factors, including: (1) the extent of water level decline, (2) the thickness and depth of the water bearing strata tapped, (3) the thickness and compressibility of silt-clay layers within the vertical sections where groundwater withdrawal is occurring, (4) the duration of maintained groundwater level decline, (5) the number and magnitude of water withdrawals in a given area, and (6) the general geology and geologic structure of the groundwater basin. The damaging effects of subsidence include gradient changes in roads, streams, canals, drains, sewers, and dikes. Many such systems are constructed with slight gradients and may be significantly damaged by even small elevation changes. Other effects include damage to water wells resulting from sediment compaction and increased likelihood of flooding of low-lying areas.

Expansive Soils: Expansive soils are prone to change in volume due to the presence of moisture. Soft clay soils have the tendency to increase in volume when moisture is present and shrink when it is dry (shrink/swell). Swelling soils contain high percentages of certain kinds of clay particles that are capable of absorbing large quantities of water, expanding up to 10 percent or more as the clay becomes wet. The force of expansion is capable of exerting pressure on foundations, slabs, and other confining structures.

Soils: The Natural Resources Conservation Service (NRCS, formerly the Soil Conservation Service) has mapped over 40 individual soil units in the county. The predominant soil series in the county are the Capay, Clear Lake, Conejo, Oswald, and Olashes soils, which account for over 60 percent of the total land area. The remaining soil units each account for smaller percentages the total land area. The Capay and Clear Lake soils are generally present in the western and southern parts of the county. The Conejo soils occur in the eastern part closer to the incorporated areas of the county. Oswald and Olashes soils are

located in the central portion of the county extending north to south, with scattered areas along the southeastern edge of the county. Soil descriptions for the principal soil units in the county are provided below. These descriptions, which were developed by the NRCS, are for native, undisturbed soils and are primarily associated with agricultural suitability. Soil characteristics may vary considerably from the mapped locations and descriptions due to development and other uses. Geotechnical studies are required to identify actual engineering properties of soils at specific locations to determine whether there are specific soil characteristics that could affect foundations, drainage, infrastructure, or other structural features.

3.7.2 Federal Regulatory Setting

Historic Sites Act of 1935: This Act became law on August 21, 1935 (49 Stat. 666; 16 U.S.C. 461-467) and has been amended eight times. This Act establishes as a national policy to preserve for public use historic sites, buildings and objects, including geologic formations.

National Earthquake Hazards Reduction Program: The National Earthquake Hazards Reduction Program (NEHRP), which was first authorized by Congress in 1977, coordinates the earthquake-related activities of the Federal Government. The goal of NEHRP is to mitigate earthquake losses in the United States through basic and directed research and implementation activities in the fields of earthquake science and engineering. Under NEHRP, FEMA is responsible for developing effective earthquake risk reduction tools and promoting their implementation, as well as supporting the development of disaster-resistant building codes and standards. FEMA's NEHRP activities are led by the FEMA Headquarters (HQ), Federal Insurance and Mitigation Administration, Risk Reduction Division, Building Science Branch, in strong partnership with other FEMA HQ Directorates, and in coordination with the FEMA Regions, the States, the earthquake consortia, and other public and private partners.

3.7.3 State Regulatory Setting

California Alquist-Priolo Earthquake Fault Zoning Act: The Alquist-Priolo Earthquake Fault Zoning Act (originally enacted in 1972 and renamed in 1994) is intended to reduce the risk to life and property from surface fault rupture during earthquakes. The statute prohibits the location of most types of structures intended for human occupancy across the traces of active faults and regulates construction in the corridors along active faults.

California Seismic Hazards Mapping Act: The Seismic Hazards Mapping Act is intended to reduce damage resulting from earthquakes. While the Alquist-Priolo Earthquake Fault Zoning Act addresses surface fault rupture, the Seismic Hazards Mapping Act addresses other earthquake-related hazards, including ground shaking, liquefaction, and seismically induced landslides. The state is charged with identifying and mapping areas at risk of strong ground shaking, liquefaction, landslides, and other hazards, and cities and counties are required to regulate development within mapped Seismic Hazard Zones.

Uniform Building Code: The California Code of Regulations (CCR) Title 24 is assigned to the California Building Standards Commission, which, by law, is responsible for coordinating all building standards. The California Building Code incorporates by reference the Uniform Building Code with necessary California amendments. The Uniform Building Code is a widely adopted model building code in the United States published by the International Conference of Building Officials. About one-third of the text within the California Building Code has been tailored for California earthquake conditions.

Paleontological Resources: Paleontological resources are the fossilized remains of plants and animals and associated deposits. The Society of Vertebrate Paleontology has identified vertebrate fossils, their taphonomic and associated environmental indicators, and fossiliferous deposits as significant

nonrenewable paleontological resources. Botanical and invertebrate fossils and assemblages may also be considered significant resources. CEQA requires that a determination be made as to whether a project would directly or indirectly destroy a unique paleontological resource or site or unique geological feature (CEQA Appendix G(v)(c)). If an impact is significant, CEQA requires feasible measures to minimize the impact (CCR Title 14(3) Section 15126.4 (a)(1)). California Public Resources Code Section 5097.5 (see above) also applies to paleontological resources.

3.7.4 Impact Assessment/Environmental Consequences:

a. Directly or indirectly expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault?

Less than Significant Impact. According to the Yuba City General Plan, no active earthquake faults are known to exist in Sutter County, although active faults in the region could produce ground motion in Yuba City (Dyett & Bhatia, 2004). The closest known fault zone is the Bear Mountain Fault Zone, located approximately 20 miles northeast of Yuba City (California Geological Survey [CGS], 2015). Potentially active faults do exist in the Sutter Buttes, but those faults are considered small and have not exhibited activity in recent history. Because the distance from the City to the closest known active fault zone is large, the potential for exposure of people or structures to substantial adverse effects from fault rupture is low. Additionally, the State Building Code incorporates construction standards for minimizing earthquake damage to buildings and all homes to be constructed will need to comply with State Building and Fire Code requirements at the time construction occurs. Considering the low potential for significant earthquake activity on site and in the vicinity, the potential for adverse impacts from an earthquake is considered a less than significant impact.

ii. Strong seismic ground shaking?

Less than Significant Impact. In the event of a major regional earthquake, fault rupture or seismic ground shaking could potentially injure people and cause collapse or structural damage to existing and proposed structures. Ground shaking could potentially expose people and property to seismic-related hazards, including localized liquefaction and ground failure. However, all new structures are required to adhere to current California Building Code standards. These standards require adequate design, construction and maintenance of structures to prevent exposure of people and structures to major geologic hazards. General Plan Implementing Policies 9.2-I-1 through 9.2-I-8 and the State Building Code reduces potential impacts to a less than significant level.

iii. Seismic-related ground failure, including liquefaction?

Less than Significant Impact. The proposed project is not located within a liquefaction zone according to the California Department of Conservation's California Geologic Survey regulatory maps. Regardless, all new structures are required to adhere to current California Building Code standards. These standards require adequate design, construction and maintenance of structures to prevent exposure of people and structures to major geologic hazards. Therefore, the potential impact from ground failure is considered a less than significant impact.

iv. Landslides?

Less than Significant Impact. According to the Environmental Impact Reports prepared for the 2004 General Plan and former LESP, due to the level topography, erosion, landslides, and mudflows are not considered to be a significant risk in the City limits or within the City's Sphere of Influence so a less than significant impact is anticipated.

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

Less than Significant Impact. The entirety of this 14.86-acre site will be disturbed during site grading. Even though the area is largely level with no topographical relief, during site grading a large storm could result in the loss of topsoil into the City drainage system that conveys urban runoff to the Gilsizer Slough. However, as part of the construction of the subdivision, the applicant will be subject to the National Pollutant Discharge Elimination System. This triggers the preparation of a Stormwater Pollution Prevention Plan (SWPPP) that includes Best Management Practices designed to prevent sediment and pollutants from contacting stormwaters moving offsite into receiving waters during the construction process. With these standards being met, as applied through standard City conditions of approval, the impacts are considered less than significant.

c) Be located on a geological 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?

Less than Significant Impact. Neither the City's 2004 General Plan EIR nor the LESP EIR identified geological soil units onsite or in the project vicinity that are considered unstable, or would become unstable as a result of the project proposed. Staff's review of the proposed project has not identified any impacts and as a result, potential impacts are considered to be less than significant.

d) Be located on expansive soil, as defined in the California Building Code creating substantial direct or indirect risks to life or property?

No Impact. Expansive soils are identified as being located at the very southwest corner of the Yuba City Sphere of Influence (proximate to the intersection of Bogue and Township Roads). The proposed project site is not located within that area and therefore will not be impacted by the presence of expansive soils.

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?

Less than Significant Impact. The proposed project will not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems because all newly constructed homes will be connected to the City's wastewater collection system per the City's existing established permitting system in place. Septic systems are not proposed to be utilized with this project. As a result, a less than significant impact is anticipated.

f) Directly or indirectly destroy a unique paleontological resources or site or unique geologic feature?

Less than Significant Impact with Mitigation Incorporated. There are no known paleontological resources located on the project site, which has been previously disturbed and fully developed with an agricultural use (orchards). As a precaution, as the proposed project could result in inadvertent discovery of paleontological resources, the following mitigation is recommended in order to reduce this potential impact to a less than significant level.

Proposed Mitigation Measure: Paleontological Discoveries

GEO 1: Should paleontological resources be identified at a particular site during project excavation activities both on- and off-site, the construction manager shall cease operation until a qualified professional can provide an evaluation. Mitigation shall be conducted as follows:

- a. Identify and evaluate paleontological resources by intense field survey where impacts are considered high;
- b. Assess effects on identified sites;
- c. Consult with the institutional/academic paleontologists conducting research investigations within the geological formations that are slated to be impacted;
- d. Obtain comments from the researchers;
- e. Comply with researchers’ recommendations to address any significant adverse effects where determined by the County to be feasible.

In considering any suggested mitigation proposed by the consulting paleontologist, the City’s Development Services Department Staff shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, Specific Plan policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.

3.8 Greenhouse Gas Emissions

Table 3.8: Greenhouse Gas Emissions				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		X		

3.8.1 Federal Regulatory Setting

The United States Environmental Protection Agency (USEPA) Mandatory Reporting Rule (40 CFR Part 98), which became effective December 29, 2009, requires that all facilities that emit more than 25,000 metric tons CO₂-equivalent per year beginning in 2010, report their emissions on an annual basis. On May 13,

2010, the USEPA issued a final rule that established an approach to addressing GHG emissions from stationary sources under the Clean Air Act (CAA) permitting programs. The final rule set thresholds for GHG emissions that define when permits under the New Source Review Prevention of Significant Deterioration and title V Operating Permit programs are required for new and existing industrial facilities.

In addition, the Supreme Court decision in *Massachusetts v. EPA* (Supreme Court Case 05-1120) found that the USEPA has the authority to list GHGs as pollutants and to regulate emissions of greenhouse gases (GHG) under the CAA. On April 17, 2009, the USEPA found that CO₂, CH₄, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride may contribute to air pollution and may endanger public health and welfare. This finding may result in the USEPA regulating GHG emissions; however, to date the USEPA has not propose regulations based on this finding.

3.8.2 State & Local Regulatory Setting

The City's Resource Efficiency Plan as designed under the premise that the City, and the community it represents, is uniquely capable of addressing emissions associated with sources under the City's jurisdiction and that the City's emission reduction efforts should coordinate with the state strategies of reducing emissions in order to accomplish these reductions in an efficient and cost-effective manner. The City developed this document with the following purposes in mind:

- **Local Control:** The Yuba City Efficiency Plan allows the City to identify strategies to reduce resource consumption, costs, and GHG emissions in all economic sectors in a way that maintains local control over the issues and fits the character of the community. It also may position the City for funding to implement programs tied to climate goals.
- **Energy and Resource Efficiency:** The Efficiency Plan identifies opportunities for the City to increase energy efficiency and lower GHG emissions in a manner that is most feasible within the community. Reducing energy consumption through increasing the efficiency of energy technologies, reducing energy use, and using renewable sources of energy are effective ways to reduce GHG emissions. Energy efficiency also provides opportunities for cost-savings.
- **Improved Public Health:** Many of the GHG reduction strategies identified in the Efficiency Plan also have local public health benefits. Benefits include local air quality improvements; creating a more active community through implementing resource-efficient living practices; and reducing health risks, such as heat stroke, that would be otherwise elevated by climate change impacts such as increased extreme heat days.

Demonstrating Consistency with State GHG Reduction Goals—A GHG reduction plan may be used as GHG mitigation in a General Plan to demonstrate that the City is aligned with State goals for reducing GHG emissions to a level considered less than cumulatively considerable.

3.8.3 Impact Assessment/Environmental Consequences:

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

Less than Significant Impact. The proposed project will emit greenhouse gases during project construction due to the operation of construction equipment, and from worker and building supply vehicles. Additionally, the development of homes will increase the potential for additional greenhouse emissions. However, the size of the project is below the FRAQMDs threshold criteria in determining potential significance of emissions that could impact greenhouse gas generation. The City also encourages the use

of the following in addressing energy efficiency and greenhouse gas emissions, to be addressed as a condition of the project:

- Use of green-building materials on buildings and other outdoor structures, such as low-emission concrete, recycled aggregate, recycled reinforcing, or waffle pods to be used in foundations; recycled plastics to be used in community structures such as fencing or playground equipment; wood flooring materials to be treated with low emissions varnishes and floor board substrates to be made from low emission particleboard; and other recycled building materials like recycled aluminum for window frames or post-consumer plastic for piping;
- Installation of photovoltaic rooftop energy systems where feasible;
- Establishment of tree-planting guidelines that encourage residents to plant trees to shade buildings primarily on the west and south sides of the buildings. Use of deciduous trees (to allow solar gain during the winter) and direct shading of air conditioning systems shall be included in the guidelines;
- Include energy-conserving features as options for home buyers, such as:
 1. Increased wall and ceiling insulation (beyond building code requirements);
 2. Energy efficient windows (double-paned or low-E);
 3. Radiant heat barriers;
 4. Solar water-heating systems; and
 5. Low NOx-emitting or high-efficiency, energy efficient water heaters.
- Awnings or other shading mechanisms for windows;
- Porch, patio, and walkway overhangs;
- Ceiling fans or whole-house fans;
- Daylighting (natural lighting) systems such as skylights, light shelves, and interior transom windows;
- Electrical outlets around the exterior of units shall be installed to encourage the use of electric landscape maintenance equipment;
- Use of low and no-VOC coatings and paint;
- Natural gas lines (if available to the project area) shall be provided in backyard or patio areas to encourage the use of gas barbecues; and
- Pre-wire units with fiber and other high-speed internet connections.

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

Less than Significant Impact with Mitigation Incorporated. Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs) because they capture heat radiated from the sun as it is reflected

back into the atmosphere, similar to a greenhouse. The accumulation of GHGs has been implicated as a driving force for Global Climate Change. Definitions of climate change vary between and across regulatory authorities and the scientific community, but in general can be described as the changing of the climate caused by natural fluctuations and the impact of human activities that alter the composition of the global atmosphere. Both natural processes and human activities emit GHGs. Global Climate Change is a change in the average weather on earth that can be measured by wind patterns, storms, precipitation and temperature. Although there is disagreement as to the speed of global warming and the extent of the impacts attributable to human activities, the vast majority of the scientific community now agrees that there is a direct link between increased emission of GHGs and long-term global temperature. Potential global warming impacts in California may include, but are not limited to, loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years. Secondary effects are likely to include a global rise in sea level, impacts to agriculture, changes in disease vectors, and changes in habitat and biodiversity. GHG impacts are considered to be exclusively cumulative impacts; there are no non-cumulative GHG emission impacts from a climate change perspective (CAPCOA).

The proposed construction of this subdivision will create GHG emissions due to the use of motorized construction equipment. The emissions will be from construction equipment during the construction of the subdivision. Once completed, vehicle traffic generated by auto use from the new residences will contribute GHG gases. Due to the small size of the project it is not expected to create significant greenhouse gas emissions. However, on a cumulative scale, possible reasonable reductions could be applied to the project in order to further minimize those impacts. Specifically addressing this proposal, the City's Resource Efficiency Plan addresses greenhouse gas concerns and provides a description of greenhouse gas reduction measures. A mitigation measure is included that requires the project incorporate the relevant greenhouse gas reduction measures. With this mitigation the impacts from greenhouse gases will be less than significant.

Proposed Mitigation Measure: Greenhouse Gas Emissions

GHG 1: Greenhouse Gas Emissions

Pertaining to potential cumulative impacts associated with GHG emissions, site grading process shall comply with the GHG Reduction Measures provided in the adopted Yuba City Resource Efficiency Plan.

Given compliance with the City's established rules, and proposed mitigation as recommended, impacts associated with this item are considered to be less than significant.

3.9 Hazards and Hazardous Materials

Table 3.9: Hazards and Hazardous Materials				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
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?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
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 create a significant hazard to the public or the environment?				X
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?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.			X	

3.9.1 Federal Regulatory Setting

U.S. Environmental Protection Agency (USEPA): The USEPA was established in 1970 to consolidate in one agency a variety of federal research, monitoring, standard setting and enforcement activities to ensure environmental protection. USEPA's mission is to protect human health and to safeguard the natural environment — air, water, and land — upon which life depends. USEPA works to develop and enforce regulations that implement environmental laws enacted by Congress, is responsible for researching and setting national standards for a variety of environmental programs, and delegates to states and tribes the responsibility for issuing permits and for monitoring and enforcing compliance. Where national standards are not met, USEPA can issue sanctions and take other steps to assist the states and tribes in reaching the desired levels of environmental quality.

Federal Toxic Substances Control Act/Resource Conservation and Recovery Act/Hazardous and Solid Waste Act: The Federal Toxic Substances Control Act (1976) and the Resource Conservation and Recovery

Act of 1976 (RCRA) established a program administered by the USEPA for the regulation of the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA was amended in 1984 by the Hazardous and Solid Waste Act (HSWA), which affirmed and extended the “cradle to grave” system of regulating hazardous wastes.

Comprehensive Environmental Response, Compensation, and Liability Act/Superfund Amendments and Reauthorization Act: The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, was enacted by Congress on December 11, 1980. This law (U.S. Code Title 42, Chapter 103) provides broad federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. CERCLA establishes requirements concerning closed and abandoned hazardous waste sites; provides for liability of persons responsible for releases of hazardous waste at these sites; and establishes a trust fund to provide for cleanup when no responsible party can be identified. CERCLA also enables the revision of the National Contingency Plan (NCP). The NCP (Title 40, Code of Federal Regulation [CFR], Part 300) provides the guidelines and procedures needed to respond to releases and threatened releases of hazardous substances, pollutants, and/or contaminants. The NCP also established the National Priorities List (NPL). CERCLA was amended by the Superfund Amendments and Reauthorization Act (SARA) on October 17, 1986.

Clean Water Act/SPCC Rule: The Clean Water Act (CWA) (33 U.S.C. Section 1251 et seq., formerly the Federal Water Pollution Control Act of 1972), was enacted with the intent of restoring and maintaining the chemical, physical, and biological integrity of the waters of the United States. As part of the Clean Water Act, the U.S. EPA oversees and enforces the Oil Pollution Prevention regulation contained in Title 40 of the CFR, Part 112 (Title 40 CFR, Part 112) which is often referred to as the “SPCC rule” because the regulations describe the requirements for facilities to prepare, amend and implement Spill Prevention, Control, and

Countermeasure (SPCC) Plans: A facility is subject to SPCC regulations if a single oil storage tank has a capacity greater than 660 gallons, or the total above ground oil storage capacity exceeds 1,320 gallons, or the underground oil storage capacity exceeds 42,000 gallons, and if, due to its location, the facility could reasonably be expected to discharge oil into or upon the “Navigable Waters” of the United States. Other federal regulations overseen by the U.S. EPA relevant to hazardous materials and environmental contamination include Title 40, CFR, Chapter 1, Subchapter D – Water Programs and Subchapter I – Solid Wastes. Title 40, CFR, Chapter 1, Subchapter D, Parts 116 and 117 designate hazardous substances under the Federal Water Pollution Control Act: Title 40, CFR, Part 116 sets forth a determination of the reportable quantity for each substance that is designated as hazardous. Title 40, CFR, Part 117 applies to quantities of designated substances equal to or greater than the reportable quantities that may be discharged into waters of the United States.

The NFPA 70®: National Electrical Code® is adopted in all 50 states. Any electrical work associated with the Proposed Project is required to comply with the standards set forth in this code. Several federal regulations govern hazards as they are related to transportation issues. They include:

Title 49, CFR, Sections 171-177 (49 CFR 171-177), governs the transportation of hazardous materials, the types of materials defined as hazardous, and the marking of the transportation vehicles.

49 CFR 350-399, and Appendices A-G, Federal Motor Carrier Safety Regulations, address safety considerations for the transport of goods, materials, and substances over public highways.

49 CFR 397.9, the Hazardous Materials Transportation Act of 1974, directs the U.S. Department of Transportation to establish criteria and regulations for the safe transportation of hazardous materials.

3.9.2 State Regulatory Setting

California Environmental Protection Agency (CalEPA): The California Environmental Protection Agency (CalEPA) was created in 1991 by Governor's Executive Order. The six boards, departments, and office were placed under the CalEPA umbrella to create a cabinet-level voice for the protection of human health and the environment and to assure the coordinated deployment of State resources. The mission of CalEPA is to restore, protect, and enhance the environment to ensure public health, environmental quality, and economic vitality under Title 22 of the California Code of Regulations (CCR).

Department of Toxic Substances Control (DTSC): DTSC is a department of Cal/EPA and is the primary agency in California that regulates hazardous waste, cleans-up existing contamination, and looks for ways to reduce the hazardous waste produced in California. DTSC regulates hazardous waste in California primarily under the authority of RCRA and the California Health and Safety Code. Other laws that affect hazardous waste are specific to handling, storage, transportation, disposal, treatment, reduction, cleanup, and emergency planning. Government Code Section 65962.5 (commonly referred to as the Cortese List) includes DTSC listed hazardous waste facilities and sites, DHS lists of contaminated drinking water wells, sites listed by the SWRCB as having UST leaks and which have had a discharge of hazardous wastes or materials into the water or groundwater, and lists from local regulatory agencies of sites that have had a known migration of hazardous waste/material.

Unified Program: The Unified Program (codified CCR Title 27, Division 1, Subdivision 4, Chapter 1, Sections 15100- 15620) consolidates, coordinates, and makes consistent the administrative requirements, permits, inspections, and enforcement activities of the following six environmental and emergency response programs:

- Hazardous Waste Generator (HWG) program and Hazardous Waste On-site Treatment activities;
- Aboveground Storage Tank (AST) program Spill Prevention Control and Countermeasure Plan requirements;
- Underground Storage Tank (UST) program;
- Hazardous Materials Release Response Plans and Inventory (HMRRP) program;
- California Accidental Release Prevention (CalARP) program;
- Hazardous Materials Management Plans and Hazardous Materials Inventory Statement (HMMP/HMIS) requirements.

The Secretary of CalEPA is directly responsible for coordinating the administration of the Unified Program. The Unified Program requires all counties to apply to the CalEPA Secretary for the certification of a local unified program agency. Qualified cities are also permitted to apply for certification. The local Certified Unified Program Agency (CUPA) is required to consolidate, coordinate, and make consistent the administrative requirements, permits, fee structures, and inspection and enforcement activities for these six program elements in the county. Most CUPAs have been established as a function of a local environmental health or fire department.

Hazardous Waste Management Program: The Hazardous Waste Management Program (HWMP) regulates hazardous waste through its permitting, enforcement, and Unified Program activities in accordance with California Health and Safety Code Section 25135 et seq. The main focus of HWMP is to ensure the safe storage, treatment, transportation, and disposal of hazardous wastes.

State Water Resources Control Board (SWRCB): The State Water Resources Control Board (SWRCB) was created by the California legislature in 1967. The mission of SWRCB is to ensure the highest reasonable quality for waters of the State, while allocating those waters to achieve the optimum balance of beneficial uses. The joint authority of water allocation and water quality protection enables SWRCB to provide comprehensive protection for California's waters.

California Department of Industrial Relations – Division of Occupational Safety and Health (Cal OSHA): In California, every employer has a legal obligation to provide and maintain a safe and healthful workplace for employees, according to the California Occupational Safety and Health Act of 1973 (per Title 8 of the CCR). The Division of Occupational Safety and Health (Cal/OSHA) program is responsible for enforcing California laws and regulations pertaining to workplace safety and health and for providing assistance to employers and workers about workplace safety and health issues. Cal/OSHA regulations are administered through Title 8 of the CCR. The regulations require all manufacturers or importers to assess the hazards of substances that they produce or import and all employers to provide information to their employees about the hazardous substances to which they may be exposed.

California Fire Code: The California Fire Code is Part 9 of the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. The California Fire Code incorporates the Uniform Fire Code with necessary California amendments. This Code prescribes regulations consistent with nationally recognized good practice for the safeguarding to a reasonable degree of life and property from the hazards of fire explosion, and dangerous conditions arising from the storage, handling and use of hazardous materials and devices, and from conditions hazardous to life or property in the use or occupancy of buildings or premises and provisions to assist emergency response personnel.

3.9.3 Local Regulatory Setting

Sutter County Airport Comprehensive Land Use Plan: The SCACLUP was adopted in April 1994 by the Sacramento Area Council of Governments (SACOG). SACOG is the designated Airport Land Use Commission (ALUC) for Sacramento, Sutter, Yolo and Yuba Counties under the provisions of the California Public Utilities Code, Chapter 4, Article 3.5, Section 21670.1 Airport Land Use Commission Law. The purpose of the ALUC law is to (1) protect public health, safety, and welfare through the adoption of land use standards that minimize the public's exposure to safety hazards and excessive levels of noise, and (2) Prevent the encroachment of incompatible land uses around public-use airports, thereby preserving the utilities of these airports into the future.

3.9.4 Impact Assessment/Environmental Consequences:

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

Less than Significant Impact. The proposed project will not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials because build-out of the proposed project will involve the use of standard hazardous materials such as gasoline and diesel fuels; however, regulations are in place on several levels (Federal, State, and local) which directly address potential threats associated with this item. The homes to be built will include typical household cleaners, solvents and fuels typically associated with a suburban development. Therefore, this potential impact is considered to be less than significant.

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

Less than Significant Impact. The proposed project will not 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 because the only hazardous materials associated with the construction of this subdivision will be those materials associated with grading and construction equipment, which typically includes solvents, oil and fuel. Provided that these materials are legally and properly used and stored, the proposed project will not create a significant hazard to the public or the environment. On an ongoing basis, the only anticipated hazardous waste generated by the Project would be small home-based business generated hazardous waste and household hazardous waste. Assuming proper and legal disposal of those wastes occurs, there should not be a significant impact from hazardous materials.

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

Less than Significant Impact. There are no existing schools located within one-quarter mile of this project site. Further to the north is a private school, Adventist Christian School, and private day care center, Yuba Sutter Montessori School, both located on Harding Road. The proposed project is residential. It is anticipated that residences will use household items that may contain hazardous chemicals including, but not limited to, motor oil and/ or diesel fuel, solvents, paint and paint waste, cleaning supplies, car batteries, and pesticides. The amount of materials used or stored associated with the project would be small, based on the anticipated site uses. It is anticipated that the use of such materials is limited and will not be expected to present a health risk when used according to manufacturers' instructions. As a result, a less than significant impact is anticipated.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section and, as a result, would create a significant hazard to the public or the environment?

No Impact. The project site is not on any listing of sites that are contaminated by hazardous wastes, including any wastes that may relate to historic agricultural use. No impacts are anticipated.

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

No Impact. The project is not located within the boundaries of the Sutter County Airport Land Use Plan area. No impacts are anticipated.

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

No Impact. The Yuba City Fire Department and Sutter County Sheriff Department serve this area. Neither agency has expressed concern over impacts the project may have on any emergency response plans. The project will be constructed to current City standards regarding road widths, installation of required fire hydrants and all homes to be established will be established under the State Building and Fire Codes in effect at that time. As a result, no impacts to the implementation of an emergency response or emergency evacuation plans are anticipated.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

Less than Significant Impact. The project site is located in a planned urban area that is surrounded by a variety of land uses, including residential and agricultural lands. The project site and surrounding area are not identified as potential wildfire hazard areas. The only potential wildfire hazard areas in Sutter County are the Sutter Buttes and land located on the water side of river levees. There is no wildland area onsite or in the immediate vicinity that would result in a potential risk of wildfire. A less than significant impact is anticipated.

3.10 Hydrology and Water Quality

Table 3.10: Hydrology and Water Quality				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impeded sustainable groundwater management of the basin?			X	
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 that would:		X		
i) result in substantial erosion or siltation on- or off-site?		X		
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?		X		
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?		X		
iv) impede or redirect flood flows?				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

3.10.1 Federal Regulatory Setting

Clean Water Act: The Clean Water Act (CWA) is intended to restore and maintain the chemical, physical, and biological integrity of the nation's waters (33 CFR 1251). The regulations implementing the CWA protect waters of the U.S. including streams and wetlands (33 CFR 328.3). The CWA requires states to set standards to protect, maintain, and restore water quality by regulating point source and some non-point source discharges. Under Section 402 of the CWA, the National Pollutant Discharge Elimination System (NPDES) permit process was established to regulate these discharges.

Federal Emergency Management Agency (FEMA) Flood Zones: The National Flood Insurance Act (1968) makes available federally subsidized flood insurance to owners of flood-prone properties. To facilitate identifying areas with flood potential, Federal Emergency Management Agency (FEMA) has developed Flood Insurance Rate Maps (FIRM) that can be used for planning purposes. Flood hazard areas identified on the Flood

Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).

3.10.2 State Regulatory Setting

State Water Resources Control Board: The State Water Resources Control Board (SWRCB) is the agency with jurisdiction over water quality issues in the State of California. The WRCB is governed by the Porter-Cologne Water Quality Act (Division 7 of the California Water Code), which establishes the legal framework for water quality control activities by the SWRCB. The intent of the Porter-Cologne Act is to regulate factors which may affect the quality of waters of the State to attain the highest quality which is reasonable, considering a full range of demands and values. Much of the implementation of the SWRCB's responsibilities is delegated to its nine Regional Boards. The Project site is located within the Central Valley Regional Water Quality Control board.

Central Valley Regional Water Quality Control Board (CVRWQCB): administers the NPDES storm water-permitting program in the Central Valley region. Construction activities on one acre or more are subject to the permitting requirements of the NPDES General Permit for Discharges of Storm Water Runoff Associated with Construction Activity (General Construction Permit). Additionally, CVRWQCB is responsible for issuing Waste Discharge Requirements Orders under California Water Code Section 13260, Article 4, Waste Discharge Requirements.

State Department of Water Resources: California Water Code (Sections 10004 et seq.) requires that the State Department of Water Resources update the State Water Plan every five years. The 2013 update is the most current review and included (but is not limited to) the following conclusions:

- The total number of wells completed in California between 1977 and 2010 is approximately 432,469 and ranges from a high of 108,346 wells for the Sacramento River Hydrologic Region to a low of 4,069 wells for the North Lahontan Hydrologic Region.
- Based on the June 2014 California Statewide Groundwater Elevation Monitoring (CASGEM) basin prioritization for California's 515 groundwater basins, 43 basins are identified as high priority, 84 basins as medium priority, 27 basins as low priority, and the remaining 361 basins as very low priority.
- The 127 basins designated as high or medium priority account for 96 percent of the average annual statewide groundwater use and 88 percent of the 2010 population overlying the groundwater basin area.
- Depth-to-groundwater contours were developed for the unconfined aquifer system in the Central Valley. In the Sacramento Valley, the spring 2010 groundwater depths range from less than 10 feet below ground surface (bgs) to approximately 50 feet bgs, with local areas showing maximum depths of as much as 160 feet bgs.
- The most prevalent groundwater contaminants affecting California's community drinking water wells are arsenic, nitrate, gross alpha activity, and perchlorate.

California Government Code 65302 (d): The General Plan must contain a Conservation Element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, river and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. That portion of the conservation element including waters shall be developed in coordination with any County-wide water agency and with all district and city agencies which have developed, served, controlled or conserved water for any purpose for the County or city for which the plan is prepared. Coordination shall include the discussion and evaluation of any water supply and demand information described in Section 65352.5, if that information has been submitted by the water agency to the city or County. The conservation element may also cover:

- The reclamation of land and waters.
- Prevention and control of the pollution of streams and other waters.
- Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.
- Prevention, control, and correction of the erosion of soils, beaches, and shores.
- Protection of watersheds.
- The location, quantity and quality of the rock, sand and gravel resources.
- Flood control.

Sustainable Groundwater Management Act: On September 16, 2014 Governor Edmund G. Brown Jr. signed historic legislation to strengthen local management and monitoring of groundwater basins most critical to the state's water needs. The three bills, SB 1168 (Pavley) SB 1319 (Pavley) and AB 1739 (Dickinson) together makeup the Sustainable Groundwater Management Act. The Sustainable Groundwater Management Act comprehensively reforms groundwater management in California. The intent of the Act is to place management at the local level, although the state may intervene to manage basins when local agencies fail to take appropriate responsibility. The Act provides authority for local agency management of groundwater and requires creation of groundwater sustainability agencies and implementation of plans to achieve groundwater sustainability within basins of high and medium priority.

3.10.3 Impact Assessment/Environmental Consequences:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Less than Significant Impact. Most of Yuba City's public water supply comes from the Feather River. The water is pumped from the river to the Water Treatment Plant located in northern Yuba City. The plant also sometimes utilizes a groundwater well in addition to surface water supplies due to recent drought conditions. Since this subdivision will only receive water through the City system, it is unlikely that the project could impact the water quality in the City system.

All of the wastewater generated by the new subdivision will flow into the City wastewater treatment facility which complies with State water discharge standards. The wastewater from the subdivision is not expected to generate any unique type of waste that would cause the system to become out of compliance with state standards.

All storm water runoff associated with the project will drain into the City's stormwater collection system and convey stormwater to the Gilsizer Slough. The water quality of stormwater runoff is addressed through General Plan Implementing Policies 8.5-I-1 through 8.5-I-10 which require a wide range of

developer and City actions involving coordination with the State Regional Water Quality Control Board, protecting waterways, and following Yuba City's adopted Best Management Practices for new construction.

Additionally, even though the project site is relatively level, during site grading a large storm could result in the loss of topsoil into the City stormwater drainage system. As part of the construction of the subdivision, the development of the site is subject to the National Pollutant Discharge Elimination System. This triggers the preparation of a Stormwater Pollution Prevention Plan (SWPPP) that includes City adopted Best Management Practices designed to prevent sediment and pollutants from contacting stormwaters moving offsite into receiving waters during the construction process. Assuming all necessary permits are acquired, impacts on water quality are anticipated to be less than significant.

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

Less than Significant Impact. All of the new residences to be established by this subdivision will be connected to the City's water system that utilizes water meters to monitor water consumption as well as all homes will be constructed to comply with State water efficiency standards for both plumbing fixtures and landscaping. While consumer consumption of City water will increase as a result of this project, very little, if any, groundwater will be utilized as the City primarily utilizes surface water supplies in its system. A less than significant impact is anticipated.

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 that would:

i) result in substantial erosion or siltation on- or off-site?

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

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

iv) impede or redirect flood flows?

Less than Significant Impact with Mitigation Incorporated. The project site is within the planning area for the West Yuba City Area Master Drainage Study (Master Drainage Study), which was completed in 2006. The Master Drainage Study was developed to identify the required drainage infrastructure that will be necessary to serve existing and future development within the City's boundary and Sphere of Influence (SOI). The SOI is consistent with the City's Urban Growth Boundary, and assumes the potential for annexation of lands within the SOI/UGB over time, including the proposed project.

The Master Drainage Study established drainage design criteria for planned development. These criteria, along with growth and land use assumptions, were used in computer models to identify approaches to managing drainage in the planning area, and to ensure future projects include design features consistent with the recommendations for storm drainage infrastructure improvements identified in the Master Drainage Study. It identifies numerical standards for evaluating runoff rates, sizing and design of stormwater conveyance pipelines, how streets should be designed to convey runoff, freeboard requirements for open channels, and considerations for detention basins.

According to the Federal Emergency Management Agency, this portion of the City is outside of the 100-year flood plain. It is classified as such because of the extensive series of levees and dams along the Feather River, which protects the City from potential flooding. Drainage system improvements required of this project will provide storm water relief to this area. Therefore, development of the project would not result in placement of structures in a floodway.

The project site was annexed to the City of Yuba City and the Gilsizer County Drainage District in 2022. Stormwater runoff will be collected into the City stormwater system and conveyed to the Gilsizer Slough. A mitigation measure is proposed to reduce potential impacts, associated with the Gilsizer District, to a less than significant level:

Proposed Mitigation Measure: Hydrology

HYD 1 Prior to recordation of the final map or issuance of a building, grading or encroachment permit, the applicant shall obtain approval from the Gilsizer County Drainage District Engineer of a drainage study that reflects final design conditions for the project per County Standards. The drainage study shall show how the existing pipe system that conveys drainage flows to the Gilsizer County Drainage Facilities and how they will handle increased flows. The Drainage Study shall be completed and stamped by a professional engineer and determined by the Gilsizer District Engineer to be comprehensive, accurate, and adequate.

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

Less than Significant Impact. According to the Federal Emergency Management Agency, this portion of the City is outside of the 100-year flood plain. This area of the City is provided 200-year flood protection by the levee improvements completed by the Sutter Buttes Flood Control Agency (SBFCA). The City is not close to the ocean or any big lakes so a seiche is unlikely to happen in or near the City. The City is located inland from the Pacific Ocean, so people or structures in the City would not be exposed to inundation by tsunami. Mudflows and landslides are unlikely to happen due to the relatively flat topography within the project area. Thus, it is unlikely the project site will be subject to inundation by a seiche, tsunami, or mudflow or landslide. As a result, a less than significant impact is anticipated.

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

Less than Significant Impact. As previously stated, most of the City's public water supply comes from the Feather River. The water is pumped from the river to the Water Treatment Plant located in northern Yuba City. The plant also sometimes utilizes a well in addition to surface water supplies due to recent drought conditions. The City does not have an adopted groundwater management plan. Since this project only receives water through the City system, it is unlikely the project will conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. A less than significant impact is anticipated.

3.11 Land Use and Planning

Table 3:11: Land Use and Planning					
Would the project:		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Physically divide an established community?				X
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?			X	

3.11.1 Environmental Setting/Affected Environment

The 14.86 acres is within the city limits after being annexed to Yuba City in 2022. This area is a part of the former LESP area, a long-planned development and this property has been within the sphere of influence since the mid-1980s. The project site is currently developed with two dwelling units and a walnut orchard and these will be removed to accommodate the proposed project. Additionally, all surrounding property has also annexed and is now within the city limits. There is an approved subdivision map to the south (Project #SM 19-02, West Sanborn Estates) that was approved November 10, 2021. Existing developed residential neighborhoods are located on the east side of Sanborn Road. The proposed project is consistent with the General Plan and zoning for this area.

3.11.2 Federal Regulatory Setting

There are no federal or state regulations pertaining to land use and planning relevant to the proposed Project.

3.11.3 Local Regulatory Setting

Yuba City General Plan, Land Use Element: The Land Use Element of the General Plan establishes guidance for the ultimate pattern of growth in the City’s Sphere of Influence. It provides direction regarding how lands are to be used, where growth will occur, the density/intensity and physical form of that growth, and key design considerations.

3.11.4 Impact Assessment/Environmental Consequences:

a) Physically divide an established community?

No Impact. This residential project will not physically divide an established community and is proposed consistent with General Plan density. Through the proposed PD designation, proposed lot sizes will be allowed to be less than 5,000 sq. ft. minimum specified by the One-Family Residence District (R-1) and the Two-Family Residence District (R-2) in order to accommodate moderately increased densities over what is typically seen in Yuba City (4-4.5 dwelling units per acre). The site is surrounded by a variety of uses,

including single-family residential and agricultural uses. The project is designed to be compatible with existing neighboring uses within an area planned for this growth. As a result, no impacts are anticipated.

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?

Less than Significant Impact. The proposed project has General Plan designations of Low Density Residential (LDR) and Medium-Low Density Residential (MDR), providing for development of residential units at a density range of 2-8 dwelling units/acre for land identified as LDR and up to 14 units per acre for land identified as MDR. The proposed project complies with the General Plan land use designation because the project proposes an overall density of 5.84 dwelling units/acre. Village No. 1 is proposed to have a density of 5.75 dwelling units/acre and Village No. 2 will have 6.30 dwelling units/acre. Development of the lots will be subject to compliance with the proposed PD and other pertinent R-1 and R-2 Zone District development standards.

As a result, the proposed project will not conflict with the City’s adopted land use plan or zoning requirements and any related mitigation related to land use, making this impact less than significant.

3.12 Mineral Resources

Table 3-12: Mineral Resources				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
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?				X

3.12.1 Federal Regulatory Setting

There are no federal regulations pertaining to mineral resources relevant to the proposed Project.

3.12.2 State Regulatory Setting

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

- Production and conservation of minerals is encouraged;
- Environmental effects are prevented or minimized;
- Consideration is given to recreational activities, watersheds, wildlife, range and forage, and aesthetic enjoyment;

- Mined lands are reclaimed to a useable condition once mining is completed; and
- Hazards to public safety both now and in the future are eliminated.

Areas in the State (city or county) that do not have their own regulations for mining and reclamation activities rely on the Department of Conservation, Division of Mines and Geology, Office of Mine Reclamation to enforce this law. SMARA contains provisions for the inventory of mineral lands in the State of California.

The State Geologist, in accordance with the State Board's Guidelines for Classification and Designation of Mineral Lands, must classify Mineral Resource Zones (MRZ) as designated below:

- MRZ-1. Areas where available geologic information indicates that there is minimal likelihood of significant resources.
- MRZ-2. Areas underlain by mineral deposits where geologic data indicate that significant mineral deposits are located or likely to be located.
- MRZ-3. Areas where mineral deposits are found but the significance of the deposits cannot be evaluated without further exploration.
- MRZ-4. Areas where there is not enough information to assess the zone. These are areas that have unknown mineral resource significance.

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

3.12.3 Impact Assessment/Environmental Consequences:

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?

No Impact. The property contains no known mineral resources and there is little opportunity for mineral resource extraction. The Yuba City General Plan and former LESP does not identify/catalog any mineral resource zones within the city limits, sphere of influence or this project site. There are no mineral extraction facilities currently operating within the City. Additionally, the project site is surrounded by uses that are generally considered incompatible with mineral extraction facilities such as agriculture and residential neighborhoods. There are no impacts anticipated.

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

No Impact. The property contains no known mineral resources and there is little opportunity for mineral resource extraction. The Yuba City General Plan and no specific or area plans identify/catalog any locally important mineral resource recovery sites within the city limits or sphere of influence or vicinity. As a result, there are no impacts anticipated.

3.13 Noise

Table 3.13: Noise				
Would the project result in:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b) Generation of excessive ground borne vibration or ground borne noise levels?		X		
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?			X	

3.13.1 Environmental Setting/Affected Environment for Noise

Noise can be generally defined as unwanted sound. Sound, traveling in the form of waves from a source, exerts a sound pressure level (referred to as sound level) which is measured in decibels (dB), with 0 dB corresponding roughly to the threshold of human hearing and 120 to 140 dB corresponding to the threshold of pain.

Sound pressure fluctuations can be measured in units of hertz (Hz), which correspond to the frequency of a particular sound. Typically, sound does not consist of a single frequency, but rather a broad band of frequencies varying in levels of magnitude (sound power). The sound pressure level, therefore, constitutes the additive force exerted by a sound corresponding to the frequency/sound power level spectrum.

The typical human ear is not equally sensitive to all frequencies of the audible sound spectrum. As a consequence, when assessing potential noise impacts, sound is measured using an electronic filter that de-emphasizes the frequencies below 1,000 Hz and above 5,000 Hz in a manner corresponding to the human ear's decreased sensitivity to low and extremely high frequencies instead of the frequency mid-range. This method of frequency weighting is referred to as A-weighting and is expressed in units of A-weighted decibels (dBA). Frequency A-weighting follows an international standard methodology of frequency de-emphasis and is typically applied to community noise measurements.

Noise exposure is a measure of noise over a period of time. Noise level is a measure of noise at a given instant in time. Community noise varies continuously over a period of time with respect to the contributing sound sources of the community noise environment. Community noise is primarily the product of many distant noise sources, which constitute a relatively stable background noise exposure, with the individual contributors unidentifiable. The background noise level changes throughout a typical day, but does so gradually, corresponding with the addition and subtraction of distant noise sources such as traffic and atmospheric conditions. What makes community noise constantly variable throughout a

day, besides the slowly changing background noise, is the addition of short duration single event noise sources (e.g., aircraft flyovers, motor vehicles, sirens), which are readily identifiable to the individual receptor. These successive additions of sound to the community noise environment vary the community noise level from instant to instant, requiring the measurement of noise exposure over a period of time to legitimately characterize a community noise environment and evaluate cumulative noise impacts.

3.13.2 Environmental Setting/Affected Environment for Groundborne Vibration

Vibration is the periodic oscillation of a medium or object. Vibration sources may be continuous, such as factory machinery, or transient, such as explosions. As is the case with airborne sound, ground borne vibrations may be described by amplitude and frequency. Vibration amplitudes are usually expressed in peak particle velocity (PPV) or root mean squared (RMS), as in RMS vibration velocity. The PPV and RMS (VbA) vibration velocity are normally described in inches per second (in/sec). PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal and is often used in monitoring of blasting vibration because it is related to the stresses that are experienced by buildings.

Although PPV is appropriate for evaluating the potential for building damage, it is not always suitable for evaluating human response. As it takes some time for the human body to respond to vibration signals, it is more prudent to use vibration velocity when measuring human response. The typical background vibration velocity level in residential areas is approximately 50 VdB. Groundborne vibration is normally perceptible to humans at approximately 65 VdB. For most people, a vibration-velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels.

Typical outdoor sources of perceptible ground borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. Construction vibrations can be transient, random, or continuous. The approximate threshold of vibration perception is 65 VdB, while 85 VdB is the vibration acceptable only if there are an infrequent number of events per day.

3.13.3 Federal Regulatory Setting

Federal Vibration Policies: The Federal Railway Administration (FRA) and the Federal Transit Administration (FTA) have published guidance relative to vibration impacts. According to the FRA, fragile buildings can be exposed to ground-borne vibration levels of 90 VdB without experiencing structural damage.⁹⁷ The FTA has identified the human annoyance response to vibration levels as 75 VdB.

3.13.4 State Regulatory Setting

California Noise Control Act: The California Noise Control Act was enacted in 1973 (Health and Safety Code §46010 et seq.), and states that the Office of Noise Control (ONC) should provide assistance to local communities in developing local noise control programs. It also indicates that ONC staff would work with the Department of Resources Office of Planning and Research (OPR) to provide guidance for the preparation of the required noise elements in city and county General Plans, pursuant to Government Code § 65302(f). California Government Code § 65302(f) requires city and county general plans to include a noise element. The purpose of a noise element is to guide future development to enhance future land use compatibility.

Title 24 – Sound Transmission Control: Title 24 of the California Code of Regulations (CCR) codifies Sound Transmission Control requirements, which establishes uniform minimum noise insulation performance standards for new hotels, motels, dormitories, apartment houses, and dwellings other than detached single-family dwellings. Specifically, Title 24 states that interior noise levels attributable to exterior sources shall not exceed 45 dBA CNEL in any habitable room of new dwellings Title 24, Part 2 requires an

acoustical report that demonstrates the achievements of the required 45 dBA CNEL. Dwellings are designed so that interior noise levels will meet this standard for at least ten years from the time of building permit application.

3.13.5 Local Regulatory Setting

The **City of Yuba City General Plan** presents the vision for the future of Yuba City, and outlines several guiding policies and policies relevant to noise.

The following goals and policies from the City of Yuba City General Plan¹ are relevant to noise.

Guiding Policies

- 9.1-G-1 Strive to achieve an acceptable noise environment for the present and future residences of Yuba City.
- 9.1-G-2 Incorporate noise considerations into land use planning decisions and guide the location and design of transportation facilities to minimize the effects of noise on adjacent land uses.
- Implementing Policies
- 9.1-I-1 Require a noise study and mitigation for all projects that have noise exposure greater than “normally acceptable” levels. Noise mitigation measures include, but are not limited to, the following actions:
 - Screen and control noise sources, such as parking and loading facilities, outdoor activities and mechanical equipment,
 - Increase setbacks for noise sources from adjacent dwellings,
 - Retain fences, walls, and landscaping that serve as noise buffers,
 - Use soundproofing materials and double-glazed windows, and
 - Control hours of operation, including deliveries and trash pickup, to minimize noise impacts.
- 9.1-I-3 In making a determination of impact under the California Environmental Quality Act (CEQA), consider an increase of four or more dBA to be "significant" if the resulting noise level would exceed that described as normally acceptable for the affected land use in Figure 5.
- 9.1-I-4 Protect especially sensitive uses, including schools, hospitals, and senior care facilities, from excessive noise, by enforcing “normally acceptable” noise level standards for these uses.
- 9.1-I-5 Discourage the use of sound walls. As a last resort, construct sound walls along highways and arterials when compatible with aesthetic concerns and neighborhood character. This would be a developer responsibility.
- 9.1-I-6 Require new noise sources to use best available control technology (BACT) to minimize noise from all sources.
- 9.1-I-7 Minimize vehicular and stationary noise sources and noise emanating from temporary activities, such as construction.

¹ City of Yuba, 2004. *City of Yuba General Plan*. April 8, 2004.

Figure 1: Noise Exposure

LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE - Ldn or CNEL (dBA)							
	50	55	60	65	70	75	80	
Residential – Low Density Single Family, Duplex, Mobile Home								
Residential – Multi-Family								
Transient Lodging – Motel/Hotel								
Schools, Libraries, Churches, Hospitals, Nursing Homes								
Auditorium, Concert Hall, Amphitheaters								
Sports Arena, Outdoor Spectator Sports								
Playgrounds, Neighborhood Parks								
Golf Courses, Riding Stables, Water Recreation, Cemeteries								
Office Buildings, Business, Commercial and Professional								
Industrial, Manufacturing, Utilities, Agriculture								
	Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.							
	Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.							
	Normally Unacceptable: New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirement must be made and needed noise insulation features included in the design.							
	Clearly Unacceptable: New construction or development generally should not be undertaken.							
Source: State of California, Governor’s Office of Planning and Research, 2003. General Plan Guidelines.								

City of Yuba City Municipal Code: Title 4, Chapter 17, Section 4-17.10(e) of the Yuba City Municipal Code prohibits the operation of noise-generating construction equipment before 6:00 a.m. or after 9:00 p.m. daily, except Sunday and State or federal holidays when the prohibited time is before 8:00 a.m. and after 9:00 p.m.

3.13.6 Impact Assessment/Environmental Consequences:

- 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 established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Less than Significant Impact with Mitigation Incorporated. The proposed project will result in the establishment of 82 single family residential lots with two lots including accessory dwelling units or ADUs. The project site is within the boundaries of the former Lincoln East Specific Plan (LESP) where an Environmental Impact Report (EIR) was previously adopted (SCH# 2006082094). The project site is adjacent to existing developed homes and agricultural uses.

During construction of the proposed project, noise levels would be produced by the operation of heavy-duty equipment and various other grading and construction activities. During each construction stage, there will be a different mix of equipment operating and noise levels would vary based on the amount of equipment in operation and location of the construction activity. A summary of potential noise to be generated by various construction equipment is listed in Table 2 below.

Table 2: Noise Levels of Typical Construction		
Type of Equipment ⁽¹⁾	dBA at 50 ft.	
	Without Feasible Noise Control ⁽²⁾	With Feasible Noise Control
Dozer or Tractor	80	75
Excavator	88	80
Scraper	88	80
Front End Loader	79	75
Backhoe	85	75
Grader	85	75
Truck	91	75

⁽¹⁾ US Environmental Protection Agency. "Noise from Construction Equipment and Operations, Building Equipment and Home Appliances." Figure IV.H-4. 1971.
⁽²⁾ Feasible noise control includes the use of intake mufflers, exhaust mufflers and engine shrouds operating in accordance with manufacturers specifications

The City’s Municipal Code requires that project construction activities be limited to the hours of 6:00 a.m. to 9:00 p.m. Monday through Saturday, and the hours of 8:00 a.m. to 9:00 p.m. on Sundays and state and federal holidays. Noise produced from construction-related activities is exempt from the exterior noise limits set by the City’s Municipal Code. The LESP EIR explained that compliance with the noise ordinance is adequate mitigation to reduce the impact to a less than significant level. However, because construction activities could expose occupants of adjacent uses to high levels of noise during the day, the LESP recommended the following mitigation measures to further reduce potential noise associated with construction.

Implementation of the following mitigation measure will reduce exposure of occupants on and off the project site to noise associated with project construction to the maximum extent feasible. Mitigation Measures NOI 1, which is also Mitigation Measure 4.9-1 of the LESP EIR, will ensure maximum reduction of noise impacts on receptors near the construction areas by shielding construction activities and staging construction equipment away from residential, and school uses, limiting construction hours to daytime hours, and use of exhaust and intake silencers on construction equipment. Staff has updated subsection (a) of this mitigation measure to clarify it applies to development on parcels less than 50-feet from existing noise sensitive uses because the original measure was unclear on its applicability. Additionally, it is recommended in subsection (f) that the notification requirement be reduced from 500-feet to 300-feet to coincide with existing public noticing requirements for projects. These measures will assist to reduce the exposure of occupants both on and off the project site to the maximum extent feasible; thus, this impact would remain less than significant.

Proposed Mitigation Measure: Noise

NOI 1 The project contractor(s) shall ensure that the following measures are implemented during all phases of project construction:

(a) Whenever construction occurs on parcels less than 50-feet from residential buildings where people normally sleep, schools or other sensitive uses, when it occurs during later project stages on parcels near residential and other noise-sensitive uses built on-site during earlier project stages, temporary barriers shall be constructed around the construction sites to shield the ground floor and lower stories of the noise-sensitive uses. These barriers shall be of ¾-inch Medium Density Overlay (MDO) plywood sheeting, or other material of equivalent utility and appearance, and shall achieve a Sound Transmission Class of STC-30, or greater, based on certified sound transmission loss data taken according to ASTM Test Method E90. The barrier shall not contain any gaps at its base or face, except for site access and surveying openings. The barrier height shall be designed to break the line-of-sight and provide at least a 5-dBA insertion loss between the noise producing equipment and the upper-most story of the adjacent noise-sensitive uses. If, for practical reasons, which are subject to the review and approval of the City, a barrier cannot be built to provide noise relief to the upper stories of nearby noise-sensitive uses, then it must be built to the tallest feasible height.

(b) Construction equipment staging areas shall be located as far as possible from residential areas while still serving the needs of construction contractor(s).

(c) High noise activities, such as jackhammers, drills, impact wrenches and other generators of sporadic high noise peaks, shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, unless it can be proved to the satisfaction of the City that the allowance of work outside these hours and dates would not adversely affect nearby noise-sensitive receptors.

(d) Construction equipment shall be properly muffled and maintained with noise reduction devices to minimize construction-generated noise.

(e) The unnecessary idling of internal combustion engines shall be prohibited.

(f) Residents and businesses within 300 feet of the construction site shall be notified of the construction scheduling in writing.

(g) The construction contractor shall designate a “noise disturbance coordinator” for construction activities. The coordinator shall be responsible for responding to any local complaints regarding construction noise. The coordinator shall determine the cause of the noise complaint (i.e., starting too early, bad muffler, no shielding), and would require that reasonable measures warranted to correct the problem be implemented. A telephone number for the construction coordinator shall be posted at the construction site and be included in the notice sent to neighbors and businesses regarding the construction schedule.

b) Generation of excessive ground borne vibration or ground borne noise levels?

Less than Significant Impact with Mitigation Incorporated. Project construction activities have the potential to generate vibration associated with impact equipment such as jackhammers and the operation of heavy-duty construction equipment such as trucks and bulldozers, jackhammers. Table 3 below shows typical vibration levels for construction equipment.

Table 3: Typical Construction Levels	
Equipment ⁽¹⁾	VdB at 25 ft2
Small Bulldozer	58
Vibratory Roller	94
Jackhammer	79
Loaded Trucks	86
⁽¹⁾ US Environmental Protection Agency. “Noise from Construction Equipment and Operations, Building Equipment and Home Appliances.” Figure IV.H-4. 1971.	

Vibration can damage buildings constructed of reinforced concrete, steel, or timber; however, vibration significance is oriented toward avoiding sleep disturbance in residential areas; Based on the information presented the LESP EIR and specifically Table 4.9-7 and Table 4.9-10, vibration levels at residences nearest construction equipment would be expected to exceed the 80 VdB impact criterion for “infrequent” vibration events⁷ associated with Land Use Category 2 (residences and buildings where people normally sleep).

Based on the estimated vibration levels of construction equipment, only equipment such as a large bulldozer and loaded truck would produce a vibration level above 80 VdB at 25 feet from the source. At 50 feet from the source, the vibration levels from typical construction equipment are not above the FTA’s 80 VdB ground borne vibration impact criteria. Construction activities would be limited to the daytime hours between 6:00 AM and 9:00 PM in accordance with the Yuba City Municipal Code; thus, construction activities would not occur during normal sleep hours. However, vibration levels still have the potential to interfere with sleep within the residences or other sensitive buildings during construction hours and could be above the acceptable vibration levels for infrequent events at residential land uses (80 VdB) if within 25 feet of the receptor.

Because construction of the proposed project could expose sensitive receptors to excessive ground borne vibration levels above the Federal Transportation Administration’s (FTA) vibration impact criteria, this would be a potentially significant impact.

To address this potential impact, the LESP EIR recommended a mitigation measure that if construction equipment is located at least 50 feet from sensitive receptors, such as residential uses or other land uses

where people normally sleep, ground borne vibration levels would be kept below the FTA’s vibration impact criteria of 80 VdB for infrequent events. Although this mitigation is well intentioned, build-out of subsequent adjacent projects, where there is no intervening road, make this mitigation measure infeasible because equipment used for compacting and grading would be prohibited from working in adjoining project back yard area or near common property lines. As a result, staff proposes to amend this mitigation measure to reduce this distance to 20-feet so that subsequent adjoining subdivisions can build out. Implementation of this mitigation measure will assist to limit the amount of sleep disturbance to occur during construction hours by excessive ground borne vibration levels reducing the impact to a less-than-significant level.

Proposed Mitigation Measure: Noise

NOI 2 The project applicant shall require that all construction contracts include specifications that construction equipment remain a minimum of 20 feet from residential buildings or other buildings where people normally sleep.

The incorporation of the above mitigation measure will ensure that potential impacts are reduced to a less than significant level.

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?

Less than Significant Impact. The proposed project is not within the boundaries of an airport land use plan. There are no private airports or airfields located within the City limits of Yuba City. The closest private airstrip is the Vanderford Ranch Company Airport, located approximately six miles southwest of the City, well beyond any safety or hazard zones. As a result, a less than significant impact is anticipated.

3.14 Population and Housing

Table 4-14: Population and Housing				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	

3.14.1 Environmental Setting/Affected Environment

The 14.86 acres is within the city limits after being annexed to Yuba City in 2022. This area is a part of the former LESP area, a long-planned development and this property has been within the sphere of influence

since the mid-1980s. The project site is currently developed with two dwelling units and a walnut orchard and these will be removed to accommodate the proposed project. Additionally, all surrounding property has also annexed and is now within the city limits. There is an approved subdivision map to the south (Project #SM 19-02, West Sanborn Estates) that was approved November 10, 2021. Existing developed residential neighborhoods are located on the east side of Sanborn Road. There have been two environmental impact reports prepared analyzing development in this area (the 2004 General Plan and the former LESP). Findings of Overriding Consideration were made for certain impacts associated with growth in this area.

3.14.2 Federal Regulatory Setting

There are no federal regulations, plans, programs or guidelines associated with population or housing that are applicable to the proposed Project.

3.14.3 State Regulatory Setting

California law (Government Code Section 65580, et seq.) requires cities and counties to include a housing element as a part of their general plan to address housing conditions and needs in the community. Housing elements are prepared approximately every five years (eight following implementation of Senate Bill [SB] 375), following timetables set forth in the law. The housing element must identify and analyze existing and projected housing needs and “make adequate provision for the existing and projected needs of all economic segments of the community,” among other requirements. The City adopted its current Housing Element in 2022.

3.14.4 Regional Regulatory Setting

State law mandates that all cities and counties offer a portion of housing to accommodate the increasing needs of regional population growth. The statewide housing demand is determined by the California Department of Housing and Community Development (HCD), while local governments and councils of governments decide and manage their specific regional and jurisdictional housing needs and develop a regional housing needs assessment (RHNA).

In the greater Sacramento region, which includes the City of Yuba City, SACOG has the responsibility of developing and approving an RHNA and a Regional Housing Needs Plan (RHNP) every eight years (Government Code, Section 65580 et seq.). This document has a central role of distributing the allocation of housing for every county and city in the SACOG region. Housing needs are assessed for very low income, low income, moderate income, and above moderate households.²

As described above, SACOG is the association of local governments that includes Yuba City, along with other jurisdictions comprising the six counties in the greater Sacramento region. In addition to preparing the Metropolitan Transportation Plan and Sustainable Communities Strategy for the region, SACOG approves the distribution of affordable housing in the region through its RHNP. SACOG also assists in planning for transit, bicycle networks, clean air and serves as the Airport Land Use Commission for the region.³

² Sacramento Area Council of Governments. 2012. Regional Needs Housing Plan 2013-2021. Adopted September 20, 2012. Page 4. Table 1.

³ Sacramento Area Council of Governments. 2017. About SACOG. SACOG website. Available: <http://www.sacog.org/about/>. Accessed July 25, 2017.

3.14.5 Impact Assessment/Environmental Consequences:

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)?*

Less than Significant Impact. The proposed project will result in the establishment of 82 new single-family residential lots with two lots being sized large enough to include ADUs for a total of 84 new residences. Land to the east is developed similarly with single-family residential uses. The project site is within what was previously the LESP where an EIR was adopted by the City. Proposed project densities are consistent with what was analyzed in the LESP EIR. As part of the previous Planning effort, City services and streets were analyzed to serve this area. Population growth and the extension of City services were examined in the LESP EIR and as part of the adopted City General Plan. At the time of adoption of the LESP EIR, it was determined the population growth to result from the plan and build-out, there was no feasible mitigation measures that would reduce the impact to a less than significant level. As a result, the impact was determined to be significant and unavoidable and Findings of Overriding Consideration were adopted with the LESP EIR.

As the proposed project is consistent with the densities previously analyzed for development where an EIR was adopted that included Findings of Overriding Consideration, there are no new impacts anticipated by this proposed project so impacts have been determined to be less than significant.

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

Less than Significant Impact. The proposed project will result in the removal of two dwelling units that exist on the property today and 84 residences will replace them. As a result, the proposed project will not displace a substantial number of existing people or housing, necessitating the construction of replacement housing elsewhere. A less than significant impact will result.

3.15 Public Services

Table 3.15: Public Services				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government 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:				
i) Fire protection?			X	

ii) Police protection?			X	
iii) Schools?			X	
iv) Parks?			X	
v) Other public facilities?			X	

3.15.1 Environmental Setting/Affected Environment

Law enforcement for the proposed new housing will be provided by the Yuba City Police Department. Fire protection is provided by the Yuba City Fire Department. Nearby parks and other urban services that may be utilized by new residents, including streets, water, sewer stormwater drainage will also be provided by Yuba City. The nearby Tierra Buena School and River Valley High School are part of the Yuba City Unified School District.

3.15.2 Federal Regulatory Setting

National Fire Protection Association: The National Fire Protection Association (NFPA) is an international nonprofit organization that provides consensus codes and standards, research, training, and education on fire prevention and public safety. The NFPA develops, publishes, and disseminates more than 300 such codes and standards intended to minimize the possibility and effects of fire and other risks. The NFPA publishes the NFPA 1, Uniform Fire Code, which provides requirements to establish a reasonable level of fire safety and property protection in new and existing buildings.

3.15.3 State Regulatory Setting

California Fire Code and Building Code: The 2013 California Fire Code (Title 24, Part 9 of the California Code of Regulations) establishes regulations to safeguard against hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises. The Fire Code also establishes requirements intended to provide safety and assistance to fire fighters and emergency responders during emergency operations. The provision of the Fire Code includes regulations regarding fire-resistance rated construction, fire protection systems such as alarm and sprinkler systems, fire service features such as fire apparatus access roads, fire safety during construction and demolition, and wildland urban interface areas.

California Health and Safety Code (HSC): State fire regulations are set forth in Sections 13000 et seq. of the California HSC, which includes regulations for building standards (as set forth in the CBC), fire protection and notification systems, fire protection devices such as extinguishers, smoke alarms, childcare facility standards, and fire suppression training.

California Master Mutual Aid Agreement: The California Master Mutual Aid Agreement is a framework agreement between the State of California and local governments for aid and assistance by the interchange of services, facilities, and equipment, including but not limited to fire, police, medical and health, communication, and transportation services and facilities to cope with the problems of emergency rescue, relief, evacuation, rehabilitation, and reconstruction.

3.15.4 Impact Assessment/Environmental Consequences:

- 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 government facilities,*

the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire Protection: Less than Significant Impact. The Yuba City Fire Department provides fire protection services to the property. This proposal will result in additional residential uses. To date, the Fire Department has not expressed any concern with respect to providing services to this project area in the future. Potential impacts to fire services will be mitigated through the collection of the City's development impact fee for "Fire Protection" per dwelling unit which is \$891.86 per dwelling unit or a total of \$73,132.52 that will be collected (Note: Accessory Dwelling Units are excluded from development impact fees). As a result, a less than significant impact is anticipated.

Police Protection: Less than Significant Impact. The Sutter County Sheriff Department will continue to provide law enforcement services to the site initially; however, it is anticipated this service will transfer to the City Police Department once the appropriate threshold is reached pursuant to the City and County's Master Tax Exchange Agreement. In anticipation of law enforcement services ultimately switching over to the City, potential impacts to Police Protection will be mitigated through the collection of the City's development impact fee for the "Police Protection" category per dwelling unit which is currently set at \$783.74 per dwelling unit or a total of \$64,266.68 that will be collected (Note: Accessory Dwelling Units are excluded from development impact fees). Since all new housing will pay development impact fees that are intended to offset the cost of additional police facilities and equipment resulting from the impacts of growth on police services, a less than significant impact is anticipated.

Schools: Less than Significant Impact. The Yuba City Unified School District did not voice any concerns over the proposed project. New residences will be required to pay the Yuba City Unified School District adopted school impact fees that are intended to offset a new resident's fair share for expanded or new educational facilities needed to accommodate this new growth. Therefore, the impact on schools is anticipated to be less than significant.

Parks: Less than Significant Impact. The City charges a "Park and Recreation" development impact fee for each new residence constructed and these funds are utilized to purchase and develop parkland and other recreational facilities within the City limits. The Park and Recreation development impact fee is currently set at \$4,036.65 per dwelling unit and this will result in a total of \$331,005.30 being collected from this project that will offset potential impacts (Note: Accessory Dwelling Units are excluded from development impact fees). A less than significant impact is anticipated.

Other Public Facilities: Less than Significant Impact. The proposed project will be connected to City water and wastewater systems as well as drainage facilities that will convey runoff to the Gilsizer slough. Each new residential connection to those systems must pay connection fees (City water and wastewater) that are utilized for expansion of the respective treatment plants. New residences will also be required to pay development impact fees to the Gilsizer County Drainage District for impacts to the Gilsizer slough. Finally, the City also collects development impact fees on behalf of Sutter County for countywide services that are provided to the new residences, such as the Health and Human Services, General Government, and the criminal justice system to offset the potential impacts of City development. With the collection of these adopted development impact fees, a less than significant impact is anticipated.

3.16 Recreation

Table 3-16: Recreation				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
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?			X	

3.16.1 Environmental Setting/Affected Environment

Yuba City has 22 City-owned parks and recreational areas, managed by the City’s Parks and Recreation Department. This consists of four community parks, 15 neighborhood parks, and three passive or mini parks.

3.16.2 Federal Regulatory Setting

There are no federal regulations regarding parks and open space that are applicable to the proposed Project.

3.16.3 State Regulatory Setting

State Public Park Preservation Act: The primary instrument for protecting and preserving parkland is the Public Park Preservation Act of 1971. Under the PRC section 5400-5409, cities and counties may not acquire any real property that is in use as a public park for any non-park use unless compensation or land, or both, are provided to replace the parkland acquired. This provides no net loss of parkland and facilities.

Quimby Act: California Government Code Section 66477, referred to as the Quimby Act, permits local jurisdictions to require the dedication of land and/or the payment of in-lieu fees solely for park and recreation purposes. The required dedication and/or fee are based upon the residential density and housing type, land cost, and other factors. Land dedicated and fees collected pursuant to the Quimby Act may be used for developing new or rehabilitating existing park or recreational facilities.

3.16.4 Local Regulatory Setting

The Yuba City General Plan and the City’s Parks Master Plan provide a goal of providing 5 acres of public parkland per 1,000 residents, while it also requires 1 acre of Neighborhood Park for every 1,000 residents. The City’s development impact fee program collects fees for new development which is allocated for the acquisition and development of open space in the City.

3.16.5 Impact Assessment/Environmental Consequences:

a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

Less than Significant Impact. The nearest City park is Happy Park, located approximately one-half mile to the east of the project site. The City’s “Park and Recreation” development impact fee program requires collection of fees for new development, and allocates fees to the acquisition and planned development of open space/park areas in the City. Given this system which is already in place, the potential impact is considered to be less than significant.

b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?*

Less than Significant Impact. The proposed project will generate 84 new single-family residences from which the residents will have access to the City’s park system, thus increasing park usage. The City, however, charges a “Park and Recreation” development impact fee for each new residence, to be utilized to purchase parkland and construct the new parks. This fee is intended to offset potential impacts on parks as it provides for expansion of the City’s park system. Therefore, the impact on parks from this project is considered to be a less than significant impact.

3.17 Transportation/Traffic

Table 4-17: Transportation Recreation				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?		X		
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

3.17.1 Federal Regulatory Setting

Federal Highway Administration: FHWA is the agency of the U.S. Department of Transportation (DOT) responsible for the Federally funded roadway system, including the interstate highway network and portions of the primary State highway network. FHWA funding is provided through the Safe, Accountable, Flexible, Efficiency Transportation Equity Act: A Legacy for Users (SAFETEA-LU). SAFETEA-LU can be used

to fund local transportation improvement projects, such as projects to improve the efficiency of existing roadways, traffic signal coordination, bikeways, and transit system upgrades.

Several federal regulations govern transportation issues. They include:

- Title 49, CFR, Sections 171-177 (49 CFR 171-177), governs the transportation of hazardous materials, the types of materials defined as hazardous, and the marking of the transportation vehicles.
- Title 49 CFR 350-399, and Appendices A-G, Federal Motor Carrier Safety Regulations, address safety considerations for the transport of goods, materials, and substances over public highways.

3.17.2. State Regulatory Setting

The measurement of the impacts of a project's traffic is set by the CEQA Guidelines. Section 15064.3 of the Guidelines states that vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts. VMT is a metric which refers to the amount of distance of automobile traffic that is generated by a project. Per the Guidelines "Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact." "Projects that decrease vehicle miles traveled compared to existing conditions should be presumed to have a less than significant environmental impact."

The CEQA Guidelines also states that the lead agency (Yuba City) may "choose the most appropriate methodology to evaluate a project's vehicle miles traveled ...". As this is a new form of calculating significant traffic events, the City has not yet determined its own methodology to calculate levels of significance for VMT. Until that methodology is determined, for purposes of this initial study the information provided by the Sacramento Council of Governments (SACOG) and the CA Office of Planning and Research is utilized. A review of these studies indicates several factors that may be utilized for determining levels of significance. One is that if the project will generate less than 110 vehicle trips per day, it is assumed that with the small size of the project, the impact is less than significant. A second criteria is that for a project, on a per capita or per employee basis, the VMT will be at least 15 percent below that of existing development is a reasonable threshold for determining significance.

As this is a new methodology, future projects may utilize different criterion as they become available.

3.17.3. Impact Assessment/Environmental Consequences:

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

Less than Significant Impact. The LESP EIR described potential improvements to roadway segments and intersections necessary to minimize negative traffic impacts related to the proposed project. The proposed project will be conditioned to construct in-tract roadways, as well as frontage improvements along Sanborn Road to City standards. The subdivision will be accessed via an internal road network of public streets, with internal streets feeding an extension of Pebble Beach Drive which intersects with Sanborn Road. Minor interior roadways are proposed to consist of either 38-ft-wide or 46-foot-wide rights-of-way (depending on the preference to have sidewalks that are detached or attached to the roadway), and a 54-foot-wide right-of-way for the extension of Pebble Beach Drive which is classified as a Collector road that will include two 6-foot-wide bike lanes. Sanborn Road is also classified as a collector street that will include two (2) 12-ft travel lanes, two (2) 6-ft bikeways, parking lanes and frontage improvements will be required to be made to Sanborn Road to bring it up to the current City standards for that portion of the project that adjoins the roadway. The project is estimated to generate 780 daily vehicle trips, which can be accommodated by planned roadway improvements of the project and the

existing local street system. As part of the approved West Sanborn Subdivision located immediately to the south, a condition of approval for that project requires the installation of a new public transit bus stop along Sanborn Road near Bogue Road. With the City's required improvements for this project, the project will not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities and a less than significant impact is anticipated.

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

Less than Significant Impact with Mitigation Incorporated. This CEQA section describes specific considerations for evaluating a project's transportation impacts in terms of Vehicle Miles Traveled (VMT). SACOG, in "Technical Advisory: On Evaluating Transportation Impacts in CEQA" provides two criteria for which if the project meets either of them, the traffic impacts are considered less than significant. One criterion is that the project generates less than 110 vehicle trips per day is considered to be less than a significant impact. The Project will exceed this criterion, so it is not considered any further in this review. The second criterion is that if a project, on a per capita or per employee basis, the VMT will be at least 15 percent below that of existing development is a reasonable threshold for determining significance. SACOG also has released a draft document (SB 743 regional screening maps) that provides mapping data indicating the average miles traveled for different areas within and around Yuba City. The range of the categories are:

- Less than 50% of regional average.
- 50-85% of regional average.
- 85-100% of the regional average.
- 115-150% of the regional average.
- More than 150% of the regional average.

Per the SACOG maps for the project area the estimated average vehicle distance traveled per residence is in the 85-100% range of the norm. In other words, per the SACOG regional screening maps this subdivision is located in an area that does not meet the 15 percent vehicle trip reduction criteria.

The City previously contracted with transportation engineering firm Fehr and Peers to prepare an SB 743 Implementation Guideline document which was completed in September of 2020. The Guidelines provide strategies and recommendations and mitigation to complying with the requirements of SB 743. One of the project screening measures identified is if a project with within ½ mile of an existing major transit stop, the project can be determined to have a less than significant impact.

The only existing transit stops in the area are non-sheltered and signs only; one located near the intersection of Bogue and Sanborn Roads and another located at the northwest corner of Happy park to the east along Pebble Beach Drive. A condition added to the West Sanborn Estates, Subdivision Map 19-02, Condition No. 32, requires the developer provide for a future bus stop on the west side of Sanborn Road as it nears Bogue Road and on the north side of Bogue Road just west of the intersection with Sanborn Road. To minimize this project's VMT impact, a mitigation measure is proposed requiring the developer to contribute a fair for the development of a sheltered bus stop at the location specified in the West Sanborn Estates Subdivision which will be located within ½ mile of the proposed project site.

This project is within walking or biking distance to local shopping and public transportation will be available to the area, including through the provision of proposed Mitigation Measure TRA 1. The project also includes pedestrian/bikeway connecting the interior lots to Pebble Beach Drive and Sanborn Road, providing for easier pedestrian and bicycle access for project residents, and it is anticipated to help reduce

some vehicle trips. With the incorporation of the mitigation measure and development of the project as designed, impacts to VMT and the project will not conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b).

Proposed Mitigation Measure: Transportation

TRA 1 The developer shall contribute a fair-share to the development of a sheltered bus stop on the west side of Sanborn Road as it nears Bogue Road and on the north side of Bogue Road just west of the intersection with Sanborn Road. This bus stop was identified to be developed as part of the West Sanborn Estates Subdivision Map, SM 19-02, as Condition No. 32 that was approved on November 10, 2021.

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

Less than Significant Impact. The proposed project fronts Sanborn Road and will extend Pebble Beach Drive westward. Both the Public Works and Yuba City Police Department have reviewed the project. There are no curved streets or busy, dangerous intersections involved in this project. Proposed internal roadways and improvements to Sanborn Road will be completed with curb, gutters and sidewalks as part of this project. These improvements will be to current City standards and the intersections are at right-angles and pose no undue safety threats. A less than significant impact is anticipated.

d) Result in inadequate emergency access?

Less than Significant Impact. The Fire and Police Departments have reviewed the project plans and did not express concerns about emergency access to the property. This project will be developed consistent with existing City adopted standards and a less than significant impact is anticipated.

3.18 Tribal Cultural Resources

Table 3-18: Tribal Cultural Resources				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section		X		

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.				
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3.18.1 Federal Regulatory Setting

This section describes the affected environment and regulatory setting for Tribal Cultural Resources (TCRs) in the Master Plan. The following analysis of the potential environmental impacts related to TCRs is derived primarily from the following sources:

- California Native American Heritage Commission Sacred Lands File Search, December 11, 2017
- Ethnographic overview of the Nisenan culture
- Environmental Impact Report for the City of Yuba City General Plan (2004)
- Consultation record with California Native American tribes under Assembly Bill 52 and Senate Bill 18

3.18.2 State Regulatory Setting

Assembly Bill 52: Effective July 1, 2015, Assembly Bill 52 (AB 52) amended CEQA to require that: 1) a lead agency provide notice to any California Native American tribes that have requested notice of projects proposed by the lead agency; and 2) for any tribe that responded to the notice within 30 days of receipt with a request for consultation, the lead agency must consult with the tribe. Topics that may be addressed during consultation include TCRs, the potential significance of project impacts, type of environmental document that should be prepared, and possible mitigation measures and project alternatives.

Pursuant to AB 52, Section 21073 of the Public Resources Code defines California Native American tribes as “a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of the Statutes of 2004.” This includes both federally and non-federally recognized tribes.

Section 21074(a) of the Public Resource Code defines TCRs for the purpose of CEQA as:

- 1) Sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), 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; and/or
 - b. included in a local register of historical resources as defined in subdivision (k) of Section 5020.1; and/or
 - c. 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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

Because criteria a and b also meet the definition of a Historical Resource under CEQA, a TCR may also

require additional consideration as a Historical Resource. TCRs may or may not exhibit archaeological, cultural, or physical indicators.

Recognizing that California tribes are experts in their TCRs and heritage, AB 52 requires that CEQA lead agencies initiate consultation with tribes at the commencement of the CEQA process to identify TCRs. Furthermore, because a significant effect on a TCR is considered a significant impact on the environment under CEQA, consultation is required to develop appropriate avoidance, impact minimization, and mitigation measures.

3.18.3 Cultural Setting

The Nisenan (also referred to as Southern Maidu) inhabited the General Plan area prior to large-scale European and Euroamerican settlement of the surrounding area. Nisenan territory comprised the drainages of the Yuba, Bear, and American Rivers, and the lower drainages of the Feather River. The Nisenan, together with the Maidu and Konkow, their northern neighbors, form the Maidu language family of the Penutian linguistic stock (Shipley 1978:89). Kroeber (1976:392) noted three dialects: Northern Hill Nisenan, Southern Hill Nisenan, and Valley Nisenan. Although cultural descriptions of this group in the English language are known from as early as 1849, most of our current cultural knowledge comes from various anthropologists in the early part of the 20th century (Levy 1978:413; Wilson and Towne 1978:397).

The basic subsistence strategy of the Nisenan was seasonally mobile hunting and gathering. Acorns, the primary staple of the Nisenan diet, were gathered in the valley along with seeds, buckeye, salmon, insects, and a wide variety of other plants and animals. During the warmer months, people moved to mountainous areas to hunt and collect food resources, such as pine nuts. Bedrock and portable mortars and pestles were used to process acorns. Nisenan settlement patterns were oriented to major river drainages and tributaries. In the foothills and lower Sierra Nevada, Nisenan located their villages in large flats or ridges near major streams. These villages tended to be smaller than the villages in the valley. (Wilson and Towne 1978:389–390.)

Trade provided other valuable resources that were not normally available in the Nisenan environment. The Valley Nisenan received black acorns, pine nuts, manzanita berries, skins, bows, and bow wood from the Hill Nisenan to their east, in exchange for fish, roots, grasses, shells, beads, salt, and feathers (Wilson and Towne 1978). To obtain, process, and utilize these material resources, the Nisenan had an array of tools to assist them. Wooden digging sticks, poles for shaking acorns loose, and baskets of primarily willow and redbud were used to gather vegetal resources. Stone mortars and pestles were used to process many of the vegetal foods; baskets, heated stones, and wooden stirring sticks were used for cooking. Basalt and obsidian were primary stone materials used for making knives, arrow and spear points, clubs, arrow straighteners, and scrapers. (Wilson and Towne 1978.)

Nisenan settlement locations depended primarily on elevation, exposure, and proximity to water and other resources. Permanent villages were usually located on low rises along major watercourses. Village size ranged from three houses to 40 or 50 houses. Larger villages often had semi-subterranean dance houses that were covered in earth and tule or brush, and had a central smoke hole at the top and an entrance that faced east (Wilson and Towne 1978:388). Early Nisenan contact with Europeans appears to have been limited to the southern reaches of their territory. Spanish expeditions intruded into Nisenan territory in the early 1800s. In the two or three years following the gold discovery, Nisenan territory was overrun by immigrants from all over the world. Gold seekers and the settlements that sprang up to

support them were nearly fatal to the native inhabitants. Survivors worked as wage laborers and domestic help and lived on the edges of foothill towns. Despite severe depredations, descendants of the Nisenan still live in their original land area and maintain and pass on their cultural identity.

3.18.4 Summary of Native American Consultation

In September of 2014, the California Legislature passed Assembly Bill (AB) 52, which added provisions to the PRC regarding the evaluation of impacts on tribal cultural resources under CEQA, and consultation requirements with California Native American tribes. In particular, AB 52 now requires lead agencies to analyze project impacts on “tribal cultural resources” separately from archaeological resources (PRC § 21074; 21083.09). AB 52 also requires lead agencies to engage in additional consultation procedures with respect to California Native American tribes (PRC § 21080.3.1, 21080.3.2, 21082.3).

In response to AB 52, the City provided the following two Native American tribes with project descriptions and maps of proposed project areas:

- United Auburn Indian Community of the Auburn Rancheria
- Lone Band of Miwok Indians

3.18.5 Tribal Cultural Resources within Project Area

In the absence of specific information from California Native American Tribes, information about potential impacts to TCRs or Native American Cultural Places was drawn from the ethnographic context (summarized above) and the results of a search of the Sacred Lands File of the NAHC. The ethnographic information reviewed for the project, including ethnographic maps, does not identify any villages, occupational areas, or resource procurement locations in or around the current project area. Further, the areas of highest sensitivity are closer to the Feather River. In addition, the Sacred Lands File failed to identify any sacred lands or tribal resources in or near the project area.

3.18.6 Thresholds of Significance

AB 52 established that a substantial adverse change to a TCR has a significant effect on the environment. The thresholds of significance for impacts to TCRs are as follows:

Would the Project cause a substantial adverse change to a TCR, defined in Section 21074 as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a Native American tribe that are:

- Included or determined to be eligible for inclusion in the California Register of Historical Resources;
- Included in a local register of historical resources as defined in subdivision k of Section 5010.1; and/or
- Determined by the City to be significant, as supported by substantial evidence, including:
 - A cultural landscape with a geographically defined boundary;
 - A historical resource as described in Section 21084.1 (either eligible for or listed on the California Register of Historical Resources or listed on a local registry);
 - A unique archaeological resource as defined in Section 21083.2; and/or
 - A non-unique archaeological resource as defined in Section 21083.2.

In assessing substantial adverse change, the City must determine whether or not the project will adversely affect the qualities of the resource that convey its significance. The qualities are expressed through integrity. Integrity of a resource is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association [CCR Title 14, Section 4852(c)]. Impacts are significant if the resource is demolished or destroyed or if the characteristics that made the resource eligible are materially impaired [CCR Title 14, Section 15064.5(a)]. Accordingly, impacts to a TCR would likely be significant if the project negatively affects the qualities of integrity that made it significant in the first place. In making this determination, the City need only address the aspects of integrity that are important to the TCR's significance.

3.18.7 Impact Assessment/Environmental Consequences:

- a) *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*
 - i) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).*

Less than Significant Impact. The proposed project is developed with an existing walnut orchard, two dwellings, septic systems and private onsite wells. There are no known tribal and cultural resources known to exist on or proximate to the project site and none have been identified (as defined in Section 21074) within the project area. Therefore, no resources listed for or eligible for listing in the California Register of Historical Resources or a local register are present. See discussion above in Section 3.5 Cultural Resources, and use of mitigation measures to address potential for inadvertent discovery of cultural resources. With this mitigation, this impact is considered less than significant.

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

Less than Significant Impact with Mitigation Incorporated. The City solicited consultation with culturally affiliated California Native American tribes (regarding the proposed project in accordance with AB 52. A comment was received by the United Auburn Indian Community together with recommended mitigation. No known tribal or cultural resources have been identified (as defined in Section 21074) within the proposed project area. No formal cemeteries or other places of human internment are known to exist on the project site. No evidence of human remains at the project site have been documented, and it is unlikely that buried human remains are present. Given the level of previous disturbance within the project area, it is not expected that any tribal or cultural resources would remain. However, during grading and excavation activities, there is a potential to encounter native soils, which may contain undiscovered cultural resources. In the unlikely event resources are discovered during ground disturbing activities that are associated with Native American culture, compliance with the Mitigation Measures provided below will reduce the potential impacts to a less than significant level. The same mitigation was incorporated into the West Sanborn Subdivision project immediately south of this proposed project site.

3.18.8 Tribal Cultural Mitigation Measures

Proposed Mitigation Measure: Tribal Cultural Resources

TCR 1 Worker Awareness Training. The developer shall ensure that a Worker Education Program is developed and delivered to train equipment operators about cultural resources and training shall be documented. The program shall be designed to inform workers about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the City of any occurrences; and enforcement of penalties and repercussions for non-compliance with the program. Worker education training may be provided either in person or as a DVD with a training binder, prepared by a qualified professional archaeologist and reviewed by the City. The United Auburn Indian Community (UAIC) shall be afforded the option of attending the initial training in person or providing a video segment or information for incorporation into the training that appeals to the contractor's need to be respectful of tribal cultural resources and tribal participation in implementing unanticipated discovery protocols. All ground-disturbing equipment operators shall be required to receive the training and sign a form that acknowledges receipt of the training. A copy of the form shall be provided to the City as proof of compliance.

TCR 2 Avoid and minimize impacts to previously unknown Tribal Cultural Resources. If any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains are encountered during the initial inspection or during any subsequent construction activities, work shall be suspended within 100 feet of the find, and the construction supervisor shall immediately notify the City representative. If the find includes human remains, then the City shall immediately notify the Sutter County Coroner and the procedures in Section 7050.5 of the California Health and Safety Code and, if applicable, Section 5097.98 of the Public Resources Code, shall be followed. For resources reasonably associated with Native American cultural and for human remains, the City shall coordinate any necessary investigation of the discovery with a UAIC tribal representative and a qualified archaeologist approved by the City. As part of the site investigation and resource assessment, the City shall consult with UAIC to develop, document, and implement appropriate management recommendations, should potential impacts to the resources be found by the City to be significant. Nothing in this measure prohibits the City from considering any comments from other culturally-affiliated Native American tribes that volunteer information to the City during its investigation. Possible management recommendations could include documentation, data recovery, or (if deemed feasible by the City) preservation in place. The contractor shall implement any measures deemed by City staff to be necessary and feasible to avoid, minimize, or mitigate significant effects to the cultural resources, such as the use of a Native American Monitor whenever work is occurring within 100 feet of the discovery of Native American resources, if deemed appropriate by the City.

The types of treatment preferred by UAIC that protects, preserves or restores the integrity of tribal cultural resources may include Tribal Monitoring, or recovery of cultural objects, and reburial of cultural objects or cultural soil that is done in a culturally appropriate manner. Recommendations of the treatment of tribal cultural resources will be documented in the project record. For any recommendations made by traditionally and culturally affiliated Native American Tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the project record.

3.19 Utilities and Service Systems

Table 3-19: Utilities and Service Systems				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water or wastewater treatment or storm drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
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 projected demand in addition to the existing commitments?			X	
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?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

3.19.1 Environmental Setting/Affected Environment

Wastewater: Yuba City owns, operates, and maintains the wastewater collection, treatment, and disposal system that provides sewer service to approximately 60,000 residents and numerous businesses. The remainder of the residents and businesses in the Yuba City Sphere of Influence (SOI) are currently serviced by private septic systems. In the early 1970s, the City’s original sewage treatment plant was abandoned, and the current Wastewater Treatment Facility (WWTF) was constructed.

Water: The water supply source for the City is surface water from the Feather River with use of a backup groundwater well. The City of Yuba City is a public water agency with approximately 18,045 connections. City policy only allows areas within the City limits to be served by the surface water system.

Reuse and Recycling: Solid waste generated in Yuba City is collected by Recology Yuba-Sutter. Recology offers residential, commercial, industrial, electronic, and hazardous waste collection, processing, recycling and disposal, as well as construction and demolition waste processing, diversion, and transfer to a disposal facility. The City’s municipal solid waste is delivered to the Ostrom Road Landfill; a State-permitted solid

waste facility that provides a full range of transfer and diversion services. This landfill has a remaining capacity of 39,223,000 cubic yards (90 percent remaining capacity reported in 2007).⁴

3.19.2 Federal Regulatory Setting

National Pollutant Discharge Elimination System: Discharge of treated wastewater to surface water(s) of the U.S., including wetlands, requires an NPDES permit. In California, the RWQCB administers the issuance of these federal permits. Obtaining a NPDES permit requires preparation of detailed information, including characterization of wastewater sources, treatment processes, and effluent quality. Any future development that exceeds one acre in size would be required to comply with NPDES criteria, including preparation of a Stormwater Pollution Prevention Plan (SWPPP) and the inclusion of BMPs to control erosion and offsite transport of soils.

3.19.3 State Regulatory Setting

State Water Resources Control Board (SWRCB): Waste Discharge Requirements Program. State regulations pertaining to the treatment, storage, processing, or disposal of solid waste are found in Title 27, CCR, Section 20005 et seq. (hereafter Title 27). In general, the 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. Several programs are administered under the WDR Program, including the Sanitary Sewer Order and recycled water programs.

Department of Resources Recycling and Recovery (CalRecycle): The Department of Resources Recycling and Recovery (CalRecycle) is the State agency designated to oversee, manage, and track the 76 million tons of waste generated each year in California. CalRecycle develops laws and regulations to control and manage waste, for which enforcement authority is typically delegated to the local government. The board works jointly with local government to implement regulations and fund programs.

The Integrated Waste Management Act of 1989 (PRC 40050 et seq. or Assembly Bill (AB 939, codified in PRC 40000), administered by CalRecycle, requires all local and county governments to adopt a Source Reduction and Recycling Element to identify means of reducing the amount of solid waste sent to landfills. This law set reduction targets at 25 percent by the year 1995 and 50 percent by the year 2000. To assist local jurisdictions in achieving these targets, the California Solid Waste Reuse and Recycling Access Act of 1991 requires all new developments to include adequate, accessible, and convenient areas for collecting and loading recyclable and green waste materials.

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

⁴ CalRecycle, 2017. Available: <http://www.calrecycle.ca.gov/SWFacilities/Directory/58-AA-0011/Detail/>. Accessed August 15, 2017.

National Pollutant Discharge Elimination System (NPDES) Permit: As authorized by the Clean Water Act (CWA), the National Pollutant Discharge Elimination System (NPDES) Permit Program controls water pollution by regulating point sources that discharge pollutants into water of the United States. In California, it is the responsibility of Regional Water Quality Control Boards (RWQCB) to preserve and enhance the quality of the state's waters through the development of water quality control plans and the issuance of waste discharge requirements (WDRs). WDRs for discharges to surface waters also serve as NPDES permits.

California Department of Water Resources: The California Department of Water Resources (DWR) is a department within the California Resources Agency. The DWR is responsible for the State of California's management and regulation of water usage.

3.19.4 Impact Assessment/Environmental Consequences:

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

The response to this item is found in subsection b) below.

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

Less than Significant Impact. The Project will connect to both the City's water and wastewater treatment systems. The Yuba City Wastewater Treatment Facility (WWTF) has available capacity to accommodate new growth. The WWTF current permitted capacity is 10.5 mgd (annual average dry weather flow). The existing average influent flow to the WWTF is approximately 6 mgd. The remaining treatment capacity at the WWTF can be used to accommodate additional flow from the future developments, including this proposed project.

The City's Water Treatment plant (WTP), for which its primary source of water is from the Feather River, also has adequate capacity to accommodate this project. The WTP uses two types of treatment systems, conventional and membrane treatment. The permitted capacity of the conventional WTP is 24 million gallons per day (mgd). The membrane treatment system has a permitted capacity of 12 mgd. Water produced from the conventional and the membrane treatment plants are blended for chlorine disinfection. Operating the conventional and membrane treatment facilities provides a total WTP capacity of 36 mgd. The City is permitted to draw 30 mgd from the Feather River. The current maximum day use is 26 mgd. The City also has an existing on-site water well at the water plant that supplements the surface water when needed.

For both facilities there are City adopted master plans to expand those plants to the extent that they will accommodate the overall growth of the City. Additionally, construction impacts from the installation of utility line extensions to serve the site were analyzed in the LESP EIR.

The ongoing expansions of those plants to accommodate growth beyond this project are funded by the connection fees paid by each new connection. Therefore, the impact on the water and wastewater treatment facilities will be less than significant.

In 2022, the project site was annexed to the Gilsizer County Drainage District. Stormwater drainage in this area is provided by a combination of existing Yuba City storm drain lines (that this project will connect

into) that will convey stormwater flows to the Gilsizer Slough. It has been determined that adequate capacity exists in the City’s existing stormwater drainage system to accommodate the project.

Although the Gilsizer District did not comment on the proposed project, as part of project build-out, Gilsizer District development impact fees will be collected for each dwelling unit constructed to mitigate potential impacts to the District. As a result, the impacts on the stormwater drainage system are considered to be less than significant.

The extension of electric power facilities, natural gas facilities and telecommunication facilities are provided by private companies, none of which have voiced concerns over the extensions of their services to this project site. With these considerations, the impact on these types of facilities is anticipated to be less than significant.

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 projected demand in addition to the existing commitments?

Less than Significant Impact. See Parts a) and b), above.

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.

The response to this item is found in subsection e) below.

e) Comply with federal, state, and local statutes and regulations related to solid waste?

Less than Significant Impact. Recology Yuba-Sutter provides solid waste disposal for this region including all of Sutter and Yuba Counties. There is adequate collection and landfill capacity to accommodate the proposed development. Transportation and disposal of all waste due to the proposed project’s construction and build-out would be facilitated in accordance with all applicable federal, state and local statutes and regulations. Impacts are considered to be less than significant.

3.20 Wildfire

Table 3-20: Wildfire				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
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?			X	

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?			X	
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?			X	

3.20.1 Environmental Setting/Affected Environment

Wildland fires are an annual hazard in Sutter County, particularly in the vicinity of the Sutter Buttes, and, to a lesser degree due to urbanized development, Yuba City. Wildland fires burn natural vegetation on undeveloped lands and include rangeland, brush, and grass fires. Long, hot, and dry summers with temperatures often exceeding 100°F add to the County’s fire hazard. Human activities are the major causes of wildland fires, while lightning causes the remaining wildland fires. Irrigated agricultural areas, which tend to surround Yuba City, are considered a low hazard for wildland fires.

The California Department of Forestry and Fire Protection’s Fire and Resource Assessment Program identifies fire threat based on a combination of two factors: 1) fire frequency, or the likelihood of a given area burning, and 2) potential fire behavior (hazard). These two factors are combined in determining the following Fire Hazard Severity Zones: Moderate, High, Very High, Extreme. These zones apply to areas designated as State Responsibility Areas – areas in which the State has primary firefighting responsibility. The project site is not within a State Responsibility Area and therefore has not been placed in a Fire Hazard Severity Zone.

3.20.2 Impact Assessment/ Environmental Consequences

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

Less than Significant Impact. As discussed in Section 3.17 of this Initial Study, project construction will not obstruct emergency vehicles or any evacuations that may occur in the area. Project operations likewise would not obstruct any roadways. The project site will be built-out consistent with existing adopted City standards and as may be modified by the proposed Planned Development overlay. As a result, the impacts of the proposed project related to emergency response or evacuations are considered to be less than significant.

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?

Less than Significant Impact. As noted in Section 3.11 of this Initial Study, the project site has been planned to be urbanized by both the City’s 2004 General Plan and the LESP and this land has been within the City’s adopted sphere of influence since the mid-1980s. Environmental impact reports were adopted as part of the planning effort for each of these plans. The proposed project will develop consistent with those existing plans and will involve construction of new homes, accessory uses, roadways, driveways and landscaping. The project site is not within a State Responsibility Area for fire protection and is not located within a designated wildfire hazard area or other Fire Hazard Severity Zone. The bordering area to the

north, west and south are currently developed with irrigated orchards but will transition to urbanization as the City continues to grow in this area. The only identified wildfire hazard areas in the area are the Sutter Buttes and the water side of levees that adjoin local rivers. This project is not close to either of these locations. As a result, impacts of the proposed project related to wildland fire hazards are considered less than significant.

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?

Less than Significant Impact. As discussed above, the project site is not located proximate to any wildland areas and the project itself will not create any improvements that potentially could generate wildfire conditions. As such the project will not be constructing or maintaining wildfire related infrastructure such as fire breaks, emergency water sources, etc. As a result, the project will not create any potential significant impacts that could result from these types of improvements. A less than significant impact is anticipated.

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

Less than Significant Impact. The project site is in a topographically flat area. There are no streams or other channels that cross the site. As such, it is not expected that people or structures would be exposed to significant risks from changes resulting from fires in steeper areas, including downslope or downstream flooding or landslides. Impacts of the project related to these issues would be less than significant.

3.21 Mandatory Findings of Significance

Table 3.21: Mandatory Findings of Significance				
Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 example of the major periods of California history or prehistory?			X	

b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)			X	
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

3.21.1 Impact Assessment/Environmental Consequences:

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 example of the major periods of California history or prehistory?

Less than Significant Impact. The proposed project is located on a previously disturbed area that has historically been farmed with orchard crops as well as being developed with two dwelling units. The site has been within the Yuba City sphere of influence since the mid-1980s and has been planned for future growth in both the 2004 Yuba City General Plan and former LESP. Both plans had EIRs prepared for them with Findings of Overriding Consideration being made for certain impacts in each document. There is little plant or animal habitat value due to the site’s historic use agriculturally. As a precaution, mitigation has been included requiring nesting surveys depending upon time of year of site clearing. There are no wetlands or similar habitat on the project site. Therefore, the development of this 14.86-acre parcel will not significantly 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 an important example of the major periods of California history or prehistory. Mitigation is also included addressing potential accidental discovery of archaeological, cultural or Tribal resources. With these mitigations, impacts are expected to be less than significant.

The analysis conducted in this Initial Study results in a determination that the proposed Project, with its mitigation measures, will have a less than significant effect on the environment.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)

Less than Significant Impact. CEQA Guidelines Section 15064(i) states that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effects of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects.

This project is consistent with the residential densities and policies of the General Plan. As such the traffic generated by the project is within what was anticipated in the General Plan which considered anticipated

future growth of the area. The City has adequate water and wastewater capacity and the project will be extending those services to the site. Stormwater drainage will also meet all City and Gilsizer County Drainage District standards. The loss of agricultural land is cumulative but based on City and County agricultural protection program, the loss is limited to within the urban areas of the cities which is a minor portion of the entire County. The school district has not indicated that they lack capacity to provide proper educational facilities to the new students. The FRAQMD also did not comment that the project would create any significant cumulative impacts on air quality. Therefore, there are no impacts that will be individually limited but that will create significant cumulative impacts.

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

Less than Significant Impact. The proposed project in and of itself will not create a significant hazard to the public or the environment. Construction-related air quality, noise, and hazardous materials exposure impacts would occur for a very short period and only be a minor impact during that time period. Therefore, the proposed project would not have any direct or indirect significant adverse impacts on humans.

4. Section References and/or Incorporated by Reference

According to Section 15150 of the CEQA Guidelines, an ND may incorporate by reference all or portions of another document that is a matter of public record. The incorporated language will be considered to be set forth in full as part of the text of the ND. All documents incorporated by reference are available for review at, or can be obtained through, the City of Yuba City Development Services Department located at the address provided above. The following documents are incorporated by reference:

Fehr & Peers, Inc. September 2020. SB 743 Implementation Guidelines for City of Yuba City.

Governor's Office of Planning and Research, November 2017. Technical Advisory on Evaluating Transportation Impacts in CEQA.

Sacramento Area Council of Governments. Hex Maps. Work VMT-2020 MTP/SCS (Adopted).

California Department of Conservation, Division of Land Resource Protection (CDC DLRP). 2014. Farmland Mapping and Monitoring Program – Sutter County Important Farmland 2012. August 2014.

California Department of Conservation, Division of Land Resource Protection (CDC DLRP). 2013. Sutter County Williamson Act FY 2013/2014.

Carollo. 2011. City of Yuba City 2010 Urban Water Management Plan. June 2011.

Yuba City, City of. 2016. City of Yuba City Municipal Code. https://www.municode.com/library/ca/yuba_city/codes/code_of_ordinances

Dyett & Bhatia. 2004. City of Yuba City General Plan. Adopted April 8, 2004.

Yuba City General Plan, 2004 Environmental Impact Report. (SCH #2001072105).

Fehr & Peers Associates, Inc. 1995. Yuba-Sutter Bikeway Master Plan. December 1995.

“Determination of 1-in-200 Year Floodplain for Yuba City Urban Level of Flood Protection Determination,” prepared for Yuba City by MBK Engineers, November 2015.

Sutter County General Plan.

Feather River Air Quality Management District (FRAQMD) CEQA Significance Thresholds.

Yuba Sutter Transit Route Map.

California Department of Conservation, California Geological Survey. “Fault Zone Activity Map.” Alquist-Priolo Earthquake Fault Zones.

California Department of Toxic Substances Control (DTSC). 2016. EnviroStor. Available at <http://www.envirostor.dtsc.ca.gov/public/>

California Department of Conservation, Division of Land Resource Protection Farmland Mapping and Monitoring Program – Sutter County Important Farmland Map.

Federal Emergency Management Agency (FEMA), Flood Insurance Rate Maps.

Carollo. 2011. City of Yuba City 2010 Urban Water Management Plan. June 2011.

City of Yuba City Wastewater Master Plan.

Sutter County Airport Comprehensive Land Use Plan, April, 1994.

Yuba County Airport Land Use Compatibility Plan, Sept., 2010.

Fehr & Peers Associates, Inc. 1995. Yuba-Sutter Bikeway Master Plan. December 1995.

California Department of Transportation (Caltrans). 2011. California Scenic Highway Mapping System website. Updated September 7, 2011. Available at http://dot.ca.gov/hq/LandArch/16 livability/scenic_highways/index.htm

Appendix A

MITIGATION MEASURES AND MONITORING PLAN

Chima Ranch Subdivision:

Initial Study and Mitigated Negative Declaration EA 22-14

For Tentative Subdivision Map (TSM) 22-06, TSM22-07 (Large and Small lot maps) to subdivide 14.86 acres into 82 single family residential lots with two lots including accessory dwelling units (ADUs). A rezoning to add a Planned Development Combining District (PD 15)

Impact	Mitigation Measure	Responsible Party	Timing
3.7 Geology and Soils	<p>Geology and Soils Mitigation 1: Should paleontological resources be identified at a particular site during project excavation activities both on- and off-site, the construction manager shall cease operation until a qualified professional can provide an evaluation. Mitigation shall be conducted as follows:</p> <ul style="list-style-type: none"> a. Identify and evaluate paleontological resources by intense field survey where impacts are considered high; b. Assess effects on identified sites; c. Consult with the institutional/academic paleontologists conducting research investigations within the geological formations that are slated to be impacted; d. Obtain comments from the researchers; e. Comply with researchers' recommendations to address any significant adverse effects where determined by the County to be feasible. <p>In considering any suggested mitigation proposed by the consulting paleontologist, the City's Community Development Department Staff shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, Specific Plan policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.</p>	Developer, Development Services Dept.	During construction phase.
3.8. Greenhouse Gases	Greenhouse Gas Mitigation 1: Pertaining to potential cumulative impacts associated with GHG emissions, site grading process shall	Development Services Dept.	During construction phase

	comply with the GHG Reduction Measures provided in the adopted Yuba City Resource Efficiency Plan.		
3.10 Hydrology and Water Quality	<p>Hydrology and Water Quality Mitigation 1: Prior to recordation of the final map or issuance of a building, grading or encroachment permit, the applicant shall obtain approval from the Gilsizer County Drainage District Engineer of a drainage study that reflects final design conditions for the project per County Standards. The drainage study shall show how the existing pipe system that conveys drainage flows to the Gilsizer County Drainage Facilities and how they will handle increased flows. The Drainage Study shall be completed and stamped by a professional engineer and determined by the Gilsizer District Engineer to be comprehensive, accurate, and adequate.</p>	Developer, Public Works Dept.	Prior to final map, grading, building or encroachment permit issuance
3.13 Noise	<p>Noise Mitigation 1: The project contractor(s) shall ensure that the following measures are implemented during all phases of project construction:</p> <p>(a) Whenever construction occurs on parcels less than 50-feet from existing residential neighborhoods, schools or other sensitive uses, when it occurs during later project stages on parcels near residential and other noise-sensitive uses built on-site during earlier project stages, temporary barriers shall be constructed around the construction sites to shield the ground floor and lower stories of the noise-sensitive uses. These barriers shall be of ¾-inch Medium Density Overlay (MDO) plywood sheeting, or other material of equivalent utility and appearance, and shall achieve a Sound Transmission Class of STC-30, or greater, based on certified sound transmission loss data taken according to ASTM Test Method E90. The barrier shall not contain any gaps at its base or face, except for site access and surveying openings. The barrier height shall be designed to break the line-of-sight and</p>	Developer, Development Services Dept.	During construction phase

	<p>provide at least a 5-dBA insertion loss between the noise producing equipment and the upper-most story of the adjacent noise-sensitive uses. If, for practical reasons, which are subject to the review and approval of the City, a barrier cannot be built to provide noise relief to the upper stories of nearby noise-sensitive uses, then it must be built to the tallest feasible height.</p> <p>(b) Construction equipment staging areas shall be located as far as possible from residential areas while still serving the needs of construction contractor(s).</p> <p>(c) High noise activities, such as jackhammers, drills, impact wrenches and other generators of sporadic high noise peaks, shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, unless it can be proved to the satisfaction of the City that the allowance of work outside these hours and dates would not adversely affect nearby noise-sensitive receptors.</p> <p>(d) Construction equipment shall be properly muffled and maintained with noise reduction devices to minimize construction-generated noise.</p> <p>(e) The unnecessary idling of internal combustion engines shall be prohibited.</p> <p>(f) Residents and businesses within 300 feet of the construction site shall be notified of the construction scheduling in writing.</p> <p>(g) The construction contractor shall designate a “noise disturbance coordinator” for construction activities. The coordinator shall be responsible for responding to any local complaints regarding construction noise. The coordinator shall determine the cause of the noise complaint (i.e., starting too early, bad muffler, no shielding), and would require that reasonable measures warranted to correct the problem be implemented. A telephone number for the construction</p>		
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	coordinator shall be posted at the construction site and be included in the notice sent to neighbors and businesses regarding the construction schedule.		
3.13 Noise	Noise Mitigation 2: The project applicant shall require that all construction contracts include specifications that construction equipment remain a minimum of 20 feet from residential buildings or other buildings where people normally sleep.	Developer, Development Services Dept.	During construction phase
3.17 Transportation / Traffic	Transportation/Traffic Mitigation 1: The developer shall contribute a fair-share to the development of a sheltered bus stop on the west side of Sanborn Road as it nears Bogue Road and on the north side of Bogue Road just west of the intersection with Sanborn Road. This bus stop was identified to be developed as part of the West Sanborn Estates Subdivision Map, SM 19-02, as Condition No. 32 that was approved on November 10, 2021.	Developer, Development Services Dept.	Prior to Final Map
3.18. Tribal Cultural Resources	Tribal Cultural Resources Mitigation 1: Worker Awareness Training. The developer shall ensure that a Worker Education Program is developed and delivered to train equipment operators about cultural resources and training shall be documented. The program shall be designed to inform workers about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the City of any occurrences; and enforcement of penalties and repercussions for non-compliance with the program. Worker education training may be provided either in person or as a DVD with a training binder, prepared by a qualified professional archaeologist and reviewed by the City. The United Auburn Indian Community (UAIC) shall be afforded the option of attending the initial training in person or providing a video segment or information for incorporation into the training that appeals to the	Developer, Public Works Dept., Development Services Dept.	During construction phase

	<p>contractor's need to be respectful of tribal cultural resources and tribal participation in implementing unanticipated discovery protocols. All ground-disturbing equipment operators shall be required to receive the training and sign a form that acknowledges receipt of the training. A copy of the form shall be provided to the City as proof of compliance.</p> <p>Tribal Cultural Resources Mitigation 2: Avoid and minimize impacts to previously unknown Tribal Cultural Resources. If any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains are encountered during the initial inspection or during any subsequent construction activities, work shall be suspended within 100 feet of the find, and the construction supervisor shall immediately notify the City representative. If the find includes human remains, then the City shall immediately notify the Sutter County Coroner and the procedures in Section 7050.5 of the California Health and Safety Code and, if applicable, Section 5097.98 of the Public Resources Code, shall be followed. For resources reasonably associated with Native American cultural and for human remains, the City shall coordinate any necessary investigation of the discovery with a UAIC tribal representative and a qualified archaeologist approved by the City. As part of the site investigation and resource assessment, the City shall consult with UAIC to develop, document, and implement appropriate management recommendations, should potential impacts to the resources be found by the City to be significant. Nothing in this measure prohibits the City from considering any comments from other culturally-affiliated Native American tribes that volunteer information to the City during its investigation. Possible management recommendations could include documentation, data recovery, or (if deemed feasible by the City) preservation in place. The contractor shall implement any</p>		
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	<p>measures deemed by City staff to be necessary and feasible to avoid, minimize, or mitigate significant effects to the cultural resources, such as the use of a Native American Monitor whenever work is occurring within 100 feet of the discovery of Native American resources, if deemed appropriate by the City.</p> <p>The types of treatment preferred by UAIC that protects, preserves or restores the integrity of tribal cultural resources may include Tribal Monitoring, or recovery of cultural objects, and reburial of cultural objects or cultural soil that is done in a culturally appropriate manner. Recommendations of the treatment of tribal cultural resources will be documented in the project record. For any recommendations made by traditionally and culturally affiliated Native American Tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the project record.</p>		
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Appendix B

PHASE I ENVIRONMENTAL SITE ASSESSMENT

For

Chima Ranch

1749 Sanborn Road

Yuba City, CA 95993

(Assessor's Parcels 22-040-003 and 22-040-005)

By

Marcus H. Bole & Associates

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Chima Ranch
1749 Sanborn Road
Sutter City, CA 95993
APN 022-040-003 and APN 022-040-005



Prepared for
Karpal Chima
And
Interwest Homes Corporation
950 Tharp Road, Ste. 1402
Sutter City, CA 95993
And
MHM Engineering

Prepared by



104 Brock Drive
Wheatland, CA 95692

August 29, 2022

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- APPENDIX F: SUPPORTING DOCUMENTATION

1. Summary

Marcus H. Bole & Associates has performed a Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitation of the current American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments E 1527-13, and the Environmental Protection Agency Standards and Practices for All Appropriate Inquires (AAI) (40 CFR Part 36) for the subject property described as Chima Ranch, Sutter County Assessor's Parcel Number APN 022-040-003 (5-acres) and APN 022-040-005 (10-acres) located at 1749 Sanborn Rd, Yuba City, CA 95993-6042. Any exceptions to, or deletions from this practice are described in Section 2.4 of this report. The Phase I Environmental Site Assessment is designed to provide Chima Ranch and their assigns with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property. The subject property consists of a walnut orchard, a caretaker mobile home (APN 22-040-005) located along Sanborn Road and a residence at the southeast corner of the property (APN 22-040-003) and additional walnut trees. The site is located in a predominantly rural section of Yuba City and is bounded to the north, west and south by orchards and to the east by residences. No mapped sites were found in EDR's search of available ('reasonably ascertainable') government records either on the subject property or within the search radius around the subject property. While no initial environmental site assessment can fully eliminate the uncertainty regarding the potential for recognized environmental conditions, the ASTM standard does cite the balance between appropriate levels of inquiry and the cost of such exhaustive investigations. It is MHBA's opinion that a full assessment of the site has been completed and no evidence of Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs) or Historical Recognized Conditions (HRECs) were found on the subject property. Based on the results of this report, no further investigation is warranted.

2. Introduction

2.1. Purpose

As per Section 1.1 of the American Society of Testing and Materials (ASTM) Standard Practice Designation E 1527-13, the purpose of this assessment is to identify recognized environmental conditions, as defined in Section 3.2.78 of the same Standard Practice; that is "the presence or likely presence of any hazardous substances or petroleum products in, on or at a property due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions." This practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner defense to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA); that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 U.S.C. § 9601(35) (A) & (B). Marcus H. Bole & Associates has conducted this Phase I ESA under the direction a qualified Environmental Professional, whose seal and/or signature appears hereon. This document serves to identify recognized environmental conditions (RECs) in association with the subject property.

2.2. Detailed Scope-of-Services

The Phase I ESA conducted at the subject property was in general accordance with ASTM Standard E 1527-13 and included some or all of the following:

- Records review
- Interviews with regulatory officials and property owners
- A site visit
- Evaluation of information and preparation of the report provided herein.

Typically, a Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water, or building materials. These activities would be carried out in a Phase II ESA, if required. For this Phase I ESA, no additions to the ASTM E 1527-13 standard were made.

2.3. Significant Assumptions

Marcus H. Bole & Associates believes the results, specifications, conclusions and professional opinions to be accurate and relevant but cannot accept responsibility for the accuracy or completeness of public documentation or accuracy, completeness, or possible withholding of information by interviewees or other private parties. We make no other warranty, either expressed or implied.

It is assumed that this investigation is being conducted to identify recognized environmental conditions (RECs) concerning the subject property, and to permit the user to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability. This investigation may mention but does not fully address non-scope considerations such as:

Asbestos, Radon, Lead-based paint, Lead in drinking water, Wetlands, Regulatory compliance, Cultural and historic resources, Health and Safety, Ecological resources, Endangered species, Air quality, or Water quality

This property assessment did not include air, soil or water sampling, or laboratory analysis. Therefore, the results of this investigation do not preclude the possibility of substances that are currently or in the future may be defined as hazardous being present on the property. This report does not purport to address all safety problems, if any, associated with the subject property.

2.4. Limitations, Exceptions, and Data Gaps

The scope of services performed to complete this Phase I ESA is limited in nature. Site conditions can change in time, and our assessment is not intended to predict future site conditions. Because of the limited nature of this assessment, site history will be developed based only on information provided by a review of available regulatory files on this site and near-by sites. This report is not a complete risk assessment and the scope of services does not include a complete determination of the extent of, nor the environmental or public health impact of, known or suspected hazardous materials or wastes. Along with all of the limitations set forth in various sections of the ASTM E 1527-13 protocol, the accuracy and completeness of this report may be limited by the following:

Access Limitations –No access limitations were encountered during site reconnaissance.
Physical Obstructions to Observations – There were no physical obstructions to prevent observations.

The information and conclusions contained in this report are based upon work undertaken by trained professionals and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. The conclusions and recommendations presented represent the best judgment of Marcus H. Bole & Associates based on the data obtained. Due to the nature of investigation and the limited data available, Marcus H. Bole & Associates cannot warrant against undiscovered environmental liabilities. Conclusions and recommendations

presented in this report should not be construed as legal advice. Should additional information become available which differs significantly from our understanding of conditions presented in this report, we request that this information be brought to our attention so that we may reassess the conclusions provided herein.

Based on information obtained during the evaluation process and general knowledge of the history of this vicinity of Sutter County, it is the opinion of the Marcus H. Bole & Associates representative that the historical use of the subject property has been adequately defined. Aside from the limitation(s) listed above, it is the opinion of Marcus H. Bole, Environmental Professional that this property assessment provides an appropriate degree of inquiry to determine if RECs exist on the subject property.

2.5. Special Terms and Conditions

Authorization to perform this assessment was given by the client on August 2, 2022. Instructions as to the location of the property, and details of access were supplied by Mr. Sean Minard, MHM Engineering.

2.6. Reliance

This report has been prepared for the sole benefit of Chima Ranch, Interwest Homes Corporation and MHM Engineering and their assigns. The report may not be relied upon by any other person or entity without the express written consent of Marcus H. Bole & Associates and the client.

2.7. Environmental Personnel

This assessment was conducted under the supervision of Marcus H. Bole, M.S, Environmental Professional. Statement of Qualifications can be found at mhbole.com. See Appendix E for resumes of personnel who contributed to the assessment.

- Marcus H. Bole, M.S, Environmental Professional, Registered Environmental Property Assessor (REPA) Number 647913, performed site observations, conducted local file reviews, provided supervision, review, and opinions/conclusions.
- Charlene J. Bole, M.S, Environmental Professional, Registered Environmental Property Assessor (REPA) Number 229436, Quality Control Project Manager, coordinated and reviewed database searches, conducted first-level and final reviews of all reports.

3. Site Description

The Marcus H. Bole & Associates representatives performed onsite investigations on August 9, 2022.

3.1. Location and Legal Description

The subject property consists of two (2) Sutter County Assessor's Parcels: APN 022-040-003 (5-acres) and APN 022-040-005 (10-acres) located at 1749 Sanborn Rd, Yuba City, CA 95993-6042. The site is located in a predominantly rural section of western Yuba City and is bounded to the north, west and south by orchards and to the east by residences. The subject property location is outlined in Appendix A of this report.

3.2. Site and Vicinity Characteristics

The subject property consists of two (2) parcels. The subject property consists of an orchard in both APNs 022-040-003 and -005. A caretaker mobile home is located on APN 022-040-003 and a residence is located on APN 022-040-005. The site is located in a predominantly rural section of Yuba City and is bounded to the north, west and south by orchards and to the east by residences. For information regarding the physical setting and soil composition in the general area of the subject property refer to section 5.4.

3.3. Current Use of the Property

At the time of the August 9, 2022 site observations the majority of the site was a walnut orchard surrounded by agricultural roads and irrigation systems. A small portion along Sanborn Road was the caretakers trailer, surrounded by a garden, gravel drive way and some farm implements. Two wells were near the caretaker's residence. The main residence, located in the south east corner along Sanborn Road had a gravel driveway, garden area and lawn.

3.4. Descriptions of Structures, Roads, Other Improvements on the Site

Improvements for the subject property include the following:

- The walnut orchard was surrounded by an agricultural road and irrigation system.
- The caretaker mobile home has two bedrooms. It has a gravel driveway. Two wells are located in the vicinity.
- The residence is surrounded by paved & gravel driveways, a garden and landscape.
- Access was gained from a driveway along Sanborn Road near the caretaker's mobile home.

3.5 Current Uses of the Adjoining Properties

During the vicinity reconnaissance, Marcus H. Bole & Associates observed the following land use on properties in the immediate vicinity of the subject property:

Direction	Property (description)
North	Peach Orchards
East	Residential subdivision
South	Peach Orchards
West	Peach Orchards

4. User Provided Information

4.1. Title Records

Title information was obtained from ParcelQuest® through an EDR Environmental Lien and AUL Search Document dated August 4, 2022. (See Appendix F).

4.2. Environmental Liens or Activity and Use Limitations

There was no report or record of any environmental liens, activity, and/or use limitations due to hazardous material issues on the subject or surrounding properties. On August 4, 2022 EDR®

searched the LIENS, LIENS 2, DEED, US ENG CONTROLS, and US INST CONTROLS databases. The subject property was not listed in any of these databases. A search of environmental liens was conducted by EDR® on August 4, 2022; no environmental liens were found associated with the subject property.

4.3. Specialized Knowledge

All commonly known or reasonably ascertainable information is described in this report.

4.4. Commonly Known or Reasonably Ascertainable Information

All commonly known or reasonably ascertainable information is described in this report.

4.5. Valuation Reduction for Environmental Issues

Based upon physical observations and from a review of historical sources, no confirmed environmental issues were identified that could result in property value reduction.

4.6. Owner, Property Manager, and Occupant Information

Property Owner	Karpal Chima
Property Occupant	Karpal Chima
Property Contact(s)	Karpal Chima

4.7. Reason for Performing Phase I

The Phase I ESA is being conducted as part of environmental due diligence by Chima Ranch, Interwest Home Corporation and MHM Engineering and their assigns.

4.8. Previous Site Investigations

No previous site investigations were available for review.

5. Records Review

The comprehensive EDR® Radius Map™ Report with GeoCheck® Report is provided as a searchable document attached to the general deliverable. The report includes descriptions of standard and additional environmental records searched, original source of information, approximate search distance, date information was last updated by EDR®, and date information was last updated by original source.

Marcus H. Bole & Associates contracted Environmental Data Resources, Inc. (EDR®) to conduct a search of Federal and State databases containing known and suspected sites of environmental contamination. The number of listed sites identified within the approximate minimum search distance (AMSD) from the Federal and State environmental records database listings specified in ASTM Standard E 1527-13 are summarized in the following table. Detailed information for sites identified within the AMSDs is provided below, along with an opinion about the significance of the listing to the analysis of recognized environmental conditions in connection with the subject property.

Standard Environmental Record Sources	Additional Environmental Record Sources
Federal NPL Site List	State and Local HIST CAL-SITES
Federal Proposed NPL Site List	State and Local CA BOND EXP PLAN List
Federal Delisted NPL Site List	State and Local SCH List
Federal NPL Liens Site List	State and Local WDS List
Federal LIENS2 List	State and Local NPDES List
Federal CORRACTS List	State and Local Cortese List
Federal US ENG CONTROLS List	State and Local HIST CORTESE List
Federal US INST CONTROL List	State and Local SWRCY List
Federal DOT OPS List	State and Local LEAKING UNDERGROUND TANK Sites
Federal US CDL List	State and Local CA FID UNDERGROUND STORAGE TANKS
Federal US BROWNFIELDS List	State and Local SLIC List
Federal Department of Defense Site	State and Local UST Sites
Federal Formerly Used Defense Sites	State and Local HIST UST Sites
Federal LUCIS List	State and Local SWEEPS UST List
Federal CONSENT List	State and Local CHMIRS List
Federal ROD List	State and Local ABOVEGROUND STORAGE TANK Sites
Federal UMTRA Sites	State and Local NOTIFY 65 List
Federal DEBRIS REGION 9 List	State and Local VCP List
Federal ODI List	State and Local DRYCLEANERS Sites
Federal MINES List	State and Local RESPONSE List
Federal TSCA List	State and Local HAZNET List
Federal FTTS List	State and Local EMI List
Federal HIST FTTS List	State and Local ENVIROSTOR List
Federal SSTS List	State and Local HWP List
Federal ICIS List	State and Local PROC List
Federal PADS List	State and Local EDR PROPRIETARY RECORDS List
Federal MLTS List	State and Local Toxic Pits List
Federal RADINFO List	State and Local SWF/LF List
Federal RAATS List	State and Local WMUDS/SWAT List
Federal SCRDRYCLEANERS Sites	State and Local LIENS List
Federal UST HIST CDL List	State and Local LDS List
Federal PCB TRANSFORMER List	State and Local MCS List
Federal Facility Site Information List	State and Local DEED List
Federal COAL ASH DOE List	State and Local WIP List
Federal FEMA UST List	State and Local CDL List
Federal COAL ASH EPA List	State and Local ENF List
Federal CERCLIS List	State and Local HAULERS List
Federal CERCLIS NFRAP List (SEMS)	State and Local MWMP List
Federal RCRA TSD List	State and Local HWT List
Federal RCRA Large Quantity Generators	Tribal INDIAN RESERVE List
Federal RCRA Small Quantity Generators	Tribal INDIAN ODL List
Federal RCRA CESQG List	State and Tribal INDIAN LUST List
Federal RCRA NONGEN List	Tribal INDIAN UST List
Federal ERNS List	Tribal INDIAN VCP List
Federal FINDS List	Federal HMIRS List
Federal TRIS List	

5.1. Standard Environmental Record Sources

Information on standard environmental records was provided by EDR® on August 3, 2022. Sections 5.3.1 and 5.3.2 discuss the results of this review.

5.2. Additional Environmental Record Sources

The following is a list of additional local environmental and historic record sources contacted/reviewed by the Marcus H. Bole & Associates representative:

- State Water Resources Control Board GeoTracker® Database
- Sutter County Environmental Health Department

5.3. Standard and Additional Environmental Record Review Results

A summary of results for EDR® follows:

5.3.1. Federal Environmental Records

No sites were identified within the search radius of the subject property in the Federal Regulatory records databases.

5.3.2 State and Tribal Environmental Records

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 04/25/2022 has revealed that there is one (1) ENVIROSTOR site within the searched area. The Bogue/Grove Roads Elementary School has The Arboga Elementary School located at 1686 Broadway Road has undergone remediation and has received a No Further Action determination letter. Future High School A has undergone remediation and has received a No Further Action determination letter. Based upon the status and location of this site, it is not considered recognized environmental conditions in association with the subject property.

Orphan Summary:

The above government database search included sites that are within the ASTM search range of the subject property. However, sites exist that are in the general vicinity of the subject property without enough information listed to map these "orphan" sites or determine if they are within the ASTM search range. The Orphan summary indicates that there are no unmapped sites within the searched area.

5.3.3. Local Environmental Records

State Water Resources Control Board GeoTracker® Database

Marcus H. Bole and Associates reviewed the on-line State Water Resources Control Board GeoTracker® Database. The State Water Resources Control Board has no records for this property.

Sutter County Environmental Health Department

Marcus H. Bole and Associates contacted the Sutter County Environmental Health Department (YCEHD) in an effort to review any available regulatory documents associated with the subject property. YCEHD has no records for this property.

5.3.4. Environmental Lien Search

There was no report or record of any environmental liens, activity, and/or use limitations due to hazardous material issues on the subject or surrounding properties. On August 4, 2022, EDR® searched the LIENS, LIENS 2, DEED, US ENG CONTROLS, and US INST CONTROLS databases. The subject property was not listed in any of these databases. An EDR Environmental Lien and AUL Search was conducted with no environmental liens found associated with the subject property. (See Appendix F).

5.4. Physical Setting Sources and Results

The elevation of the subject property is approximately 52 feet above mean sea level, as depicted on the U.S.G.S. 7.5 Minute Series Topographic Map of the GILSIZER SLOUGH (2018) USGS Quadrangle. The topography within the confines of the subject property is relatively flat, with no readily discernible topographic gradient noted on the subject property. The general gradient of the immediate vicinity slopes towards the southwest.

Subject Property Soil Associations

A soil map was prepared using the NRCS Web Soil Survey application. A brief description of the dominant soil type present on the subject property is presented in the table below:

Soil Association	Areas of Occurrence	Landform Groups	Potential Soil Hazards Characterization/Hydric status
Conejo	Widespread	Loam	Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures. Well drained.

National Wetlands Inventory

Marcus H. Bole and Associates referenced the subject property location against known wetlands mapped in the U. S. Fish and Wildlife Service’s National Wetlands Inventory (NWI). According to NWI, there are no natural wetlands identified within the subject property.

Geologic Information Sources:

U.S. Geological Survey. “Gilsizer Slough,” California (2018). 1:24,000. 7.5 Minute Series. U.S. Department of Interior, USGS.

Natural Resources Conservation Service Web Soil Survey.
<http://www.websoilsurvey.sc.egov.usda.gov>

6. Historical Use Information on the Property and Adjoining Properties Sources and Results

Historical information identifying the past site use was obtained from a variety of sources including aerial photographs, historical USGS topographic maps, and historic city directories supplied by EDR®.

Aerial Photographs

Historical aerial photographs were reviewed to determine past land use patterns of the subject and surrounding properties. Photographs covering the years 1937-2016 were available for review. The results of the review are as follows:

Year(s)	Scale	Description
1937-1952	1" = 500'	The subject property appears to be agricultural land (row crops and orchards) and a residential area appears on the eastern side of property. Immediately adjoining properties on all sides appear to be agricultural land. Some roads are visible. Few buildings are visible.
1973-1984	1" = 500'	Similar to 1952 aerial photograph. Site appears to have more orchards on the northern portion. Adjoining properties appear to be agricultural/orchards. Additional Residence shown along Sanborn street to the southwest portion of the property.
1998-2016	1" = 500'	Similar to 1984 aerial photograph with the addition of the construction of a residential subdivision to the east and south. Adjoining properties remain similar to 1984 aerial photographs.

Historical Topographic Maps

Historical topographic maps were reviewed to determine past land use patterns of the subject and surrounding properties. Maps spanning the years 1888-2018 were reviewed. The results are as follows:

Year	Target Quad	Description
1888-1895	Marysville	Not much detail is shown of these early topo maps. Gilsizer Slough is shown to the east of the property.
1911	Gilsizer Slough	The subject property is along a road (Sanborn Road). A few residences are shown.
1952	Gilsizer Slough	Similar to 1911 map. Additional roads and more residences are in the general area. Orchards are shown on the site. Two buildings are shown on site.
1973	Gilsizer Slough	Adjoining properties are similar to 1952 map. Housing developments shown to the east. Residences to the south.
2012-2018		The maps show streets but little details.

City Directory Search

Historical city directories were reviewed to determine past land use patterns of the subject and surrounding properties. Directories spanning the years 1960-2017 were reviewed. No listings were found for the years 1960 through 1988. The results are as follows:

Year	Directory	Description
1960-1988	Polk	Street not listed in Polk Directory Co.
1992	Polk	Property at 1749 Sanborn Road was not listed.
1995	Polk	Property at 1749 Sanborn Road occupied by Karnail Chima
2000	Polk	Property at 1749 Sanborn Road, occupant unknown
2010	Polk	Property at 1749 Sanborn Road occupied by Balwant S. Chima
2014	Polk	Property at 1749 Sanborn Road occupied by Kulvinder Chima
2017	Polk	Property at 1749 Sanborn Road occupied by Kulvinder Chima

Sanborn® Fire Insurance Maps

Sanborn® Fire Insurance Maps with coverage of the subject property were sought through EDR®. Sanborn® Fire Insurance Maps are detailed drawings of site development and were typically used by fire insurance companies to determine site fire insurability. No Sanborn fire insurance maps were available.

7. Site Observations

7.1. Methodology and Limiting Conditions

Site observations were conducted on August 9, 2022. Weather conditions at the time of the site observations were clear and warm. Photographs of pertinent site features identified during the site observations are included in Appendix B.

7.2. General Site Setting

The 15- acre subject property consists of a walnut orchard, a caretaker mobile home and a residence. The site is located in a predominantly rural section of Yuba City and is bounded to the north, west and south by orchards and to the east by residential homes. (See Appendix A).

7.3. Site Observation Findings

7.3.1. Hazardous Substances

No hazardous materials were found onsite.

7.3.2. Petroleum Products

No petroleum products were noted on subject property.

7.3.3. USTs

No Underground Storage Tanks were noted on subject property.

7.3.4. ASTs

No Aboveground Storage Tanks were noted on the subject property.

7.3.5. Other Suspect Containers

Other suspect containers were not identified on the subject property during the records search or during on-site observations.

7.3.6. Equipment Likely to Contain PCBs

No equipment likely to contain PCBs was found on the subject property

7.3.7. Interior Staining/Corrosion

No indications of staining or corrosion were noted.

7.3.8. Discharge Features

The subject property does not have discharge features.

7.3.9. Pits, Ponds, and Lagoons

No pits, ponds, or lagoons were noted on the subject property.

7.3.10. Solid Waste Dumping/Landfills

No solid waste was found on the subject property.

7.3.11. Stained Soil/Stressed Vegetation

No stained soil or stressed vegetation was observed on the subject property during the on-site observations.

7.3.12. Wells

Onsite wells are maintained in satisfactory working order.

7.3.13. Interviews

Mr. Karpal Chima completed an Environmental Questionnaire and Disclosure Statement. No environmental issues were revealed in the Questionnaire.

8. Findings, Opinions, and Conclusions

Marcus H. Bole & Associates has performed a Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitation of the current American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments E 1527-13, and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 36) for the subject property described as Chima Ranch, Sutter County Assessor's Parcel Number APN 022-040-003 (5-acres) and APN 022-040-005 (10-acres) located at 1749 Sanborn Rd, Yuba City, CA 95993-6042. Any exceptions to, or deletions from this practice are described in Section 2.4 of this report. The Phase I Environmental Site Assessment is designed to provide Chima Ranch and their assigns with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property. The subject property consists of a walnut orchard, a caretaker mobile home (APN 22-040-005) located along Sanborn Road and a residence at the southeast corner of the property (APN 22-040-003) and additional walnut trees. The site is located in a predominantly rural section of Yuba City and is bounded to the north, west and south by orchards and to the east by residences. No mapped sites were found

in EDR's search of available ('reasonably ascertainable') government records either on the subject property or within the search radius around the subject property. While no initial environmental site assessment can fully eliminate the uncertainty regarding the potential for recognized environmental conditions, the ASTM standard does cite the balance between appropriate levels of inquiry and the cost of such exhaustive investigations. It is MHBA's opinion that a full assessment of the site has been completed and no evidence of Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs) or Historical Recognized Conditions (HRECs) were found on the subject property. Based on the results of this report, no further investigation is warranted.

9. Qualifications and Signature

Marcus H. Bole & Associates has performed this assessment under my supervision in accordance with generally accepted environmental practices and procedures, as of the date of this report. I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in §36.10 of 40 CFR 36. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in ASTM E 1527-13 and in 40 CFR Part 36. I have employed the degree of care and skill ordinarily exercised under similar circumstances by reputable environmental professionals practicing in this area. The conclusions contained within this assessment are based upon site conditions readily observed or were reasonably ascertainable and present at the time of the site observations.

Prepared by:



Marcus H. Bole, M.S., Environmental Professional, REPA 647913

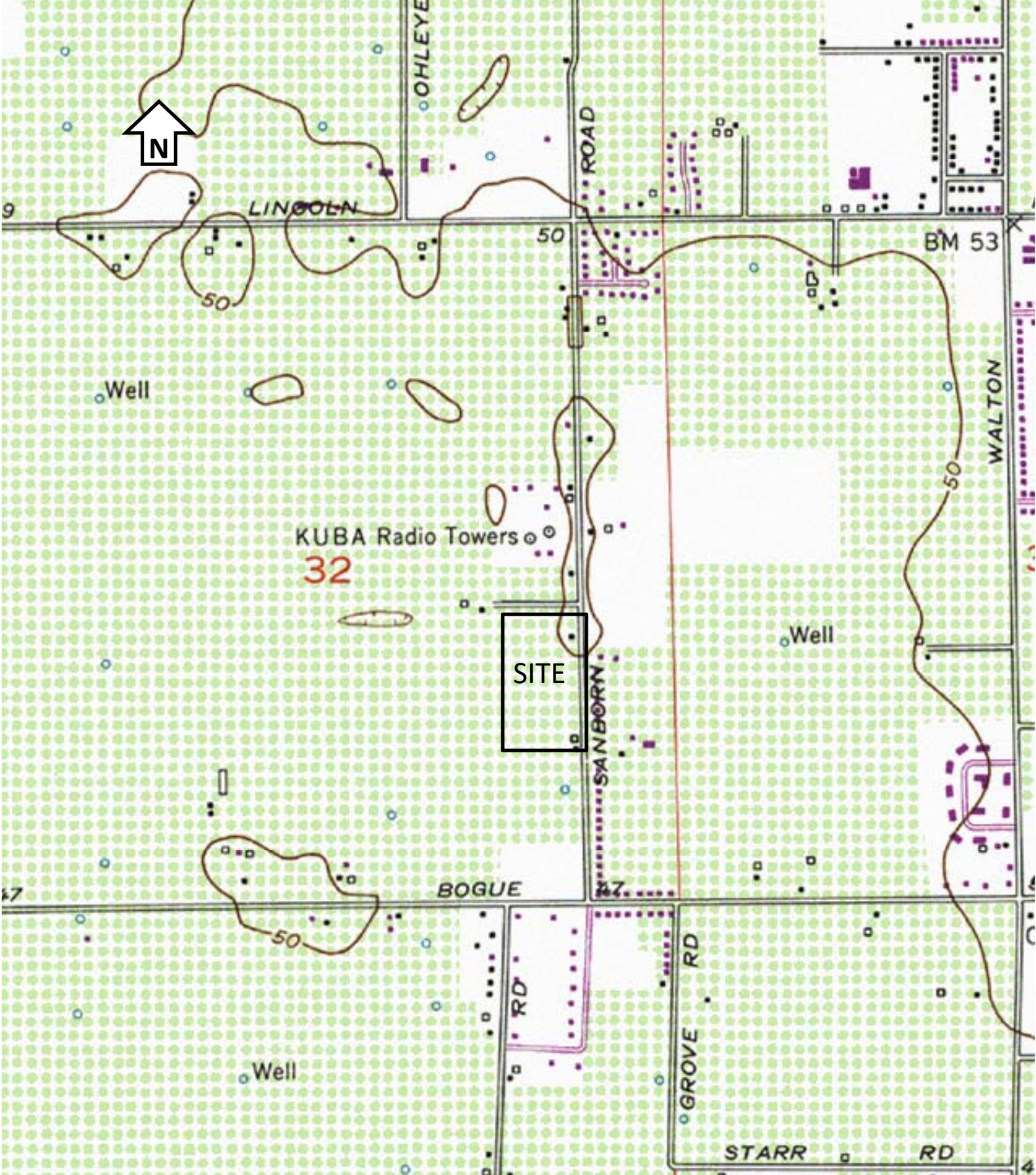
Final Review and Certification:



Charlene J. Bole, M.S. Environmental Professional, REPA 229436



APPENDIX A: MAPS



Vicinity Map: Chima Ranch Project, a ±15.0-acre project site located in Section 32, Township 15N, Range 3 East Gilsizer Slough 7.5 minute USGS Quadrangle. 39.103080 N, -121.656537W. Sutter County APNs 022-040-003 and 022-040-005.

FIGURE 1

APPENDIX B: SITE OBSERVATION PHOTOGRAPHS



MARCUS H. BOLE & ASSOCIATES
104 Brock Drive, Wheatland, CA 95692
(530) 633-0117, email: mbole@aol.com

SITE: APN 022-040-003
ITEM: Caretakers residence
DATE: 8/9/2022

PLATE: 1



MARCUS H. BOLE & ASSOCIATES
104 Brock Drive, Wheatland, CA 95692
(530) 633-0117, email: mbole@aol.com

SITE: APN 022-040-005
ITEM: Residence at 1749 Sanborn Rd.
DATE: 8/9/2022 **PLATE: 2**



MARCUS H. BOLE & ASSOCIATES
104 Brock Drive, Wheatland, CA 95692
(530) 633-0117, email: mbole@aol.com

SITE: APN 022-040-003 & -005
ITEM: Onsite Walnut Orchards
DATE: 8/9/2022

PLATE: 3

APPENDIX C: REGULATORY RECORDS REVIEW

EDR® RADIUS MAP™ REPORT

Chima Ranch

1607 Sanborn Road
Yuba City, CA 95993

Inquiry Number: 7074675.2s
August 03, 2022

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

1607 SANBORN ROAD
YUBA CITY, CA 95993

COORDINATES

Latitude (North): 39.1030800 - 39° 6' 11.08"
Longitude (West): 121.6565370 - 121° 39' 23.53"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 616169.0
UTM Y (Meters): 4328866.5
Elevation: 52 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 12016103 GILSIZER SLOUGH, CA
Version Date: 2018

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140725
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
1607 SANBORN ROAD
YUBA CITY, CA 95993

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	BOGUE/GROVE ROADS EL	BOGUE ROAD/GROVE ROA	ENVIROSTOR, SCH	Lower	2476, 0.469, SE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL..... National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS..... Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System

EXECUTIVE SUMMARY

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE..... State Response Sites

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF..... Solid Waste Information System

Lists of state and tribal leaking storage tanks

LUST..... Geotracker's Leaking Underground Fuel Tank Report
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
CPS-SLIC..... Statewide SLIC Cases

Lists of state and tribal registered storage tanks

FEMA UST..... Underground Storage Tank Listing
UST..... Active UST Facilities
AST..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST..... Underground Storage Tanks on Indian Land

Lists of state and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Cleanup Program Properties

Lists of state and tribal brownfield sites

BROWNFIELDS..... Considered Brownfields Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT..... Waste Management Unit Database
SWRCY..... Recycler Database
HAULERS..... Registered Waste Tire Haulers Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
ODI..... Open Dump Inventory
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register

EXECUTIVE SUMMARY

HIST Cal-Sites.....	Historical Calsites Database
SCH.....	School Property Evaluation Program
CDL.....	Clandestine Drug Labs
Toxic Pits.....	Toxic Pits Cleanup Act Sites
CERS HAZ WASTE.....	CERS HAZ WASTE
US CDL.....	National Clandestine Laboratory Register
AQUEOUS FOAM.....	Former Fire Training Facility Assessments Listing
PFAS.....	PFAS Contamination Site Location Listing

Local Lists of Registered Storage Tanks

SWEEPS UST.....	SWEEPS UST Listing
HIST UST.....	Hazardous Substance Storage Container Database
CA FID UST.....	Facility Inventory Database
CERS TANKS.....	California Environmental Reporting System (CERS) Tanks

Local Land Records

LIENS.....	Environmental Liens Listing
LIENS 2.....	CERCLA Lien Information
DEED.....	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS.....	Hazardous Materials Information Reporting System
CHMIRS.....	California Hazardous Material Incident Report System
LDS.....	Land Disposal Sites Listing
MCS.....	Military Cleanup Sites Listing
SPILLS 90.....	SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR.....	RCRA - Non Generators / No Longer Regulated
FUDS.....	Formerly Used Defense Sites
DOD.....	Department of Defense Sites
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
2020 COR ACTION.....	2020 Corrective Action Program List
TSCA.....	Toxic Substances Control Act
TRIS.....	Toxic Chemical Release Inventory System
SSTS.....	Section 7 Tracking Systems
ROD.....	Records Of Decision
RMP.....	Risk Management Plans
RAATS.....	RCRA Administrative Action Tracking System
PRP.....	Potentially Responsible Parties
PADS.....	PCB Activity Database System
ICIS.....	Integrated Compliance Information System
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database

EXECUTIVE SUMMARY

HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
ABANDONED MINES.....	Abandoned Mines
FINDS.....	Facility Index System/Facility Registry System
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
ECHO.....	Enforcement & Compliance History Information
UXO.....	Unexploded Ordnance Sites
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
CA BOND EXP. PLAN.....	Bond Expenditure Plan
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings.....	CUPA Resources List
DRYCLEANERS.....	Cleaner Facilities
EML.....	Emissions Inventory Data
ENF.....	Enforcement Action Listing
Financial Assurance.....	Financial Assurance Information Listing
HAZNET.....	Facility and Manifest Data
ICE.....	ICE
HIST CORTESE.....	Hazardous Waste & Substance Site List
HWP.....	EnviroStor Permitted Facilities Listing
HWT.....	Registered Hazardous Waste Transporter Database
MINES.....	Mines Site Location Listing
MWMP.....	Medical Waste Management Program Listing
NPDES.....	NPDES Permits Listing
PEST LIC.....	Pesticide Regulation Licenses Listing
PROC.....	Certified Processors Database
Notify 65.....	Proposition 65 Records
UIC.....	UIC Listing
UIC GEO.....	UIC GEO (GEOTRACKER)
WASTEWATER PITS.....	Oil Wastewater Pits Listing
WDS.....	Waste Discharge System
WIP.....	Well Investigation Program Case List
MILITARY PRIV SITES.....	MILITARY PRIV SITES (GEOTRACKER)
PROJECT.....	PROJECT (GEOTRACKER)
WDR.....	Waste Discharge Requirements Listing
CIWQS.....	California Integrated Water Quality System
CERS.....	CERS
NON-CASE INFO.....	NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS.....	OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS.....	PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT.....	SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ.....	Well Stimulation Project (GEOTRACKER)
MINES MRDS.....	Mineral Resources Data System
HWTS.....	Hazardous Waste Tracking System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
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EXECUTIVE SUMMARY

EDR Hist Auto..... EDR Exclusive Historical Auto Stations
EDR Hist Cleaner..... EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF..... Recovered Government Archive Solid Waste Facilities List
RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

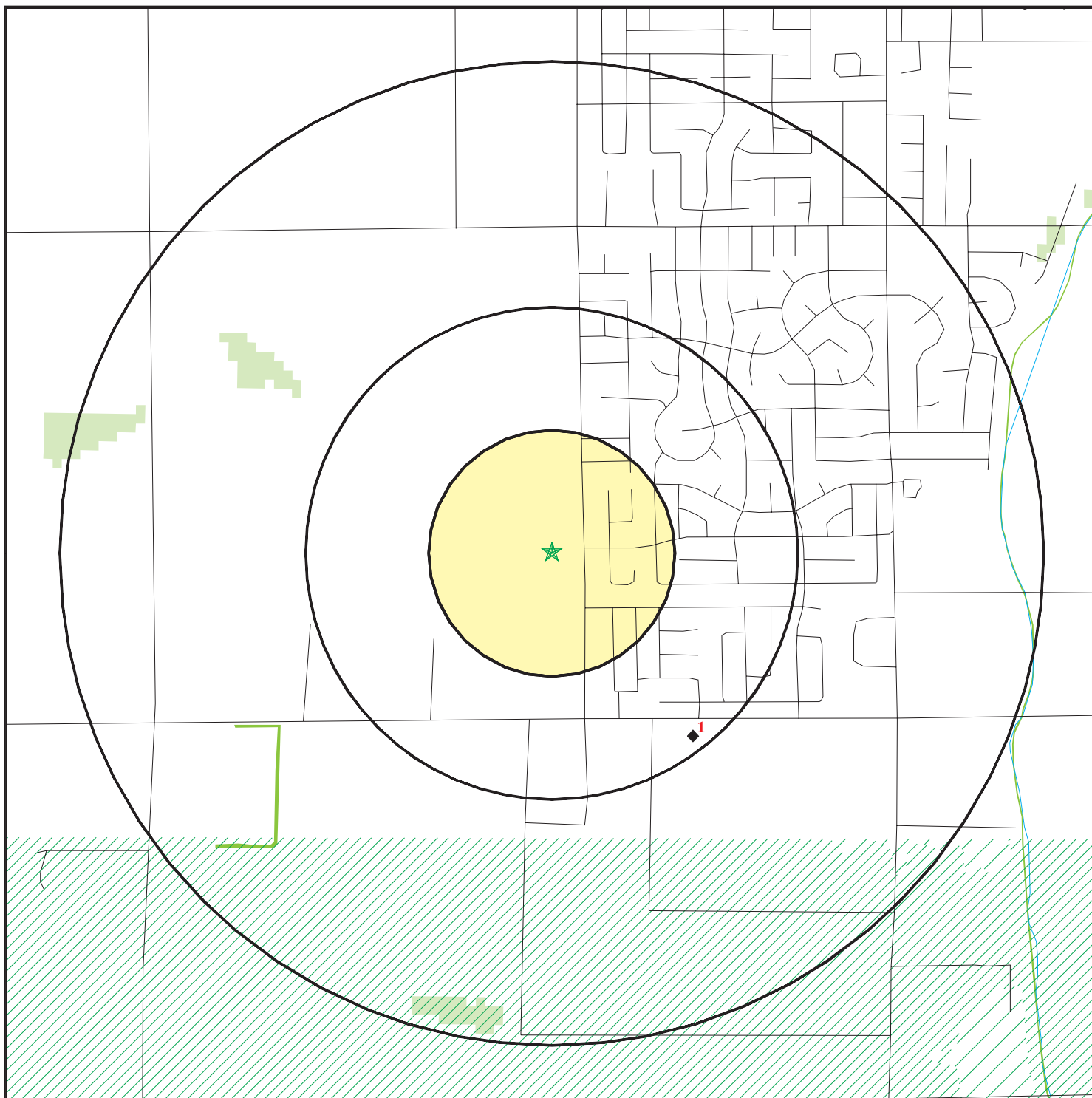
A review of the ENVIROSTOR list, as provided by EDR, and dated 04/25/2022 has revealed that there is 1 ENVIROSTOR site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>BOGUE/GROVE ROADS EL</i> Facility Id: 51010005 Status: No Further Action	<i>BOGUE ROAD/GROVE ROA</i>	<i>SE 1/4 - 1/2 (0.469 mi.)</i>	<i>1</i>	<i>9</i>

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 7074675.2S



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Areas of Concern

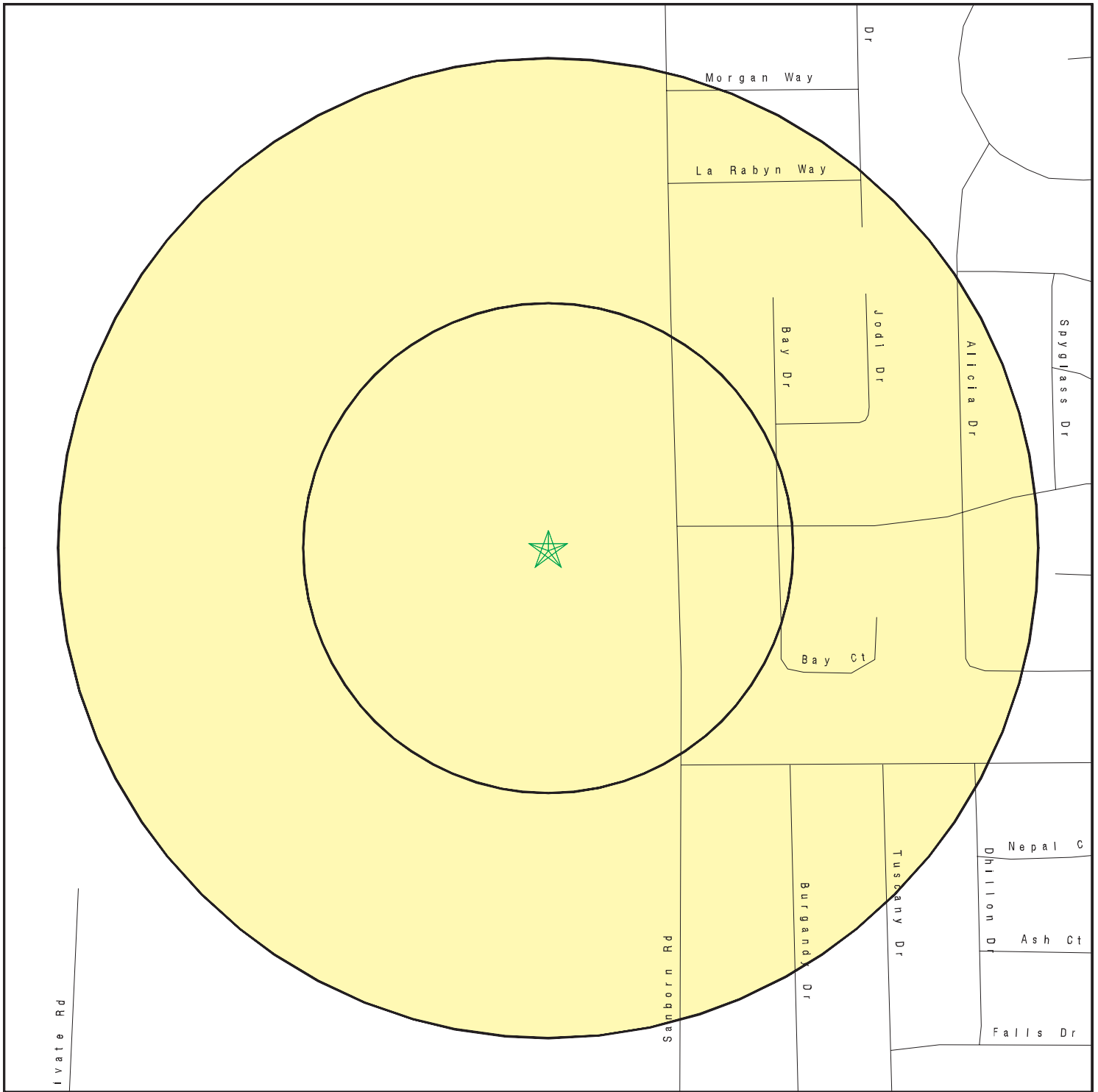









This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Chima Ranch
 ADDRESS: 1607 Sanborn Road
 Yuba City CA 95993
 LAT/LONG: 39.10308 / 121.656537





CLIENT: Marcus Bole and Associates
 CONTACT: Marcus H Bole
 INQUIRY #: 7074675.2s
 DATE: August 03, 2022 12:30 pm

DETAIL MAP - 7074675.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites



-  Indian Reservations BIA
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  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: Chima Ranch
 ADDRESS: 1607 Sanborn Road
 Yuba City CA 95993
 LAT/LONG: 39.10308 / 121.656537

CLIENT: Marcus Bole and Associates
 CONTACT: Marcus H Bole
 INQUIRY #: 7074675.2s
 DATE: August 03, 2022 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	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>Lists of state- and tribal (Superfund) equivalent sites</i>								
RESPONSE	1.000		0	0	0	0	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
ENVIROSTOR	1.000		0	0	1	0	NR	1
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
SWF/LF	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<i>Lists of state and tribal leaking storage tanks</i>								
LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
AQUEOUS FOAM	TP		NR	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Registered Storage Tanks</i>								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CERS TANKS	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
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	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	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	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
-----------------	--	----------------------------	-----------------	------------------	------------------	----------------	---------------	--------------------------

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

1
SE
1/4-1/2
0.469 mi.
2476 ft.

BOGUE/GROVE ROADS ELEMENTARY SCHOOL
BOGUE ROAD/GROVE ROAD
YUBA, CA 95993

ENVIROSTOR S107735935
SCH N/A

Relative:
Lower
Actual:
51 ft.

ENVIROSTOR:
Name: BOGUE/GROVE ROADS ELEMENTARY SCHOOL
Address: BOGUE ROAD/GROVE ROAD
City,State,Zip: YUBA, CA 95993
Facility ID: 51010005
Status: No Further Action
Status Date: 03/25/2003
Site Code: 104324
Site Type: School Investigation
Site Type Detailed: School
Acres: 30
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Juan Koponen
Division Branch: Northern California Schools & Santa Susana
Assembly: 03
Senate: 04
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 39.0977
Longitude: -121.6512
APN: NONE SPECIFIED
Past Use: AGRICULTURAL - ROW CROPS
Potential COC: NONE SPECIFIED No Contaminants found
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL
Alias Name: BOGUE/GROVE ROADS ELEMENTARY SCHOOL
Alias Type: Alternate Name
Alias Name: YUBA CITY UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: YUBA CITY USD-BOGUE/GROVE ELEM SCHOOL
Alias Type: Alternate Name
Alias Name: 104324
Alias Type: Project Code (Site Code)
Alias Name: 51010005
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/12/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 06/04/2003
Comments: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BOGUE/GROVE ROADS ELEMENTARY SCHOOL (Continued)

S107735935

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 10/15/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 07/09/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 03/25/2003
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: BOGUE/GROVE ROADS ELEMENTARY SCHOOL
Address: BOGUE ROAD/GROVE ROAD
City,State,Zip: YUBA, CA 95993
Facility ID: 51010005
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 30
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Juan Koponen
Division Branch: Northern California Schools & Santa Susana
Site Code: 104324
Assembly: 03
Senate: 04
Special Program Status: Not reported
Status: No Further Action
Status Date: 03/25/2003
Restricted Use: NO
Funding: School District
Latitude: 39.0977
Longitude: -121.6512
APN: NONE SPECIFIED
Past Use: AGRICULTURAL - ROW CROPS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BOGUE/GROVE ROADS ELEMENTARY SCHOOL (Continued)

S107735935

Potential COC: NONE SPECIFIED, No Contaminants found
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL
Alias Name: BOGUE/GROVE ROADS ELEMENTARY SCHOOL
Alias Type: Alternate Name
Alias Name: YUBA CITY UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: YUBA CITY USD-BOGUE/GROVE ELEM SCHOOL
Alias Type: Alternate Name
Alias Name: 104324
Alias Type: Project Code (Site Code)
Alias Name: 51010005
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/12/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 06/04/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 10/15/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 07/09/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 03/25/2003
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

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: 04/27/2022	Source: EPA
Date Data Arrived at EDR: 05/05/2022	Telephone: N/A
Date Made Active in Reports: 05/31/2022	Last EDR Contact: 08/02/2022
Number of Days to Update: 26	Next Scheduled EDR Contact: 10/10/2022
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 04/27/2022	Source: EPA
Date Data Arrived at EDR: 05/05/2022	Telephone: N/A
Date Made Active in Reports: 05/31/2022	Last EDR Contact: 08/02/2022
Number of Days to Update: 26	Next Scheduled EDR Contact: 10/10/2022
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/05/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 08/02/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 06/24/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 06/27/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/05/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 26

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 08/02/2022
Next Scheduled EDR Contact: 10/24/2022
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 04/27/2022	Source: EPA
Date Data Arrived at EDR: 05/05/2022	Telephone: 800-424-9346
Date Made Active in Reports: 05/31/2022	Last EDR Contact: 08/02/2022
Number of Days to Update: 26	Next Scheduled EDR Contact: 10/24/2022
	Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/20/2022	Source: EPA
Date Data Arrived at EDR: 06/21/2022	Telephone: 800-424-9346
Date Made Active in Reports: 06/28/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 7	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/20/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/21/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 06/28/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 7	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/20/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/21/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 06/28/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 7	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/20/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/21/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 06/28/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 7	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/20/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/21/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 06/28/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 7	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/16/2022	Source: Department of the Navy
Date Data Arrived at EDR: 05/19/2022	Telephone: 843-820-7326
Date Made Active in Reports: 07/29/2022	Last EDR Contact: 05/05/2022
Number of Days to Update: 71	Next Scheduled EDR Contact: 08/22/2022
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 05/16/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/24/2022	Telephone: 703-603-0695
Date Made Active in Reports: 07/29/2022	Last EDR Contact: 05/24/2022
Number of Days to Update: 66	Next Scheduled EDR Contact: 09/05/2022
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 05/16/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/24/2022	Telephone: 703-603-0695
Date Made Active in Reports: 07/29/2022	Last EDR Contact: 05/04/2022
Number of Days to Update: 66	Next Scheduled EDR Contact: 09/05/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/14/2022

Source: National Response Center, United States Coast Guard

Date Data Arrived at EDR: 06/15/2022

Telephone: 202-267-2180

Date Made Active in Reports: 06/21/2022

Last EDR Contact: 06/15/2022

Number of Days to Update: 6

Next Scheduled EDR Contact: 10/03/2022

Data Release Frequency: Quarterly

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 04/25/2022

Source: Department of Toxic Substances Control

Date Data Arrived at EDR: 04/26/2022

Telephone: 916-323-3400

Date Made Active in Reports: 07/15/2022

Last EDR Contact: 07/25/2022

Number of Days to Update: 80

Next Scheduled EDR Contact: 11/07/2022

Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 04/25/2022

Source: Department of Toxic Substances Control

Date Data Arrived at EDR: 04/26/2022

Telephone: 916-323-3400

Date Made Active in Reports: 07/15/2022

Last EDR Contact: 07/25/2022

Number of Days to Update: 80

Next Scheduled EDR Contact: 11/07/2022

Data Release Frequency: Quarterly

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/09/2022

Source: Department of Resources Recycling and Recovery

Date Data Arrived at EDR: 05/09/2022

Telephone: 916-341-6320

Date Made Active in Reports: 07/29/2022

Last EDR Contact: 05/09/2022

Number of Days to Update: 81

Next Scheduled EDR Contact: 08/22/2022

Data Release Frequency: Quarterly

Lists of state and tribal leaking storage tanks

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004	Source: California Regional Water Quality Control Board Los Angeles Region (4)
Date Data Arrived at EDR: 09/07/2004	Telephone: 213-576-6710
Date Made Active in Reports: 10/12/2004	Last EDR Contact: 09/06/2011
Number of Days to Update: 35	Next Scheduled EDR Contact: 12/19/2011
	Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008	Source: California Regional Water Quality Control Board Central Valley Region (5)
Date Data Arrived at EDR: 07/22/2008	Telephone: 916-464-4834
Date Made Active in Reports: 07/31/2008	Last EDR Contact: 07/01/2011
Number of Days to Update: 9	Next Scheduled EDR Contact: 10/17/2011
	Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004	Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Date Data Arrived at EDR: 02/26/2004	Telephone: 760-776-8943
Date Made Active in Reports: 03/24/2004	Last EDR Contact: 08/01/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005	Source: California Regional Water Quality Control Board Santa Ana Region (8)
Date Data Arrived at EDR: 02/15/2005	Telephone: 909-782-4496
Date Made Active in Reports: 03/28/2005	Last EDR Contact: 08/15/2011
Number of Days to Update: 41	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003	Source: California Regional Water Quality Control Board Central Coast Region (3)
Date Data Arrived at EDR: 05/19/2003	Telephone: 805-542-4786
Date Made Active in Reports: 06/02/2003	Last EDR Contact: 07/18/2011
Number of Days to Update: 14	Next Scheduled EDR Contact: 10/31/2011
	Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004	Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-622-2433
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 09/19/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 01/02/2012
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001	Source: California Regional Water Quality Control Board North Coast (1)
Date Data Arrived at EDR: 02/28/2001	Telephone: 707-570-3769
Date Made Active in Reports: 03/29/2001	Last EDR Contact: 08/01/2011
Number of Days to Update: 29	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005	Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Date Data Arrived at EDR: 06/07/2005	Telephone: 760-241-7365
Date Made Active in Reports: 06/29/2005	Last EDR Contact: 09/12/2011
Number of Days to Update: 22	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)

Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 05/23/2022	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/23/2022	Telephone: see region list
Date Made Active in Reports: 05/24/2022	Last EDR Contact: 05/23/2022
Number of Days to Update: 1	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Quarterly

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003	Source: California Regional Water Quality Control Board Lahontan Region (6)
Date Data Arrived at EDR: 09/10/2003	Telephone: 530-542-5572
Date Made Active in Reports: 10/07/2003	Last EDR Contact: 09/12/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001	Source: California Regional Water Quality Control Board San Diego Region (9)
Date Data Arrived at EDR: 04/23/2001	Telephone: 858-637-5595
Date Made Active in Reports: 05/21/2001	Last EDR Contact: 09/26/2011
Number of Days to Update: 28	Next Scheduled EDR Contact: 01/09/2012
	Data Release Frequency: No Update Planned

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/28/2021	Source: EPA Region 1
Date Data Arrived at EDR: 06/11/2021	Telephone: 617-918-1313
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/13/2022
Number of Days to Update: 88	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/28/2021
Date Data Arrived at EDR: 06/22/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 90

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)

Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 05/23/2022	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/23/2022	Telephone: 866-480-1028
Date Made Active in Reports: 05/24/2022	Last EDR Contact: 05/23/2022
Number of Days to Update: 1	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003	Source: California Regional Water Quality Control Board, North Coast Region (1)
Date Data Arrived at EDR: 04/07/2003	Telephone: 707-576-2220
Date Made Active in Reports: 04/25/2003	Last EDR Contact: 08/01/2011
Number of Days to Update: 18	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004	Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-286-0457
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 09/19/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 01/02/2012
	Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006	Source: California Regional Water Quality Control Board Central Coast Region (3)
Date Data Arrived at EDR: 05/18/2006	Telephone: 805-549-3147
Date Made Active in Reports: 06/15/2006	Last EDR Contact: 07/18/2011
Number of Days to Update: 28	Next Scheduled EDR Contact: 10/31/2011
	Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004	Source: Region Water Quality Control Board Los Angeles Region (4)
Date Data Arrived at EDR: 11/18/2004	Telephone: 213-576-6600
Date Made Active in Reports: 01/04/2005	Last EDR Contact: 07/01/2011
Number of Days to Update: 47	Next Scheduled EDR Contact: 10/17/2011
	Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005	Source: Regional Water Quality Control Board Central Valley Region (5)
Date Data Arrived at EDR: 04/05/2005	Telephone: 916-464-3291
Date Made Active in Reports: 04/21/2005	Last EDR Contact: 09/12/2011
Number of Days to Update: 16	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 10/14/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 02/01/2022
Number of Days to Update: 88

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 06/29/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases

UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 03/07/2022	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/08/2022	Telephone: 916-327-7844
Date Made Active in Reports: 06/03/2022	Last EDR Contact: 06/09/2022
Number of Days to Update: 87	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Varies

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 03/07/2022	Source: SWRCB
Date Data Arrived at EDR: 03/08/2022	Telephone: 916-341-5851
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 06/07/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Semi-Annually

MILITARY UST SITES: Military UST Sites (GEOTRACKER)

Military ust sites

Date of Government Version: 05/23/2022	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/23/2022	Telephone: 866-480-1028
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 05/23/2022
Number of Days to Update: 10	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Varies

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 07/12/2016	Telephone: 916-327-5092
Date Made Active in Reports: 09/19/2016	Last EDR Contact: 06/09/2022
Number of Days to Update: 69	Next Scheduled EDR Contact: 09/26/2022
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/28/2021	Source: EPA Region 4
Date Data Arrived at EDR: 06/22/2021	Telephone: 404-562-9424
Date Made Active in Reports: 09/20/2021	Last EDR Contact: 06/13/2022
Number of Days to Update: 90	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/06/2021	Source: EPA Region 5
Date Data Arrived at EDR: 06/11/2021	Telephone: 312-886-6136
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/13/2022
Number of Days to Update: 88	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/14/2021	Source: EPA, Region 1
Date Data Arrived at EDR: 11/15/2021	Telephone: 617-918-1313
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 10/12/2021	Source: EPA Region 10
Date Data Arrived at EDR: 11/15/2021	Telephone: 206-553-2857
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 10/12/2021	Source: EPA Region 7
Date Data Arrived at EDR: 11/15/2021	Telephone: 913-551-7003
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/12/2021	Source: EPA Region 8
Date Data Arrived at EDR: 11/15/2021	Telephone: 303-312-6137
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/12/2021	Source: EPA Region 9
Date Data Arrived at EDR: 11/15/2021	Telephone: 415-972-3368
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 10/12/2021	Source: EPA Region 6
Date Data Arrived at EDR: 11/15/2021	Telephone: 214-665-7591
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Lists of state and tribal voluntary cleanup sites

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 04/25/2022	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 04/26/2022	Telephone: 916-323-3400
Date Made Active in Reports: 07/15/2022	Last EDR Contact: 07/25/2022
Number of Days to Update: 80	Next Scheduled EDR Contact: 11/07/2022
	Data Release Frequency: Quarterly

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	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

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: 06/15/2022
Number of Days to Update: 142	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Considered Brownfields Sites Listing

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 03/21/2022	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/21/2022	Telephone: 916-323-7905
Date Made Active in Reports: 06/14/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 02/23/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/10/2022	Telephone: 202-566-2777
Date Made Active in Reports: 03/10/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 0	Next Scheduled EDR Contact: 09/26/2022
	Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000	Source: State Water Resources Control Board
Date Data Arrived at EDR: 04/10/2000	Telephone: 916-227-4448
Date Made Active in Reports: 05/10/2000	Last EDR Contact: 07/19/2022
Number of Days to Update: 30	Next Scheduled EDR Contact: 11/07/2022
	Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 03/07/2022	Source: Department of Conservation
Date Data Arrived at EDR: 03/08/2022	Telephone: 916-323-3836
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 06/07/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 02/15/2022	Source: Integrated Waste Management Board
Date Data Arrived at EDR: 02/24/2022	Telephone: 916-341-6422
Date Made Active in Reports: 05/25/2022	Last EDR Contact: 08/02/2022
Number of Days to Update: 90	Next Scheduled EDR Contact: 11/21/2022
	Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/03/2007	Telephone: 703-308-8245
Date Made Active in Reports: 01/24/2008	Last EDR Contact: 07/21/2022
Number of Days to Update: 52	Next Scheduled EDR Contact: 11/07/2022
	Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009	Source: EPA, Region 9
Date Data Arrived at EDR: 05/07/2009	Telephone: 415-947-4219
Date Made Active in Reports: 09/21/2009	Last EDR Contact: 07/12/2022
Number of Days to Update: 137	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2004	Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2004	Last EDR Contact: 06/09/2004
Number of Days to Update: 39	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014	Source: Department of Health & Human Services, Indian Health Service
Date Data Arrived at EDR: 08/06/2014	Telephone: 301-443-1452
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 07/21/2022
Number of Days to Update: 176	Next Scheduled EDR Contact: 11/07/2022
	Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 04/30/2022	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 05/24/2022	Telephone: 202-307-1000
Date Made Active in Reports: 07/29/2022	Last EDR Contact: 05/24/2022
Number of Days to Update: 66	Next Scheduled EDR Contact: 09/05/2022
	Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 08/03/2006	Telephone: 916-323-3400
Date Made Active in Reports: 08/24/2006	Last EDR Contact: 02/23/2009
Number of Days to Update: 21	Next Scheduled EDR Contact: 05/25/2009
	Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 04/25/2022	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 04/26/2022	Telephone: 916-323-3400
Date Made Active in Reports: 07/15/2022	Last EDR Contact: 07/25/2022
Number of Days to Update: 80	Next Scheduled EDR Contact: 11/07/2022
	Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2019	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 01/20/2021	Telephone: 916-255-6504
Date Made Active in Reports: 04/08/2021	Last EDR Contact: 07/26/2022
Number of Days to Update: 78	Next Scheduled EDR Contact: 10/17/2022
	Data Release Frequency: Varies

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/18/2022
Date Data Arrived at EDR: 04/19/2022
Date Made Active in Reports: 07/12/2022
Number of Days to Update: 84

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 07/18/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 04/30/2022
Date Data Arrived at EDR: 05/24/2022
Date Made Active in Reports: 07/29/2022
Number of Days to Update: 66

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/24/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Quarterly

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 03/07/2022
Date Data Arrived at EDR: 03/08/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 86

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/07/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

AQUEOUS FOAM: Former Fire Training Facility Assessments Listing

Airports shown on this list are those believed to use Aqueous Film Forming Foam (AFFF), and certified by the Federal Aviation Administration (FAA) under Title 14, Code of Federal Regulations (CFR), Part 139 (14 CFR Part 139). This list was created by SWRCB using information available from the FAA. Location points shown are from the latitude and longitude listed on the FAA airport master record.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 12/10/2021
Date Made Active in Reports: 02/25/2022
Number of Days to Update: 77

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 06/10/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990	Source: State Water Resources Control Board
Date Data Arrived at EDR: 01/25/1991	Telephone: 916-341-5851
Date Made Active in Reports: 02/12/1991	Last EDR Contact: 07/26/2001
Number of Days to Update: 18	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 05/05/2022	Source: San Francisco County Department of Public Health
Date Data Arrived at EDR: 05/06/2022	Telephone: 415-252-3896
Date Made Active in Reports: 07/21/2022	Last EDR Contact: 07/26/2022
Number of Days to Update: 76	Next Scheduled EDR Contact: 11/14/2022
	Data Release Frequency: Varies

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 09/05/1995	Telephone: 916-341-5851
Date Made Active in Reports: 09/29/1995	Last EDR Contact: 12/28/1998
Number of Days to Update: 24	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 04/18/2022	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 04/19/2022	Telephone: 916-323-2514
Date Made Active in Reports: 07/12/2022	Last EDR Contact: 07/18/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Quarterly

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 02/24/2022	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 02/25/2022	Telephone: 916-323-3400
Date Made Active in Reports: 03/09/2022	Last EDR Contact: 05/25/2022
Number of Days to Update: 12	Next Scheduled EDR Contact: 09/12/2022
	Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 04/27/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/05/2022	Telephone: 202-564-6023
Date Made Active in Reports: 05/31/2022	Last EDR Contact: 08/02/2022
Number of Days to Update: 26	Next Scheduled EDR Contact: 10/10/2022
	Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 02/28/2022	Source: DTSC and SWRCB
Date Data Arrived at EDR: 02/28/2022	Telephone: 916-323-3400
Date Made Active in Reports: 05/25/2022	Last EDR Contact: 05/31/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/12/2022
	Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/21/2022	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 03/21/2022	Telephone: 202-366-4555
Date Made Active in Reports: 06/14/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 04/03/2022	Source: Office of Emergency Services
Date Data Arrived at EDR: 04/19/2022	Telephone: 916-845-8400
Date Made Active in Reports: 07/12/2022	Last EDR Contact: 07/18/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 05/23/2022	Source: State Water Quality Control Board
Date Data Arrived at EDR: 05/23/2022	Telephone: 866-480-1028
Date Made Active in Reports: 05/24/2022	Last EDR Contact: 05/23/2022
Number of Days to Update: 1	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 05/23/2022	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/23/2022	Telephone: 866-480-1028
Date Made Active in Reports: 05/24/2022	Last EDR Contact: 05/23/2022
Number of Days to Update: 1	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012	Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013	Telephone: N/A
Date Made Active in Reports: 02/22/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 50	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/20/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/21/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 06/28/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 7	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 05/11/2022	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 05/17/2022	Telephone: 202-528-4285
Date Made Active in Reports: 07/29/2022	Last EDR Contact: 05/17/2022
Number of Days to Update: 73	Next Scheduled EDR Contact: 08/29/2022
	Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021	Source: USGS
Date Data Arrived at EDR: 07/13/2021	Telephone: 888-275-8747
Date Made Active in Reports: 03/09/2022	Last EDR Contact: 07/13/2022
Number of Days to Update: 239	Next Scheduled EDR Contact: 10/24/2022
	Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018	Source: U.S. Geological Survey
Date Data Arrived at EDR: 04/11/2018	Telephone: 888-275-8747
Date Made Active in Reports: 11/06/2019	Last EDR Contact: 07/08/2022
Number of Days to Update: 574	Next Scheduled EDR Contact: 10/17/2022
	Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/06/2022
Next Scheduled EDR Contact: 08/22/2022
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/21/2022
Date Data Arrived at EDR: 03/21/2022
Date Made Active in Reports: 06/14/2022
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 07/29/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/06/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 06/14/2022
Next Scheduled EDR Contact: 09/26/2022
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/20/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 07/18/2022
Date Data Arrived at EDR: 07/18/2022
Date Made Active in Reports: 07/29/2022
Number of Days to Update: 11

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 07/18/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/05/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 26

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 08/02/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/04/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 07/14/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 01/25/2022	Source: EPA
Date Data Arrived at EDR: 02/03/2022	Telephone: 202-564-6023
Date Made Active in Reports: 02/25/2022	Last EDR Contact: 08/02/2022
Number of Days to Update: 22	Next Scheduled EDR Contact: 11/14/2022
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 01/20/2022	Source: EPA
Date Data Arrived at EDR: 01/20/2022	Telephone: 202-566-0500
Date Made Active in Reports: 03/25/2022	Last EDR Contact: 07/08/2022
Number of Days to Update: 64	Next Scheduled EDR Contact: 10/17/2022
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 06/28/2022
Number of Days to Update: 79	Next Scheduled EDR Contact: 10/17/2022
	Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/11/2022	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 03/15/2022	Telephone: 301-415-7169
Date Made Active in Reports: 06/14/2022	Last EDR Contact: 07/13/2022
Number of Days to Update: 91	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2020	Source: Department of Energy
Date Data Arrived at EDR: 11/30/2021	Telephone: 202-586-8719
Date Made Active in Reports: 02/22/2022	Last EDR Contact: 06/02/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 09/12/2022
	Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/05/2019	Telephone: N/A
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 05/25/2022
Number of Days to Update: 251	Next Scheduled EDR Contact: 09/12/2022
	Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/06/2019	Telephone: 202-566-0517
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 05/06/2022
Number of Days to Update: 96	Next Scheduled EDR Contact: 08/15/2022
	Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2019	Telephone: 202-343-9775
Date Made Active in Reports: 09/23/2019	Last EDR Contact: 06/23/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 10/10/2022
	Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 07/21/2022
Next Scheduled EDR Contact: 11/07/2022
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 03/31/2022
Date Data Arrived at EDR: 04/14/2022
Date Made Active in Reports: 07/12/2022
Number of Days to Update: 89

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 06/29/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 23

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/08/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 07/26/2021
Date Data Arrived at EDR: 07/27/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 87

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/16/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/05/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 26

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 08/01/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 03/21/2022
Date Data Arrived at EDR: 03/22/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 3

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 08/02/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/02/2022
Date Data Arrived at EDR: 05/25/2022
Date Made Active in Reports: 07/29/2022
Number of Days to Update: 65

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/27/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/27/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 03/10/2022
Date Data Arrived at EDR: 03/10/2022
Date Made Active in Reports: 06/14/2022
Number of Days to Update: 96

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 06/14/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 05/13/2022
Date Data Arrived at EDR: 05/18/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 13

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 05/18/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 01/11/2022
Date Made Active in Reports: 02/14/2022
Number of Days to Update: 34

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 07/07/2022
Next Scheduled EDR Contact: 10/24/2022
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 04/02/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/05/2022	Telephone: 202-564-2280
Date Made Active in Reports: 06/28/2022	Last EDR Contact: 07/01/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 10/17/2022
	Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/21/2021	Telephone: 202-564-0527
Date Made Active in Reports: 08/11/2021	Last EDR Contact: 05/19/2022
Number of Days to Update: 82	Next Scheduled EDR Contact: 09/05/2022
	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.

Date of Government Version: 05/16/2022	Source: EPA
Date Data Arrived at EDR: 05/17/2022	Telephone: 800-385-6164
Date Made Active in Reports: 07/29/2022	Last EDR Contact: 05/17/2022
Number of Days to Update: 73	Next Scheduled EDR Contact: 08/29/2022
	Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989	Source: Department of Health Services
Date Data Arrived at EDR: 07/27/1994	Telephone: 916-255-2118
Date Made Active in Reports: 08/02/1994	Last EDR Contact: 05/31/1994
Number of Days to Update: 6	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 03/21/2022	Source: CAL EPA/Office of Emergency Information
Date Data Arrived at EDR: 03/21/2022	Telephone: 916-323-3400
Date Made Active in Reports: 06/14/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing

list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 12/07/2021	Source: Livermore-Pleasanton Fire Department
Date Data Arrived at EDR: 05/09/2022	Telephone: 925-454-2361
Date Made Active in Reports: 05/17/2022	Last EDR Contact: 05/09/2022
Number of Days to Update: 8	Next Scheduled EDR Contact: 08/22/2022
	Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing

A listing of dry cleaners in the South Coast Air Quality Management District

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/17/2022
Date Data Arrived at EDR: 02/24/2022
Date Made Active in Reports: 05/18/2022
Number of Days to Update: 83

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 05/19/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 08/27/2021
Date Data Arrived at EDR: 09/01/2021
Date Made Active in Reports: 11/19/2021
Number of Days to Update: 79

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 06/01/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Annually

DRYCLEAN 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: 02/24/2022
Date Data Arrived at EDR: 02/25/2022
Date Made Active in Reports: 05/18/2022
Number of Days to Update: 82

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Varies

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 06/10/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 78

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 09/26/2022
Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 04/12/2022
Date Data Arrived at EDR: 04/19/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 42

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 07/18/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 04/19/2022
Date Data Arrived at EDR: 04/29/2022
Date Made Active in Reports: 07/15/2022
Number of Days to Update: 77

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 07/21/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/23/2022
Date Data Arrived at EDR: 02/24/2022
Date Made Active in Reports: 05/18/2022
Number of Days to Update: 83

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 08/02/2022
Next Scheduled EDR Contact: 11/21/2022
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 04/15/2020
Date Made Active in Reports: 07/02/2020
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 07/05/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 02/14/2022
Date Data Arrived at EDR: 02/15/2022
Date Made Active in Reports: 05/12/2022
Number of Days to Update: 86

Source: Department of Toxic Substances Control
Telephone: 877-786-9427
Last EDR Contact: 05/17/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 02/14/2022
Date Data Arrived at EDR: 02/15/2022
Date Made Active in Reports: 05/12/2022
Number of Days to Update: 86

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/17/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 04/05/2022
Date Data Arrived at EDR: 04/05/2022
Date Made Active in Reports: 06/27/2022
Number of Days to Update: 83

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 07/05/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 03/07/2022	Source: Department of Conservation
Date Data Arrived at EDR: 03/08/2022	Telephone: 916-322-1080
Date Made Active in Reports: 06/01/2022	Last EDR Contact: 06/07/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 02/17/2022	Source: Department of Public Health
Date Data Arrived at EDR: 02/28/2022	Telephone: 916-558-1784
Date Made Active in Reports: 05/25/2022	Last EDR Contact: 05/31/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/12/2022
	Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 05/09/2022	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/09/2022	Telephone: 916-445-9379
Date Made Active in Reports: 07/29/2022	Last EDR Contact: 05/09/2022
Number of Days to Update: 81	Next Scheduled EDR Contact: 08/22/2022
	Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 02/28/2022	Source: Department of Pesticide Regulation
Date Data Arrived at EDR: 02/28/2022	Telephone: 916-445-4038
Date Made Active in Reports: 05/25/2022	Last EDR Contact: 05/31/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/12/2022
	Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 03/07/2022	Source: Department of Conservation
Date Data Arrived at EDR: 03/08/2022	Telephone: 916-323-3836
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 06/07/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 03/11/2022	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/15/2022	Telephone: 916-445-3846
Date Made Active in Reports: 06/08/2022	Last EDR Contact: 06/09/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 09/26/2022
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 03/07/2022	Source: Department of Conservation
Date Data Arrived at EDR: 03/08/2022	Telephone: 916-445-2408
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 06/07/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)

Underground control injection sites

Date of Government Version: 05/23/2022	Source: State Water Resource Control Board
Date Data Arrived at EDR: 05/23/2022	Telephone: 866-480-1028
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 05/23/2022
Number of Days to Update: 10	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 02/11/2021	Source: RWQCB, Central Valley Region
Date Data Arrived at EDR: 07/01/2021	Telephone: 559-445-5577
Date Made Active in Reports: 09/29/2021	Last EDR Contact: 07/08/2022
Number of Days to Update: 90	Next Scheduled EDR Contact: 10/17/2022
	Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007	Source: State Water Resources Control Board
Date Data Arrived at EDR: 06/20/2007	Telephone: 916-341-5227
Date Made Active in Reports: 06/29/2007	Last EDR Contact: 05/12/2022
Number of Days to Update: 9	Next Scheduled EDR Contact: 08/29/2022
	Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009	Source: Los Angeles Water Quality Control Board
Date Data Arrived at EDR: 07/21/2009	Telephone: 213-576-6726
Date Made Active in Reports: 08/03/2009	Last EDR Contact: 06/14/2022
Number of Days to Update: 13	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)

Military privatized sites

Date of Government Version: 05/23/2022	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/23/2022	Telephone: 866-480-1028
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 05/23/2022
Number of Days to Update: 10	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)

Projects sites

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 03/07/2022
Date Data Arrived at EDR: 03/08/2022
Date Made Active in Reports: 06/03/2022
Number of Days to Update: 87

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 06/07/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 02/28/2022
Date Data Arrived at EDR: 02/28/2022
Date Made Active in Reports: 05/25/2022
Number of Days to Update: 86

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 05/31/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 04/18/2022
Date Data Arrived at EDR: 04/19/2022
Date Made Active in Reports: 07/12/2022
Number of Days to Update: 84

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 07/18/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)

Sampling point - public sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)

Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

PCS: 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: 06/28/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Semi-Annually

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 06/28/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Semi-Annually

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 05/27/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Varies

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/05/2022
Date Data Arrived at EDR: 04/05/2022
Date Made Active in Reports: 04/26/2022
Number of Days to Update: 21

Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 07/06/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Varies

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 06/28/2022
Next Scheduled EDR Contact: 10/17/2022
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.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 06/28/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 06/29/2022
Date Data Arrived at EDR: 06/29/2022
Date Made Active in Reports: 07/21/2022
Number of Days to Update: 22

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 06/29/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA AMADOR: CUPA Facility List Cupa Facility List

Date of Government Version: 07/22/2022
Date Data Arrived at EDR: 07/27/2022
Date Made Active in Reports: 08/01/2022
Number of Days to Update: 5

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 06/28/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing Cupa Facility Listing

Date of Government Version: 03/17/2022
Date Data Arrived at EDR: 03/18/2022
Date Made Active in Reports: 06/08/2022
Number of Days to Update: 82

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 06/14/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List Cupa facility list.

Date of Government Version: 04/06/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 78

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 04/21/2022
Date Data Arrived at EDR: 04/22/2022
Date Made Active in Reports: 07/12/2022
Number of Days to Update: 81

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 07/19/2022
Next Scheduled EDR Contact: 11/07/2022
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA DEL NORTE: CUPA Facility List Cupa Facility list

Date of Government Version: 05/04/2022
Date Data Arrived at EDR: 05/06/2022
Date Made Active in Reports: 07/28/2022
Number of Days to Update: 83

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 07/19/2022
Next Scheduled EDR Contact: 11/07/2022
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List CUPA facility list.

Date of Government Version: 02/16/2022
Date Data Arrived at EDR: 02/17/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 82

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 07/20/2022
Next Scheduled EDR Contact: 11/07/2022
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 06/28/2021
Date Data Arrived at EDR: 12/21/2021
Date Made Active in Reports: 03/03/2022
Number of Days to Update: 72

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 07/01/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 07/12/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List CUPA facility list.

Date of Government Version: 08/12/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 88

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA IMPERIAL: CUPA Facility List Cupa facility list.

Date of Government Version: 04/18/2022
Date Data Arrived at EDR: 04/19/2022
Date Made Active in Reports: 07/12/2022
Number of Days to Update: 84

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 07/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

KERN COUNTY:

CUPA KERN: CUPA Facility List

A listing of sites included in the Kern County Hazardous Material Business Plan.

Date of Government Version: 05/06/2022
Date Data Arrived at EDR: 05/12/2022
Date Made Active in Reports: 08/01/2022
Number of Days to Update: 81

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing Kern County Sites and Tanks Listing.

Date of Government Version: 05/06/2022
Date Data Arrived at EDR: 05/12/2022
Date Made Active in Reports: 08/01/2022
Number of Days to Update: 81

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/03/2020
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/14/2021
Number of Days to Update: 78

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

LAKE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA LAKE: CUPA Facility List Cupa facility list

Date of Government Version: 02/10/2022
Date Data Arrived at EDR: 02/11/2022
Date Made Active in Reports: 05/04/2022
Number of Days to Update: 82

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 07/07/2022
Next Scheduled EDR Contact: 10/24/2022
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 07/12/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 06/09/2022
Next Scheduled EDR Contact: 09/26/2022
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 04/04/2022
Date Data Arrived at EDR: 04/05/2022
Date Made Active in Reports: 04/13/2022
Number of Days to Update: 8

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 06/29/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities Solid Waste Facilities in Los Angeles County.

Date of Government Version: 04/11/2022
Date Data Arrived at EDR: 04/12/2022
Date Made Active in Reports: 07/05/2022
Number of Days to Update: 84

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 07/11/2022
Next Scheduled EDR Contact: 10/24/2022
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2022
Date Data Arrived at EDR: 01/21/2022
Date Made Active in Reports: 04/11/2022
Number of Days to Update: 80

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 07/06/2022
Next Scheduled EDR Contact: 10/24/2022
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LOS ANGELES AST: Active & Inactive AST Inventory

A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019	Source: Los Angeles Fire Department
Date Data Arrived at EDR: 06/25/2019	Telephone: 213-978-3800
Date Made Active in Reports: 08/22/2019	Last EDR Contact: 06/14/2022
Number of Days to Update: 58	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills

This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 01/10/2022	Source: Los Angeles County Department of Public Works
Date Data Arrived at EDR: 01/12/2022	Telephone: 626-458-6973
Date Made Active in Reports: 04/04/2022	Last EDR Contact: 07/06/2022
Number of Days to Update: 82	Next Scheduled EDR Contact: 10/24/2022
	Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory

A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 01/13/2022	Source: Los Angeles Fire Department
Date Data Arrived at EDR: 03/21/2022	Telephone: 213-978-3800
Date Made Active in Reports: 06/15/2022	Last EDR Contact: 06/24/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory

A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 01/13/2022	Source: Los Angeles Fire Department
Date Data Arrived at EDR: 03/21/2022	Telephone: 213-978-3800
Date Made Active in Reports: 06/15/2022	Last EDR Contact: 06/24/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 05/26/2021	Source: Community Health Services
Date Data Arrived at EDR: 07/09/2021	Telephone: 323-890-7806
Date Made Active in Reports: 09/29/2021	Last EDR Contact: 07/14/2022
Number of Days to Update: 82	Next Scheduled EDR Contact: 10/24/2022
	Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017	Source: City of El Segundo Fire Department
Date Data Arrived at EDR: 04/19/2017	Telephone: 310-524-2236
Date Made Active in Reports: 05/10/2017	Last EDR Contact: 07/06/2022
Number of Days to Update: 21	Next Scheduled EDR Contact: 10/24/2022
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST LONG BEACH: City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019	Source: City of Long Beach Fire Department
Date Data Arrived at EDR: 04/23/2019	Telephone: 562-570-2563
Date Made Active in Reports: 06/27/2019	Last EDR Contact: 07/12/2022
Number of Days to Update: 65	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 04/20/2022	Source: City of Torrance Fire Department
Date Data Arrived at EDR: 04/21/2022	Telephone: 310-618-2973
Date Made Active in Reports: 07/12/2022	Last EDR Contact: 07/13/2022
Number of Days to Update: 82	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/10/2020	Source: Madera County Environmental Health
Date Data Arrived at EDR: 08/12/2020	Telephone: 559-675-7823
Date Made Active in Reports: 10/23/2020	Last EDR Contact: 05/12/2022
Number of Days to Update: 72	Next Scheduled EDR Contact: 08/29/2022
	Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018	Source: Public Works Department Waste Management
Date Data Arrived at EDR: 10/04/2018	Telephone: 415-473-6647
Date Made Active in Reports: 11/02/2018	Last EDR Contact: 06/22/2022
Number of Days to Update: 29	Next Scheduled EDR Contact: 10/10/2022
	Data Release Frequency: Semi-Annually

MENDOCINO COUNTY:

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/22/2021	Source: Department of Public Health
Date Data Arrived at EDR: 11/18/2021	Telephone: 707-463-4466
Date Made Active in Reports: 11/22/2021	Last EDR Contact: 05/19/2022
Number of Days to Update: 4	Next Scheduled EDR Contact: 09/05/2022
	Data Release Frequency: Annually

MERCED COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA MERCED: CUPA Facility List CUPA facility list.

Date of Government Version: 02/15/2022
Date Data Arrived at EDR: 02/17/2022
Date Made Active in Reports: 05/11/2022
Number of Days to Update: 83

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 07/07/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List CUPA Facility List

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 05/19/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing CUPA Program listing from the Environmental Health Division.

Date of Government Version: 10/04/2021
Date Data Arrived at EDR: 10/06/2021
Date Made Active in Reports: 12/29/2021
Number of Days to Update: 84

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 08/02/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/19/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/19/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List CUPA facility list.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/21/2022
Date Data Arrived at EDR: 07/25/2022
Date Made Active in Reports: 07/28/2022
Number of Days to Update: 3

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 07/19/2022
Next Scheduled EDR Contact: 11/07/2022
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 04/08/2022
Date Data Arrived at EDR: 05/09/2022
Date Made Active in Reports: 07/28/2022
Number of Days to Update: 80

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 07/29/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 01/14/2022
Date Data Arrived at EDR: 02/04/2022
Date Made Active in Reports: 05/02/2022
Number of Days to Update: 87

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 07/29/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 04/08/2022
Date Data Arrived at EDR: 05/03/2022
Date Made Active in Reports: 07/20/2022
Number of Days to Update: 78

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/01/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 05/25/2022
Date Data Arrived at EDR: 05/26/2022
Date Made Active in Reports: 06/01/2022
Number of Days to Update: 6

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 07/12/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

RIVERSIDE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 03/31/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 8

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/09/2022
Next Scheduled EDR Contact: 09/26/2022
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 03/31/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 8

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/09/2022
Next Scheduled EDR Contact: 09/26/2022
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 06/18/2021
Date Data Arrived at EDR: 09/28/2021
Date Made Active in Reports: 12/14/2021
Number of Days to Update: 77

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 06/30/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 05/04/2022
Date Data Arrived at EDR: 06/30/2022
Date Made Active in Reports: 07/05/2022
Number of Days to Update: 5

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 06/30/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List

Cupa facility list

Date of Government Version: 04/29/2022
Date Data Arrived at EDR: 04/29/2022
Date Made Active in Reports: 05/05/2022
Number of Days to Update: 6

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/12/2022
Date Data Arrived at EDR: 05/12/2022
Date Made Active in Reports: 05/18/2022
Number of Days to Update: 6

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 02/28/2022
Date Data Arrived at EDR: 02/28/2022
Date Made Active in Reports: 05/25/2022
Number of Days to Update: 86

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 05/31/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/27/2021
Date Data Arrived at EDR: 03/04/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 88

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 07/12/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 10/19/2021
Date Made Active in Reports: 01/13/2022
Number of Days to Update: 86

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 07/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

SAN DIEGO CO SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing Cupa facilities

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/05/2022
Date Data Arrived at EDR: 05/06/2022
Date Made Active in Reports: 07/28/2022
Number of Days to Update: 83

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversight Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 05/05/2022
Date Data Arrived at EDR: 05/06/2022
Date Made Active in Reports: 07/20/2022
Number of Days to Update: 75

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Quarterly

SAN FRANCISCO COUNTY:

SAN FRANCISCO MAHER: Maher Ordinance Property Listing

a listing of properties that fall within a Maher Ordinance, for all of San Francisco

Date of Government Version: 01/18/2022
Date Data Arrived at EDR: 01/20/2022
Date Made Active in Reports: 04/27/2022
Number of Days to Update: 97

Source: San Francisco Planning
Telephone: 628-652-7483
Last EDR Contact: 07/05/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 06/09/2022
Next Scheduled EDR Contact: 09/26/2022
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List Cupa Facility List.

Date of Government Version: 02/15/2022
Date Data Arrived at EDR: 02/16/2022
Date Made Active in Reports: 05/13/2022
Number of Days to Update: 86

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

SAN MATEO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

BI SAN MATEO: Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/10/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/02/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing

CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List

Cupa facility list

Date of Government Version: 02/14/2022
Date Data Arrived at EDR: 02/16/2022
Date Made Active in Reports: 05/12/2022
Number of Days to Update: 85

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 05/19/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SAN JOSE HAZMAT: Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 82

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 09/15/2021
Date Data Arrived at EDR: 09/16/2021
Date Made Active in Reports: 12/09/2021
Number of Days to Update: 84

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List Cupa Facility list

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/02/2021
Date Data Arrived at EDR: 07/06/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 8

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 06/14/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 09/24/2021
Number of Days to Update: 86

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 06/14/2022
Next Scheduled EDR Contact: 10/04/2021
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: 07/11/2022
Next Scheduled EDR Contact: 10/24/2022
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 11/23/2021
Date Data Arrived at EDR: 11/29/2021
Date Made Active in Reports: 02/11/2022
Number of Days to Update: 74

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List

Cupa facilities

Date of Government Version: 01/13/2021
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 04/06/2021
Number of Days to Update: 82

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List

Cupa facility list

Date of Government Version: 04/18/2022
Date Data Arrived at EDR: 04/19/2022
Date Made Active in Reports: 07/12/2022
Number of Days to Update: 84

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 07/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

TULARE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA TULARE: CUPA Facility List Cupa program facilities

Date of Government Version: 04/26/2021
Date Data Arrived at EDR: 04/28/2021
Date Made Active in Reports: 07/13/2021
Number of Days to Update: 76

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 07/12/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 07/12/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 03/28/2022
Date Data Arrived at EDR: 04/28/2022
Date Made Active in Reports: 07/15/2022
Number of Days to Update: 78

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 07/18/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 06/22/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/02/2022
Next Scheduled EDR Contact: 11/21/2022
Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 03/28/2022
Date Data Arrived at EDR: 04/28/2022
Date Made Active in Reports: 07/15/2022
Number of Days to Update: 78

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 07/18/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST VENTURA: Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 02/28/2022	Source: Environmental Health Division
Date Data Arrived at EDR: 03/08/2022	Telephone: 805-654-2813
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 06/07/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 03/24/2022	Source: Yolo County Department of Health
Date Data Arrived at EDR: 03/31/2022	Telephone: 530-666-8646
Date Made Active in Reports: 06/27/2022	Last EDR Contact: 06/22/2022
Number of Days to Update: 88	Next Scheduled EDR Contact: 10/10/2022
	Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 05/03/2022	Source: Yuba County Environmental Health Department
Date Data Arrived at EDR: 05/05/2022	Telephone: 530-749-7523
Date Made Active in Reports: 07/28/2022	Last EDR Contact: 08/02/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 11/07/2022
	Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 05/08/2022	Source: Department of Energy & Environmental Protection
Date Data Arrived at EDR: 05/09/2022	Telephone: 860-424-3375
Date Made Active in Reports: 07/28/2022	Last EDR Contact: 05/09/2022
Number of Days to Update: 80	Next Scheduled EDR Contact: 08/22/2022
	Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018	Source: Department of Environmental Protection
Date Data Arrived at EDR: 04/10/2019	Telephone: N/A
Date Made Active in Reports: 05/16/2019	Last EDR Contact: 06/28/2022
Number of Days to Update: 36	Next Scheduled EDR Contact: 10/17/2022
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 10/29/2021
Date Made Active in Reports: 01/19/2022
Number of Days to Update: 82

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 07/29/2022
Next Scheduled EDR Contact: 11/07/2022
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/06/2022
Next Scheduled EDR Contact: 10/24/2022
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/16/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/03/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish and Wildlife

Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

CHIMA RANCH
1607 SANBORN ROAD
YUBA CITY, CA 95993

TARGET PROPERTY COORDINATES

Latitude (North):	39.10308 - 39° 6' 11.09"
Longitude (West):	121.656537 - 121° 39' 23.53"
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	616169.0
UTM Y (Meters):	4328866.5
Elevation:	52 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	12016103 GILSIZER SLOUGH, CA
Version Date:	2018

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

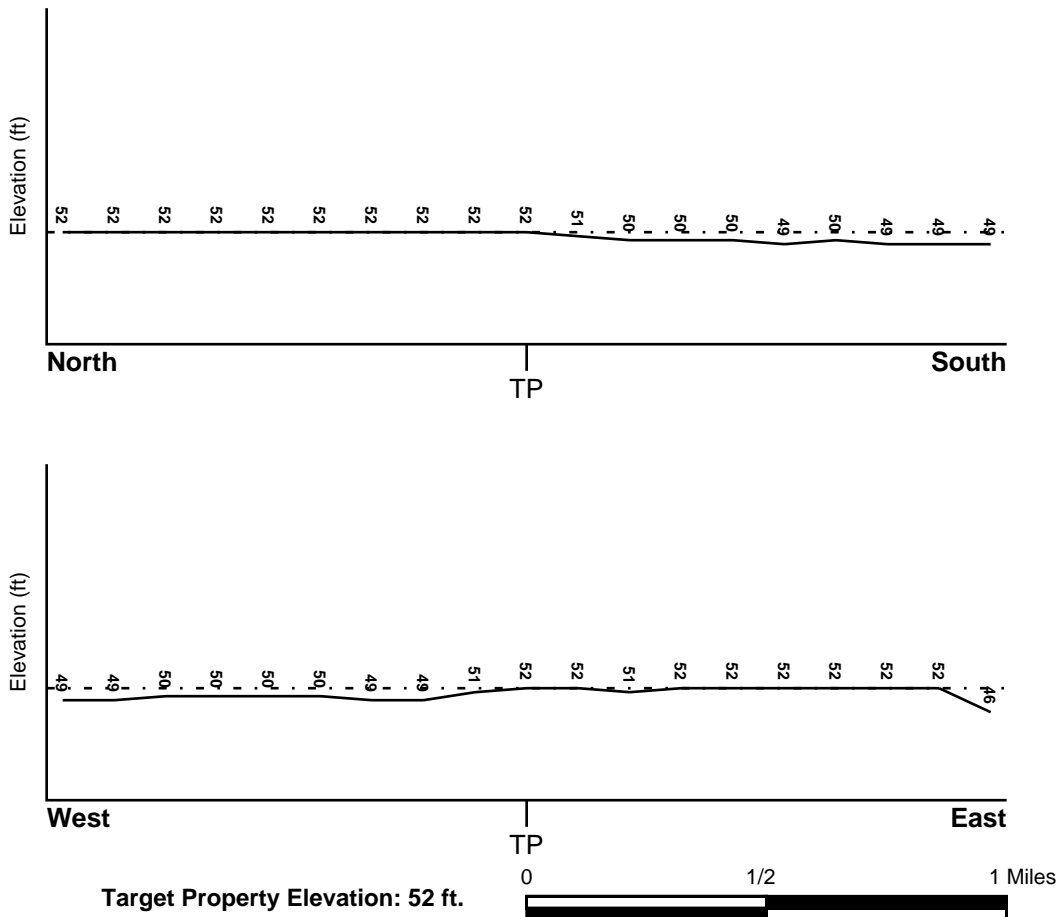
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SW

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>
0603940600E	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
0603940090B	FEMA Q3 Flood data
0603940095B	FEMA Q3 Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
GILSIZER SLOUGH	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

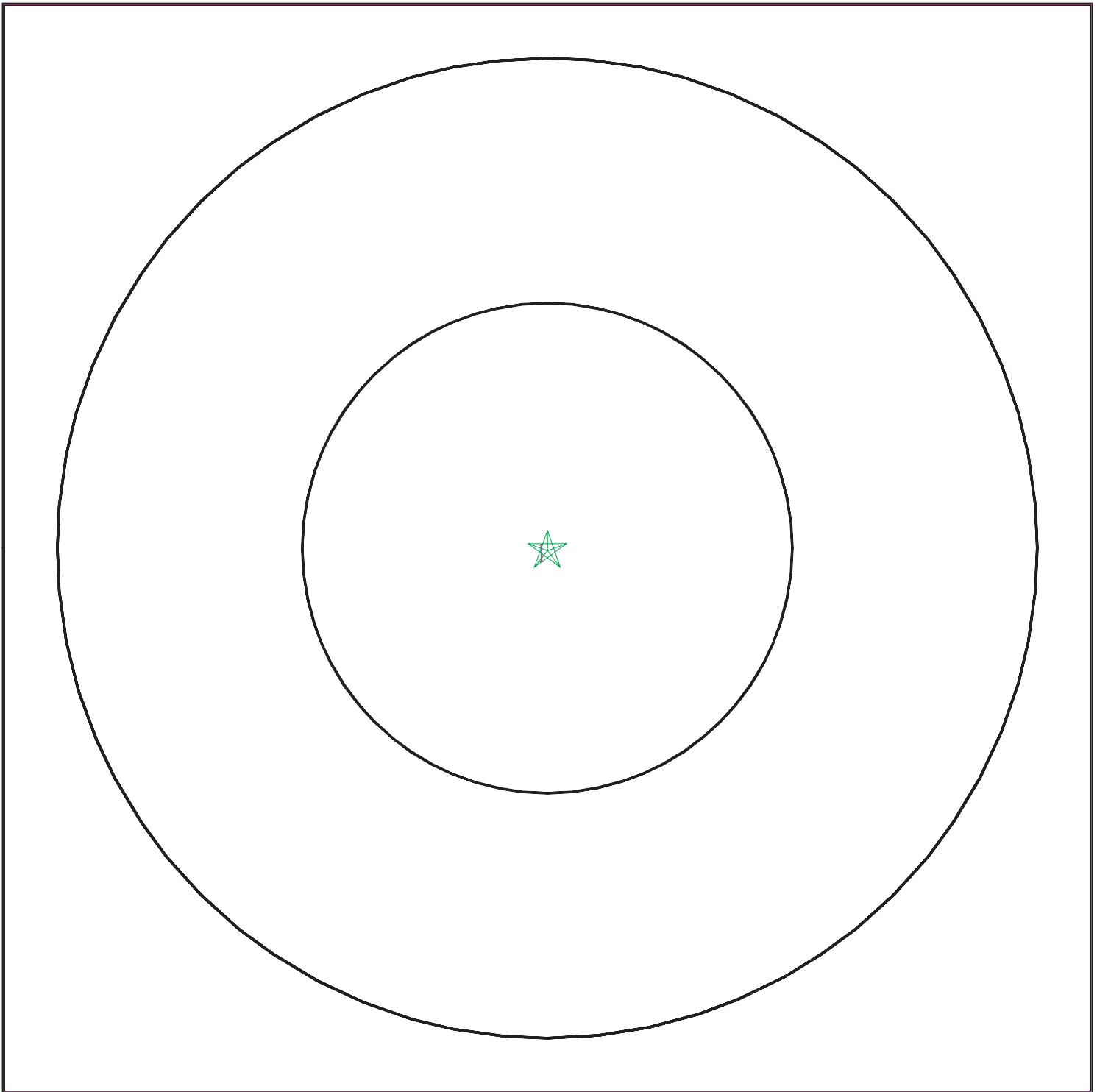
Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q (<i>decoded above as Era, System & Series</i>)

GEOLOGIC AGE IDENTIFICATION

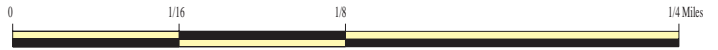
Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 7074675.2s



- ★ Target Property
- ∩ SSURGO Soil
- ∩ Water



SITE NAME: Chima Ranch
ADDRESS: 1607 Sanborn Road
Yuba City CA 95993
LAT/LONG: 39.10308 / 121.656537

CLIENT: Marcus Bole and Associates
CONTACT: Marcus H Bole
INQUIRY #: 7074675.2s
DATE: August 03, 2022 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: Conejo

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: 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	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
2	11 inches	42 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
3	42 inches	46 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
D12	USGS40000191731	1/2 - 1 Mile ESE
15	USGS40000191692	1/2 - 1 Mile SSE
16	USGS40000191709	1/2 - 1 Mile WSW
E18	USGS40000191720	1/2 - 1 Mile ESE
F21	USGS40000191713	1/2 - 1 Mile WSW
G24	USGS40000191785	1/2 - 1 Mile ENE
G25	USGS40000191786	1/2 - 1 Mile ENE

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A1	22189	1/8 - 1/4 Mile ENE
A2	12568	1/8 - 1/4 Mile ENE
3	CADDW0000002981	1/8 - 1/4 Mile ENE
4	CADDW0000000367	1/8 - 1/4 Mile SSW
B5	CADDW0000018349	1/4 - 1/2 Mile NNW
B6	12571	1/4 - 1/2 Mile NNW
7	CADWR9000041423	1/4 - 1/2 Mile SE
8	CADWR9000041422	1/4 - 1/2 Mile SW
9	12594	1/2 - 1 Mile ESE
C10	CADDW0000021715	1/2 - 1 Mile ENE
C11	CADWR9000041446	1/2 - 1 Mile ENE
D13	CAUSGSN00009839	1/2 - 1 Mile ESE
14	CADWR0000035664	1/2 - 1 Mile East
E17	CADDW0000015134	1/2 - 1 Mile ESE

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

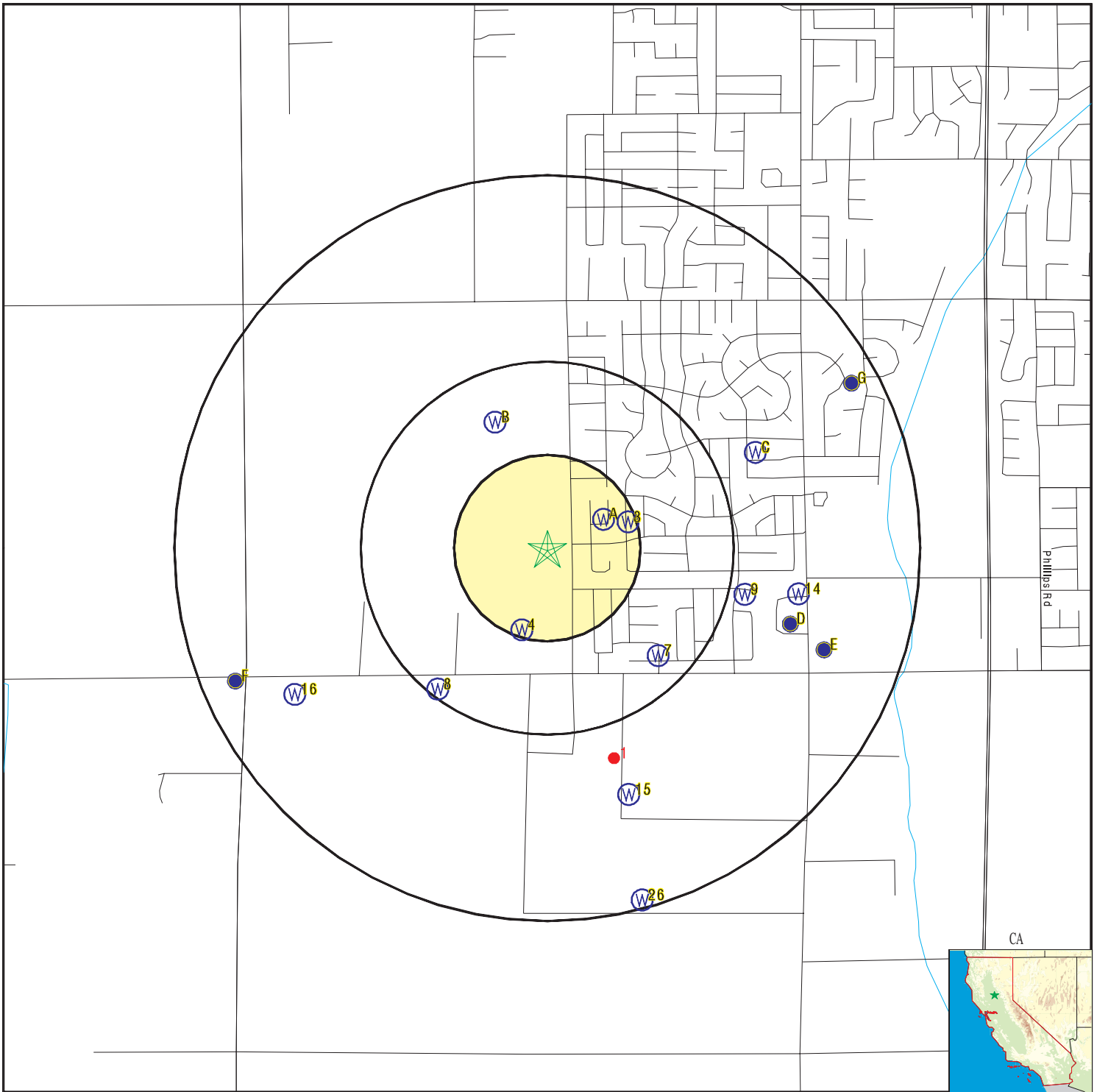
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
F19	CADWR0000018673	1/2 - 1 Mile WSW
F20	CAUSGSN00001664	1/2 - 1 Mile WSW
G22	CADDW0000011457	1/2 - 1 Mile ENE
G23	CADDW0000007171	1/2 - 1 Mile ENE
26	CAGAMA000000253	1/2 - 1 Mile SSE

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	CAOG14000009319	1/2 - 1 Mile SSE

PHYSICAL SETTING SOURCE MAP - 7074675.2s



- 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

No contour lines were detected within this map area.

SITE NAME: Chima Ranch
 ADDRESS: 1607 Sanborn Road
 Yuba City CA 95993
 LAT/LONG: 39.10308 / 121.656537

CLIENT: Marcus Bole and Associates
 CONTACT: Marcus H Bole
 INQUIRY #: 7074675.2s
 DATE: August 03, 2022 12:32 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

A1
ENE
1/8 - 1/4 Mile
Higher

CA WELLS 22189

Seq:	22189	Prim sta c:	B51/131-02-CL2
Frds no:	5100131003	County:	51
District:	02	User id:	BUG
System no:	5100131	Water type:	G
Source nam:	WELL 02 - CHLORINATION	Station ty:	WELL/AMBNT
Latitude:	390616.0	Longitude:	1213910.0
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:	5100131	System nam:	Harter Packing Company
Hqname:	Not Reported	Address:	Harter Ave. & Highway 20
City:	Yuba City	State:	CA
Zip:	95992	Zip ext:	Not Reported
Pop serv:	30	Connection:	6
Area serve:	Not Reported		

A2
ENE
1/8 - 1/4 Mile
Higher

CA WELLS 12568

Seq:	12568	Prim sta c:	15N/03E-17J04 M
Frds no:	5100131001	County:	51
District:	02	User id:	BUG
System no:	5100131	Water type:	G
Source nam:	WELL 01 - INACTIVE	Station ty:	WELL/AMBNT
Latitude:	390615.0	Longitude:	1213909.0
Precision:	3	Status:	IU
Comment 1:	1321 HARTER RD YUBA CITY 95991	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:	5100131	System nam:	Harter Packing Company
Hqname:	Not Reported	Address:	Harter Ave. & Highway 20
City:	Yuba City	State:	CA
Zip:	95992	Zip ext:	Not Reported
Pop serv:	30	Connection:	6
Area serve:	Not Reported		

3
ENE
1/8 - 1/4 Mile
Higher

CA WELLS CADDW0000002981

Well ID:	5100131-001	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 01 - INACTIVE	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=5100131-001&store_num=		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

GeoTracker Data: Not Reported

4
SSW
1/8 - 1/4 Mile
Lower

CA WELLS CADDW0000000367

Well ID:	5103327-001	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=5103327-001&store_num=		
GeoTracker Data:	Not Reported		

B5
NNW
1/4 - 1/2 Mile
Higher

CA WELLS CADDW0000018349

Well ID:	5100101-001	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	KIMBERLY DR - INACTIVE	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=5100101-001&store_num=		
GeoTracker Data:	Not Reported		

B6
NNW
1/4 - 1/2 Mile
Higher

CA WELLS 12571

Seq:	12571	Prim sta c:	15N/03E-17Q04 M
Frds no:	5100101001	County:	51
District:	02	User id:	BUG
System no:	5100101	Water type:	G
Source nam:	KIMBERLY DR	Station ty:	WELL/AMBNT
Latitude:	390629.0	Longitude:	1213931.0
Precision:	3	Status:	AR
Comment 1:	1096 KIMBERLY DR YUBA CITY 95991	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:	5100101	System nam:	Bryn Mawr Mutual Water Co
Hqname:	Not Reported	Address:	Not Reported
City:	Not Reported	State:	Not Reported
Zip:	Not Reported	Zip ext:	Not Reported
Pop serv:	0	Connection:	0
Area serve:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

7
SE
1/4 - 1/2 Mile
Higher

CA WELLS CADWR9000041423

State Well #:	15N03E33N004M	Station ID:	13933
Well Name:	Not Reported	Basin Name:	Sutter
Well Use:	Irrigation	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

8
SW
1/4 - 1/2 Mile
Higher

CA WELLS CADWR9000041423

State Well #:	14N03E05C001M	Station ID:	15986
Well Name:	Not Reported	Basin Name:	Sutter
Well Use:	Irrigation	Well Type:	Unknown
Well Depth:	288	Well Completion Rpt #:	209

9
ESE
1/2 - 1 Mile
Higher

CA WELLS 12594

Seq:	12594	Prim sta c:	15N/03E-33F02 M
Frds no:	5110003009	County:	51
District:	02	User id:	BUG
System no:	5110003	Water type:	G
Source nam:	WELL 09 - INACTIVE - ELECTRICITY OFF	Latitude:	390605.0
Station ty:	WELL/AMBNT/MUN/INTAKE	Precision:	2
Longitude:	1213844.0	Comment 1:	Not Reported
Status:	IU	Comment 3:	Not Reported
Comment 2:	Not Reported	Comment 5:	Not Reported
Comment 4:	Not Reported	Comment 7:	Not Reported
Comment 6:	Not Reported		
System no:	5110003	System nam:	Hillcrest Water Co. Region 1-4
Hqname:	HILLCREST WATER COMPANY	Address:	707 N GEORGE WASHINGTON BLVD
City:	Yuba City	State:	CA
Zip:	95993	Zip ext:	Not Reported
Pop serv:	10062	Connection:	2914
Area serve:	HILLCREST-YUBA CITY AREA		

C10
ENE
1/2 - 1 Mile
Higher

CA WELLS CADDW0000021715

Well ID:	5110003-009	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 09	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=5110003-009&store_num=		
GeoTracker Data:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

C11
ENE
1/2 - 1 Mile
Higher

CA WELLS CADWR9000041446

State Well #:	Not Reported	Station ID:	51231
Well Name:	Edwin	Basin Name:	Sutter
Well Use:	Other	Well Type:	Single Well
Well Depth:	190	Well Completion Rpt #:	Not Reported

D12
ESE
1/2 - 1 Mile
Higher

FED USGS USGS40000191731

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	015N003E33P002M	Type:	Well
Description:	Not Reported	HUC:	18020106
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:	19660131	Well Depth:	155
Well Depth Units:	ft	Well Hole Depth:	160
Well Hole Depth Units:	ft		

D13
ESE
1/2 - 1 Mile
Higher

CA WELLS CAUSGSN00009839

Well ID:	USGS-390601121383601	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-390601121383601	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-390601121383601&store_num=		
GeoTracker Data:	Not Reported		

14
East
1/2 - 1 Mile
Higher

CA WELLS CADWR0000035664

Well ID:	15N03E33P002M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	15N03E33P002M	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=15N03E33P002M&store_num=		
GeoTracker Data:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

15
SSE
1/2 - 1 Mile
Lower

FED USGS USGS40000191692

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	014N003E04E005M	Type:	Well
Description:	Not Reported	HUC:	18020106
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19611221	Well Depth:	160
Well Depth Units:	ft	Well Hole Depth:	160
Well Hole Depth Units:	ft		

Ground water levels, Number of Measurements:	1	Level reading date:	1961-12-21
Feet below surface:	40.00	Feet to sea level:	Not Reported
Note:	Not Reported		

16
WSW
1/2 - 1 Mile
Lower

FED USGS USGS40000191709

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	014N003E05D003M	Type:	Well
Description:	Not Reported	HUC:	18020106
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19610416	Well Depth:	150
Well Depth Units:	ft	Well Hole Depth:	154
Well Hole Depth Units:	ft		

E17
ESE
1/2 - 1 Mile
Higher

CA WELLS CADDW0000015134

Well ID:	5100180-001	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=5100180-001&store_num=		
GeoTracker Data:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

E18
ESE
1/2 - 1 Mile
Higher

FED USGS USGS40000191720

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	015N003E33Q004M	Type:	Well
Description:	Not Reported	HUC:	18020106
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:	19690727	Well Depth:	75
Well Depth Units:	ft	Well Hole Depth:	90
Well Hole Depth Units:	ft		

F19
WSW
1/2 - 1 Mile
Lower

CA WELLS CADWR0000018673

Well ID:	14N03E06A002M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	14N03E06A002M	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=14N03E06A002M&store_num=		
GeoTracker Data:	Not Reported		

F20
WSW
1/2 - 1 Mile
Lower

CA WELLS CAUSGSN00001664

Well ID:	USGS-390553121401601	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-390553121401601	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-390553121401601&store_num=		
GeoTracker Data:	Not Reported		

F21
WSW
1/2 - 1 Mile
Lower

FED USGS USGS40000191713

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	014N003E06A002M	Type:	Well
Description:	Not Reported	HUC:	18020106
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:	19620430	Well Depth:	100
Well Depth Units:	ft	Well Hole Depth:	100
Well Hole Depth Units:	ft		

G22
ENE
1/2 - 1 Mile
Higher

CA WELLS CADDW0000011457

Well ID:	5110003-007	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 07	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=5110003-007&store_num=		
GeoTracker Data:	Not Reported		

G23
ENE
1/2 - 1 Mile
Higher

CA WELLS CADDW0000007171

Well ID:	5110003-004	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 04	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=5110003-004&store_num=		
GeoTracker Data:	Not Reported		

G24
ENE
1/2 - 1 Mile
Higher

FED USGS USGS40000191785

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	015N003E33B001M	Type:	Well
Description:	Not Reported	HUC:	18020106
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:	19500101	Well Depth:	121
Well Depth Units:	ft	Well Hole Depth:	200
Well Hole Depth Units:	ft		

G25
ENE
1/2 - 1 Mile
Higher

FED USGS USGS40000191786

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	015N003E33B002M	Type:	Well
Description:	Not Reported	HUC:	18020106

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

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:	19680101	Well Depth:	128
Well Depth Units:	ft	Well Hole Depth:	214
Well Hole Depth Units:	ft		

26
SSE
1/2 - 1 Mile
Lower

CA WELLS CAGAMA000000253

Well ID:	YUB 301	Well Type:	DOMESTIC
Source:	Groundwater Ambient Monitoring and Assessment Program		
Other Name:	Taylor	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=YUBA&sample_date=&global_id=&assigned_name=YUB 301&store_num=		
GeoTracker Data:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

1
SSE
1/2 - 1 Mile

OIL_GAS CAOG14000009319

API #: 0410100266
Well Status: Plugged
Lease Name: Tom
Area Name: Any Area
Confidential Well: N
Spud Date: 08/16/1954

Well #: 1
Well Type: Dry Hole
Field Name: Any Field
GIS Source: hud
Directionally Drilled: N

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
95993	12	3

Federal EPA Radon Zone for SUTTER County: 3

- Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level \geq 2 pCi/L and \leq 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 95993

Number of sites tested: 4

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.300 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish and Wildlife

Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program

State Water Resources Control Board

Telephone: 916-341-5577

The GAMA Program is California's comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Health Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

California Drinking Water Quality Database

Source: Department of Public Health

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations

Source: Dept of Conservation, Geologic Energy Management Division

Telephone: 916-323-1779

Oil and Gas well locations in the state.

California Earthquake Fault Lines

Source: California Division of Mines and Geology

The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon

Source: Department of Public Health

Telephone: 916-210-8558

Radon Database for California

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of 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

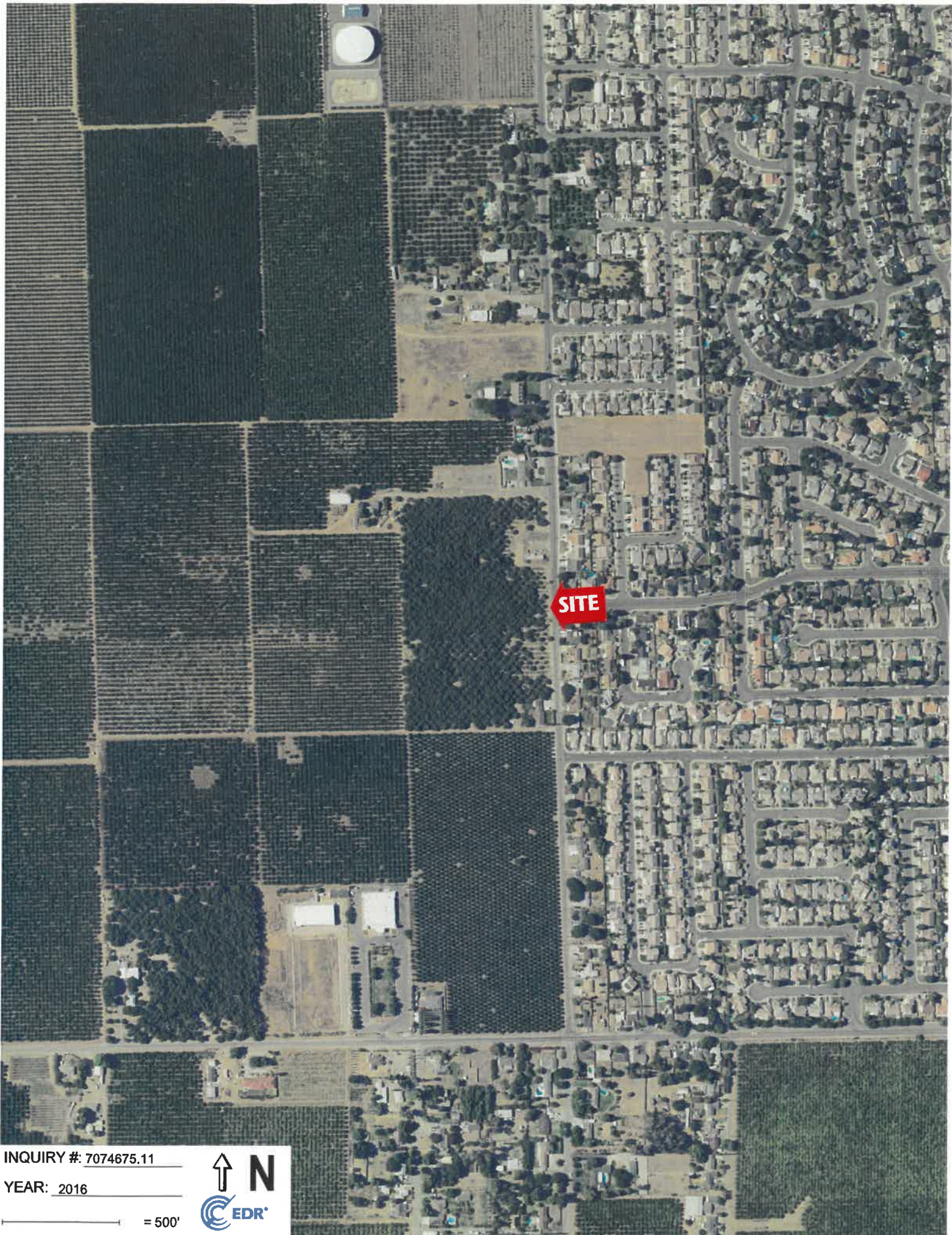
Source: Department of Commerce, National Oceanic and Atmospheric Administration

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 D: HISTORICAL RESEARCH DOCUMENTATION



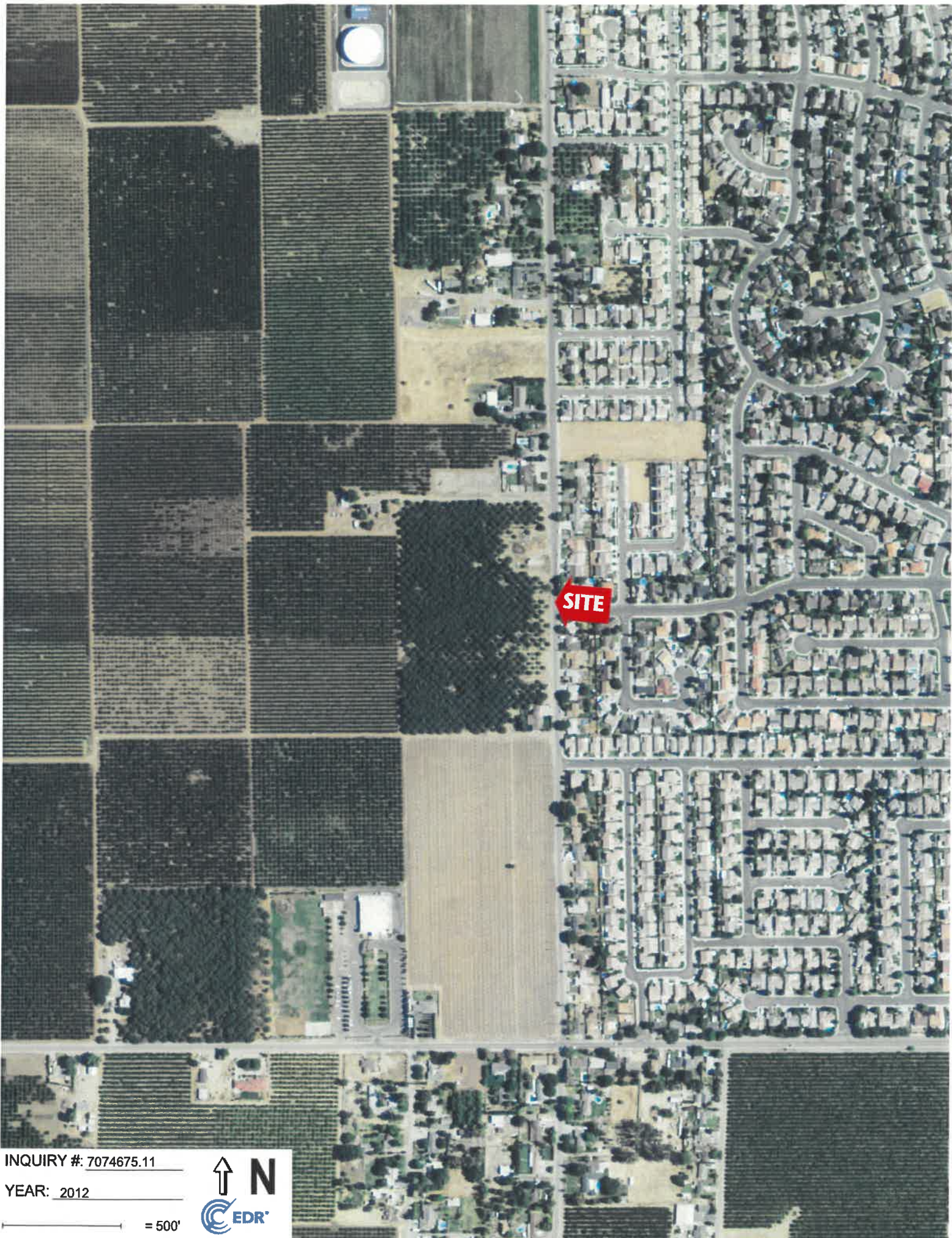
SITE

INQUIRY #: 7074675.11

YEAR: 2016

— = 500'



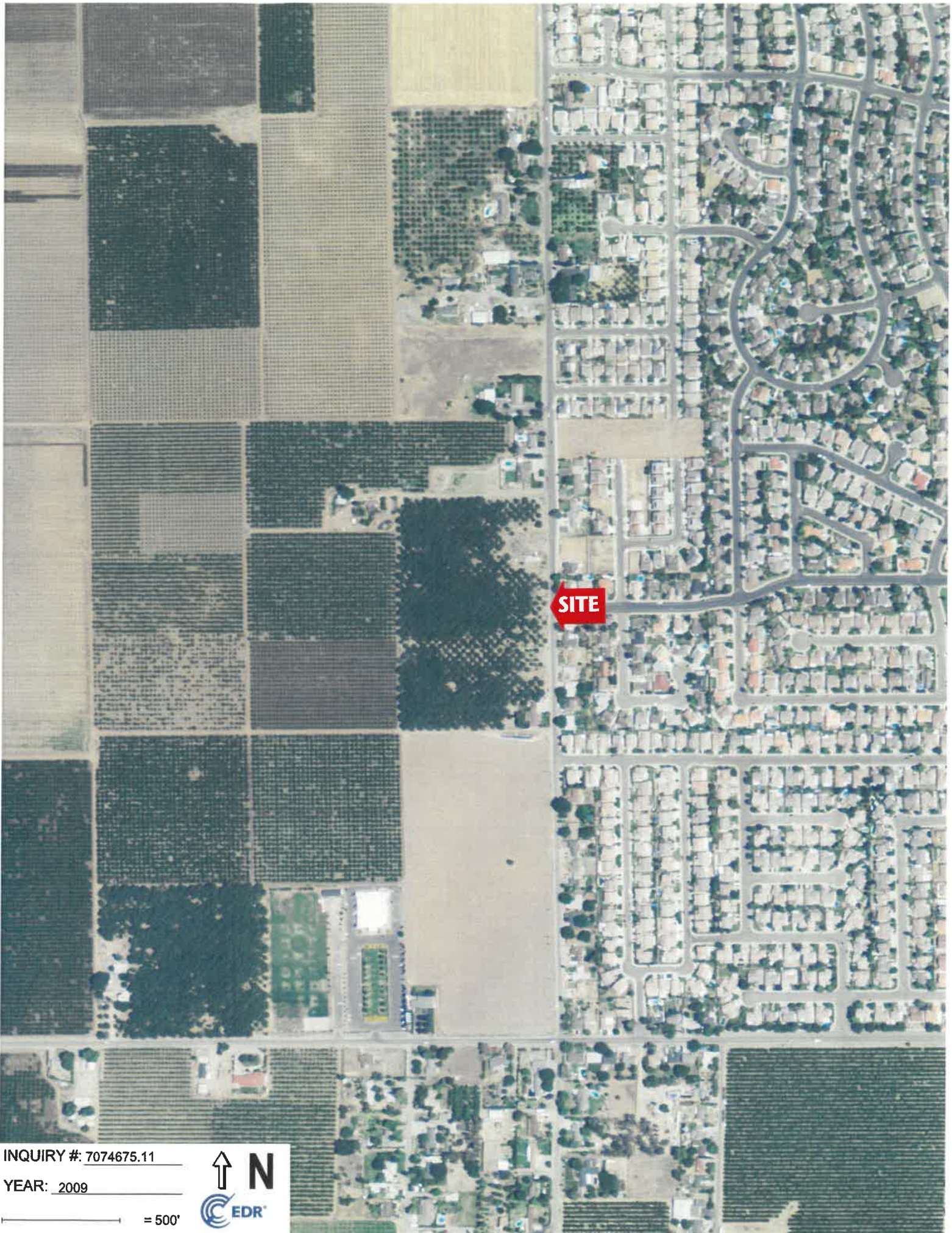


INQUIRY #: 7074675.11

YEAR: 2012

— = 500'





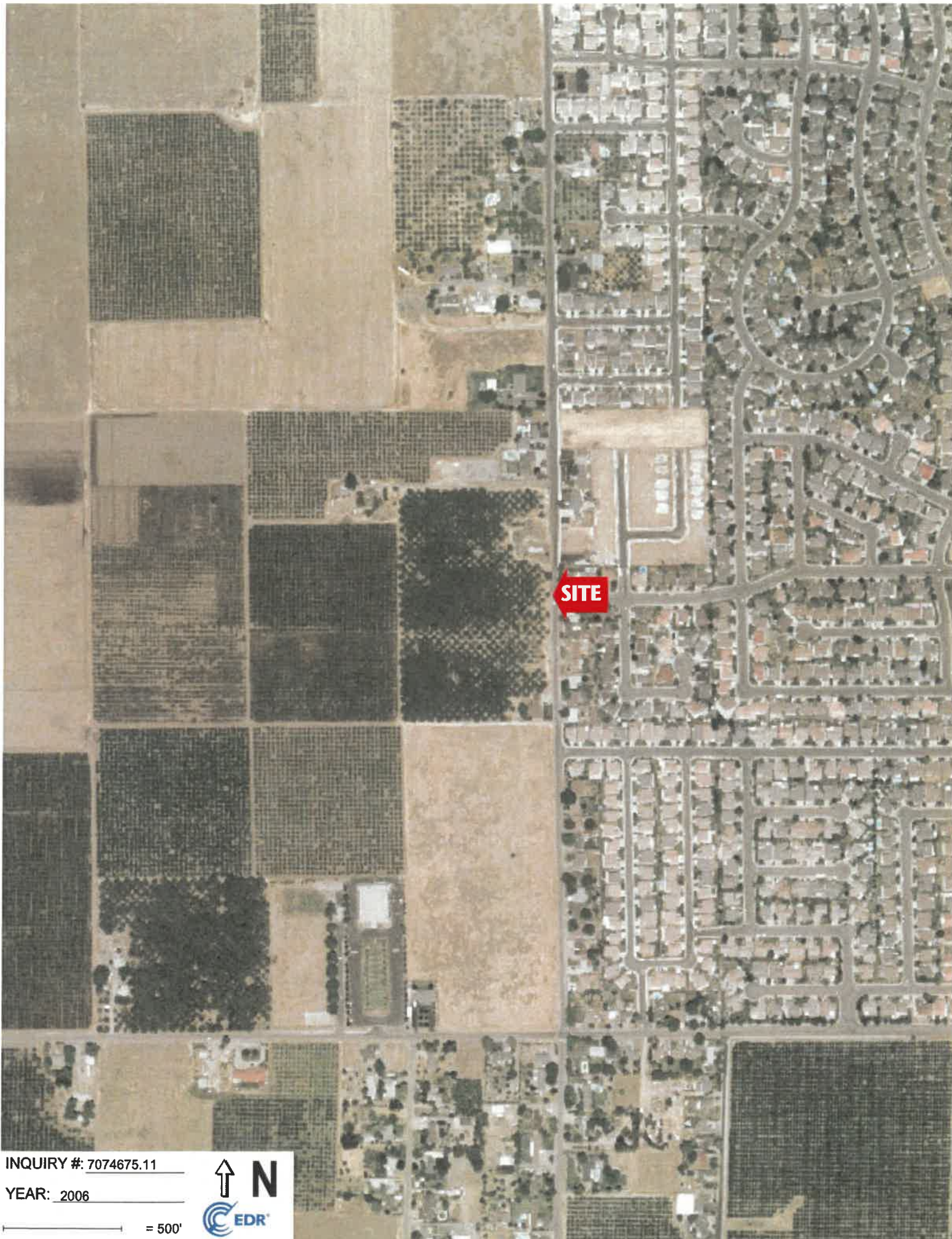
SITE

INQUIRY #: 7074675.11

YEAR: 2009

_____ = 500'





SITE

INQUIRY #: 7074675.11

YEAR: 2006

_____ = 500'





INQUIRY # 7074675.11

YEAR: 1998

— = 500'





SITE

INQUIRY #: 7074675.11

YEAR: 1984

_____ = 500'





SITE

INQUIRY #: 7074675.11

YEAR: 1977

_____ = 500'





SITE

INQUIRY # 7074675.11

YEAR: 1973

— = 500'





INQUIRY #: 7074675.11

YEAR: 1952

— = 500'





INQUIRY # 7074675.11

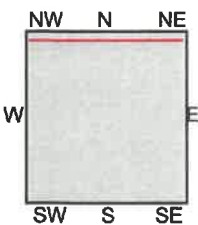
YEAR: 1937

— = 500'





This report includes information from the following map sheet(s).



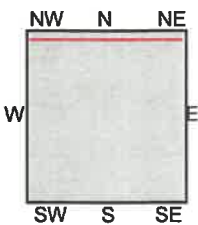
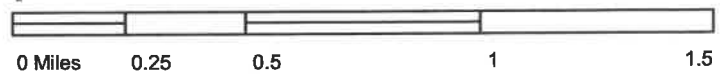
TP, Glisier Slough, 2018, 7.5-minute
N, Sutter, 2018, 7.5-minute

SITE NAME: Chima Ranch
ADDRESS: 1607 Sanborn Road
Yuba City, CA 95993
CLIENT: Marcus Bole and Associates





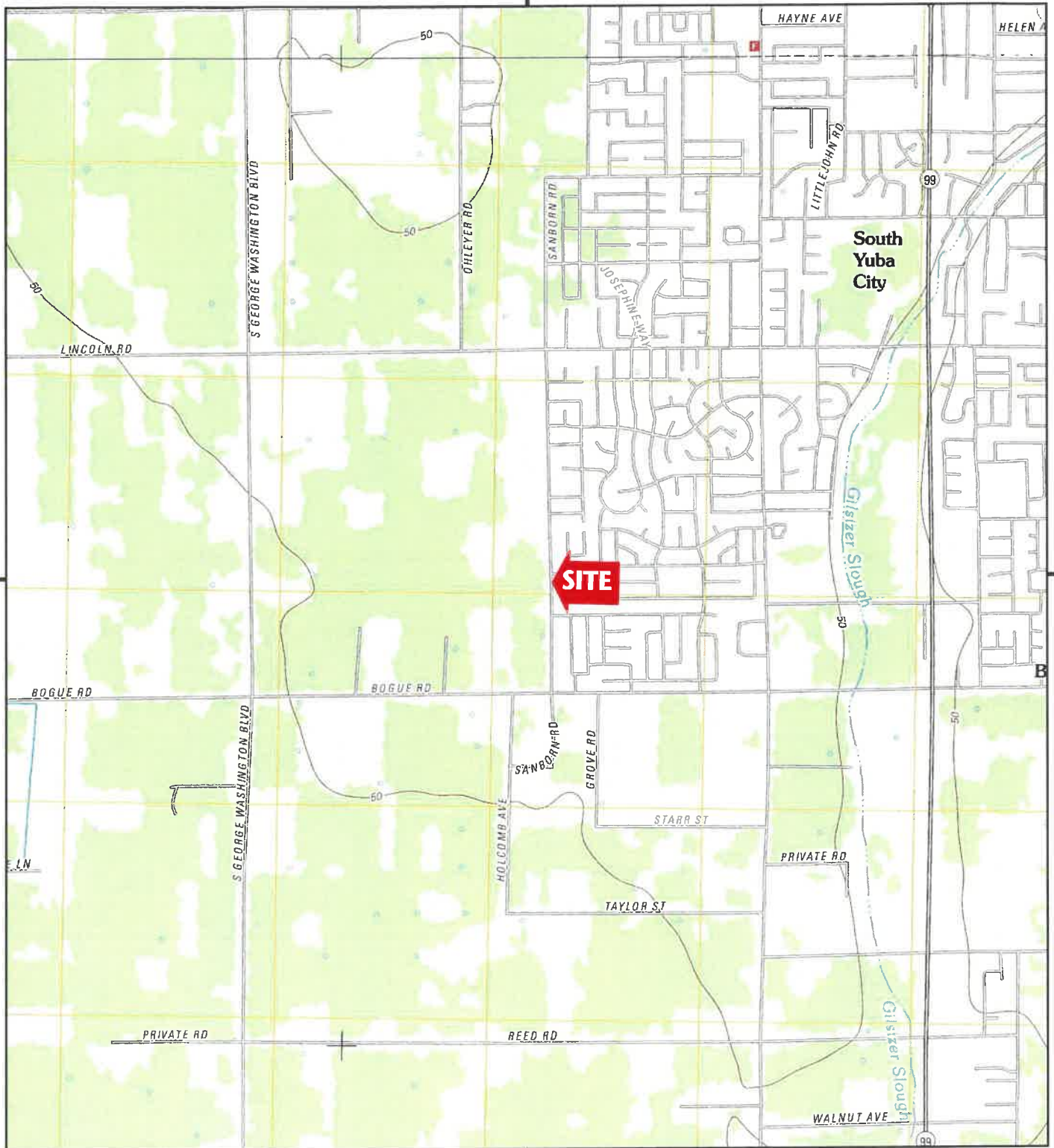
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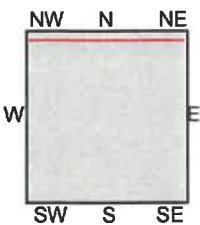
TP, Gilsizer Slough, 2015, 7.5-minute
N, Sutter, 2015, 7.5-minute

SITE NAME: Chima Ranch
ADDRESS: 1607 Sanborn Road
Yuba City, CA 95993
CLIENT: Marcus Bole and Associates





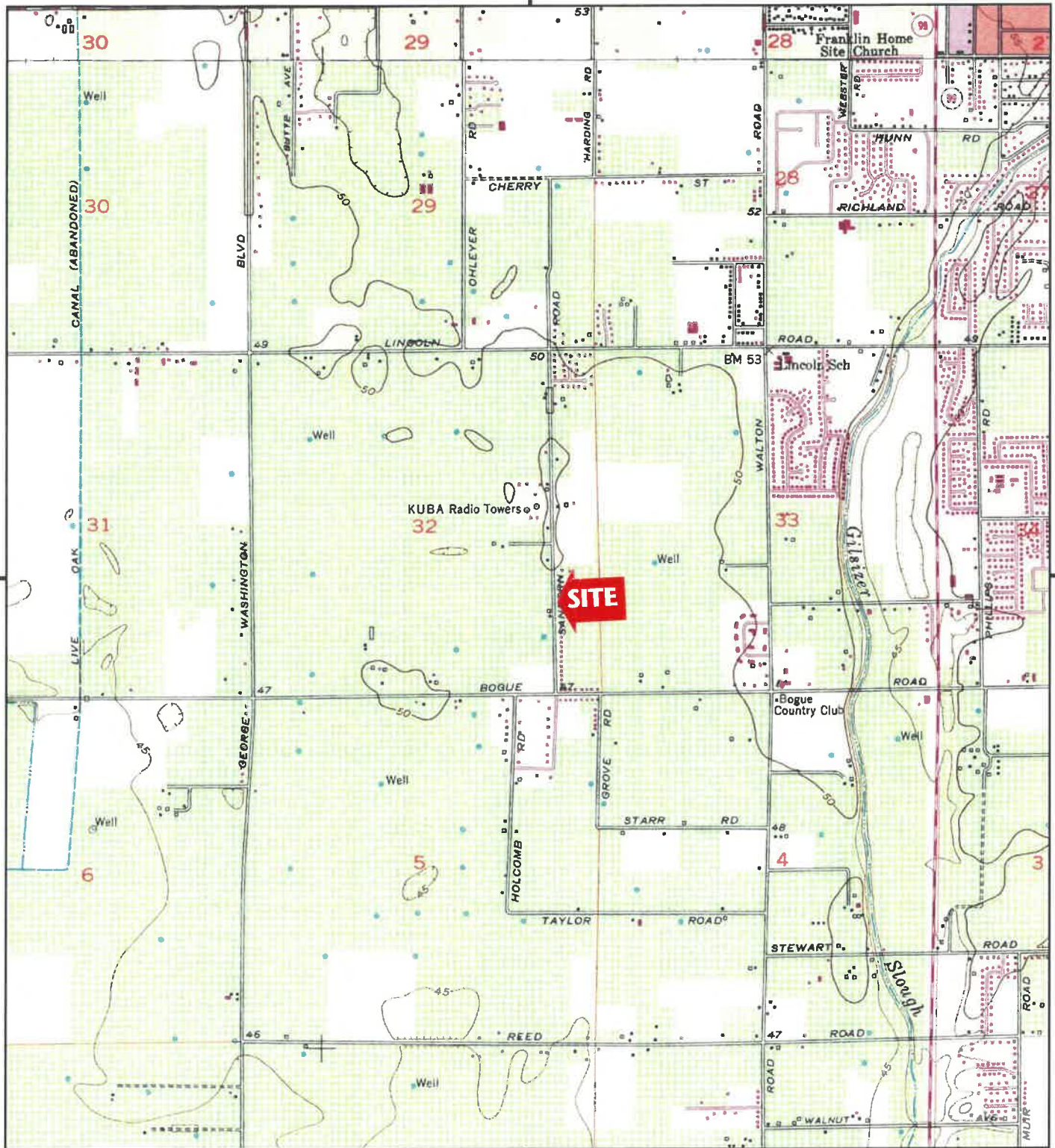
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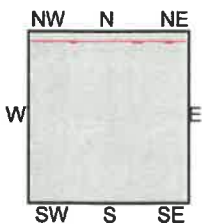
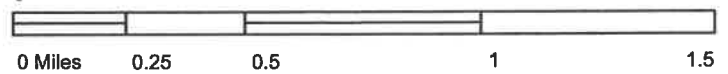
TP, Gilsizer Slough, 2012, 7.5-minute
N, Sutter, 2012, 7.5-minute

SITE NAME: Chima Ranch
ADDRESS: 1607 Sanborn Road
Yuba City, CA 95993
CLIENT: Marcus Bole and Associates





This report includes information from the following map sheet(s).



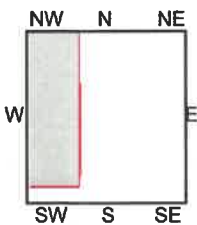
TP, Gilsizer Slough, 1973, 7.5-minute
N, Sutter, 1973, 7.5-minute

SITE NAME: Chima Ranch
ADDRESS: 1607 Sanborn Road
Yuba City, CA 95993
CLIENT: Marcus Bole and Associates





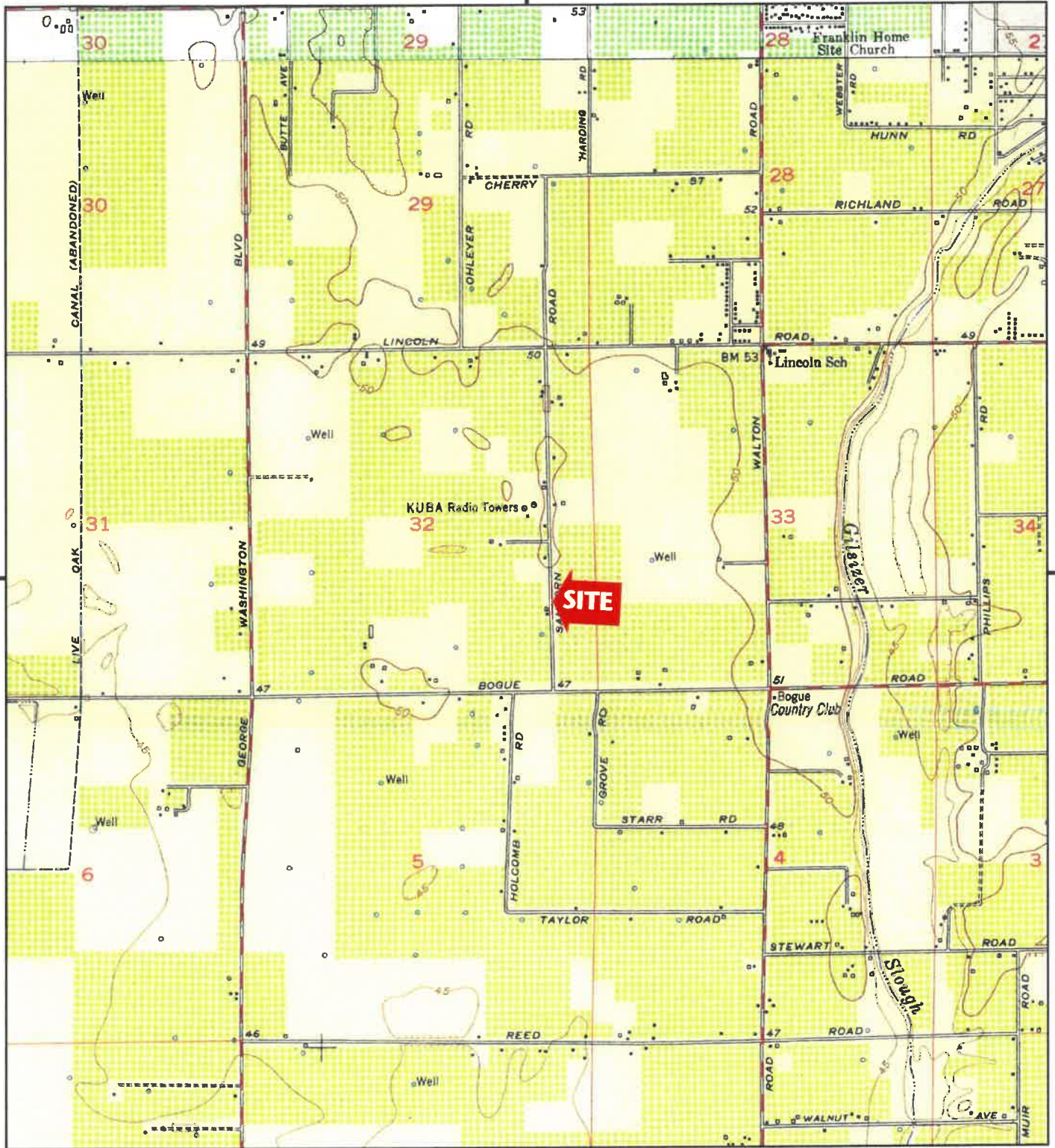
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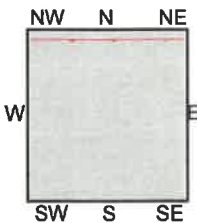
NW, MARYSVILLE BUTTES VICINITY, 1913, 15-minute

SITE NAME: Chima Ranch
ADDRESS: 1607 Sanborn Road
 Yuba City, CA 95993
CLIENT: Marcus Bole and Associates





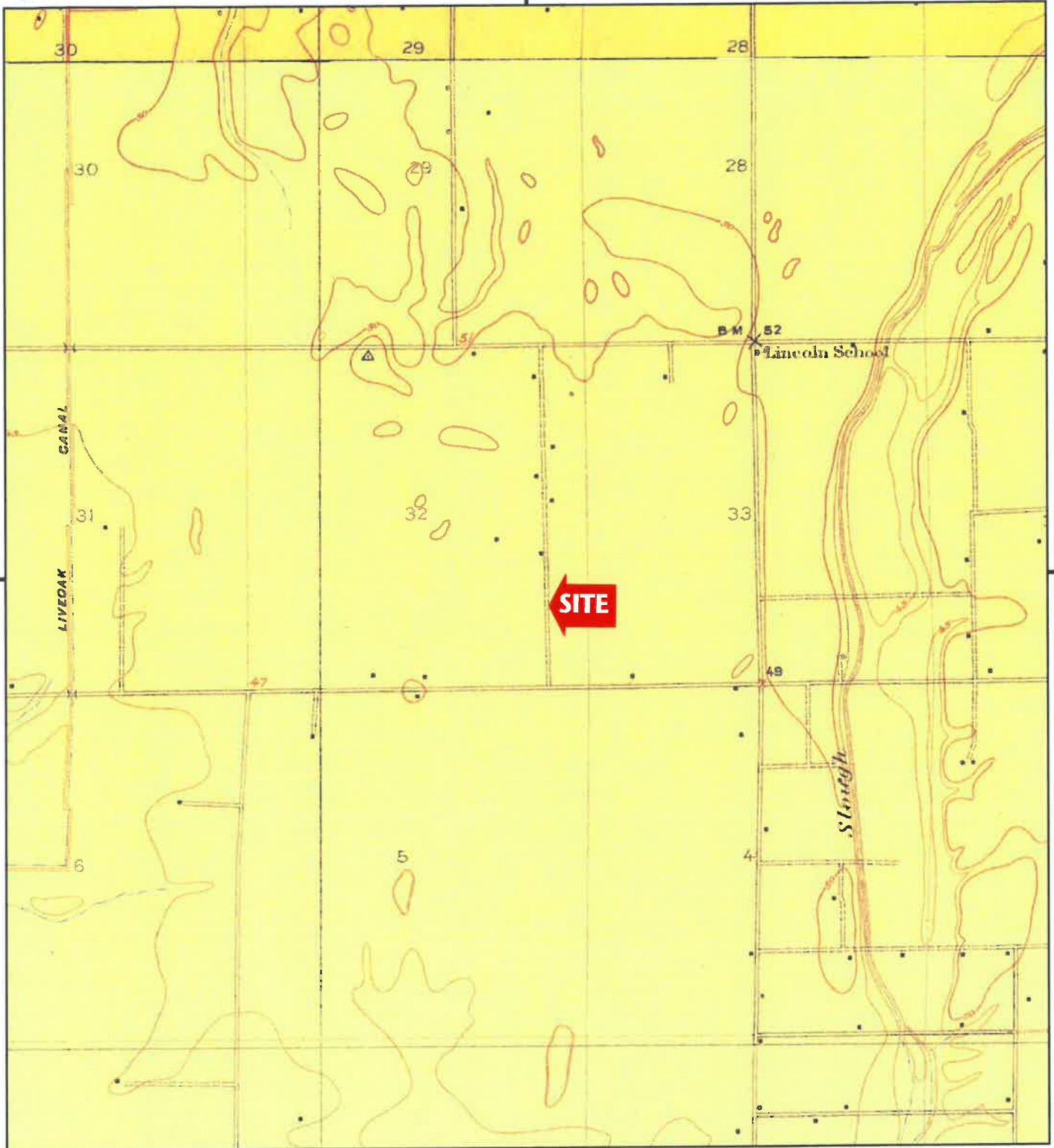
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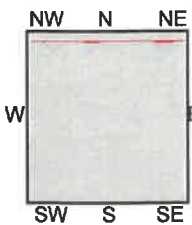
TP, Gilsizer Slough, 1952, 7.5-minute
N, Sutter, 1952, 7.5-minute

SITE NAME: Chima Ranch
ADDRESS: 1607 Sanborn Road
Yuba City, CA 95993
CLIENT: Marcus Bole and Associates





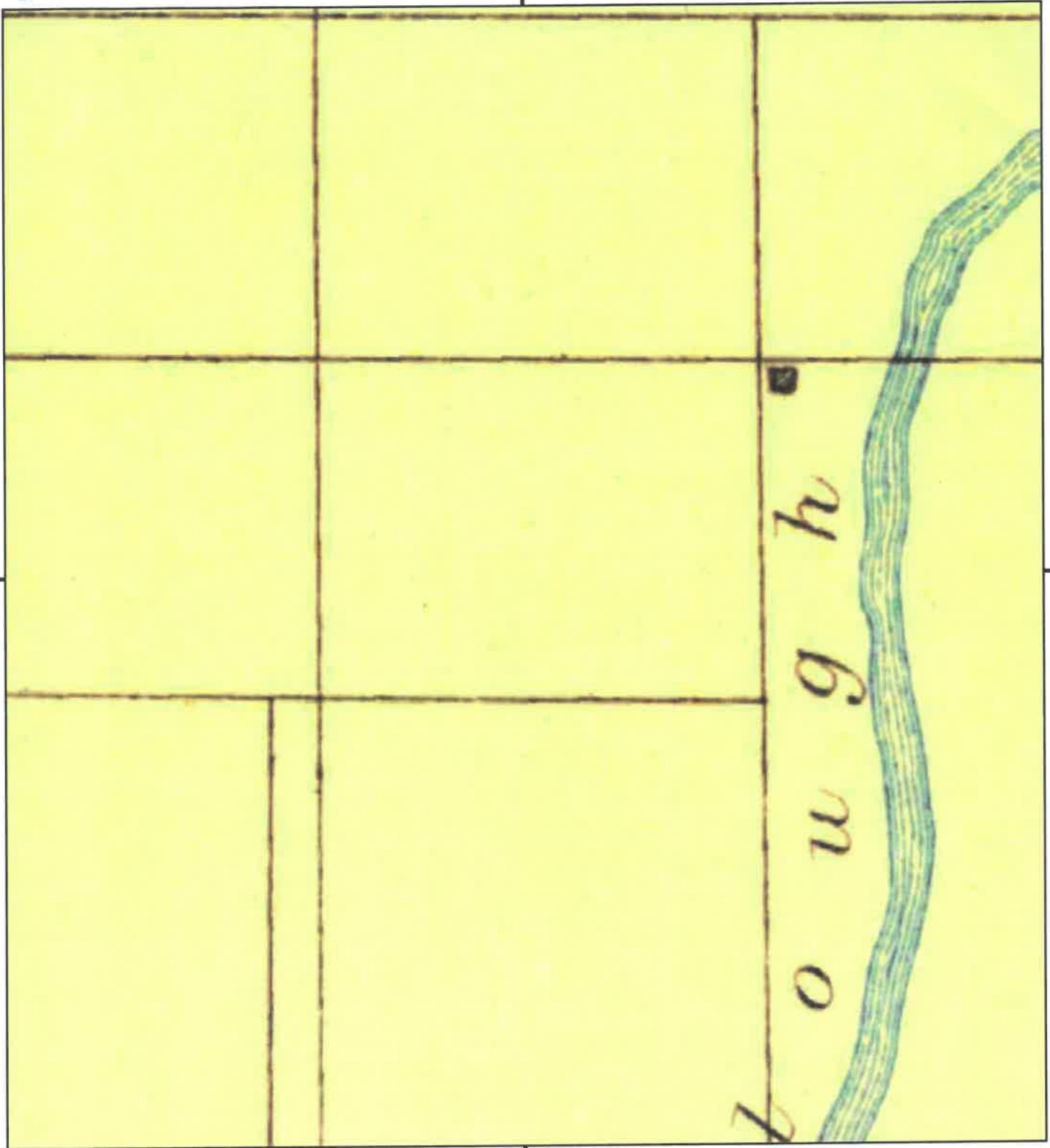
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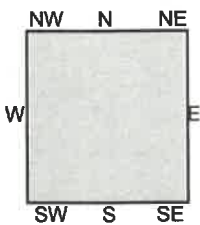
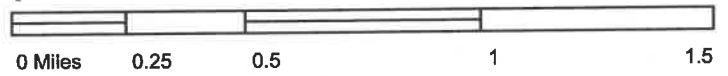
TP, Gilsizer Slough, 1911, 7.5-minute
N, Sutter, 1911, 7.5-minute

SITE NAME: Chima Ranch
ADDRESS: 1607 Sanborn Road
Yuba City, CA 95993
CLIENT: Marcus Bole and Associates





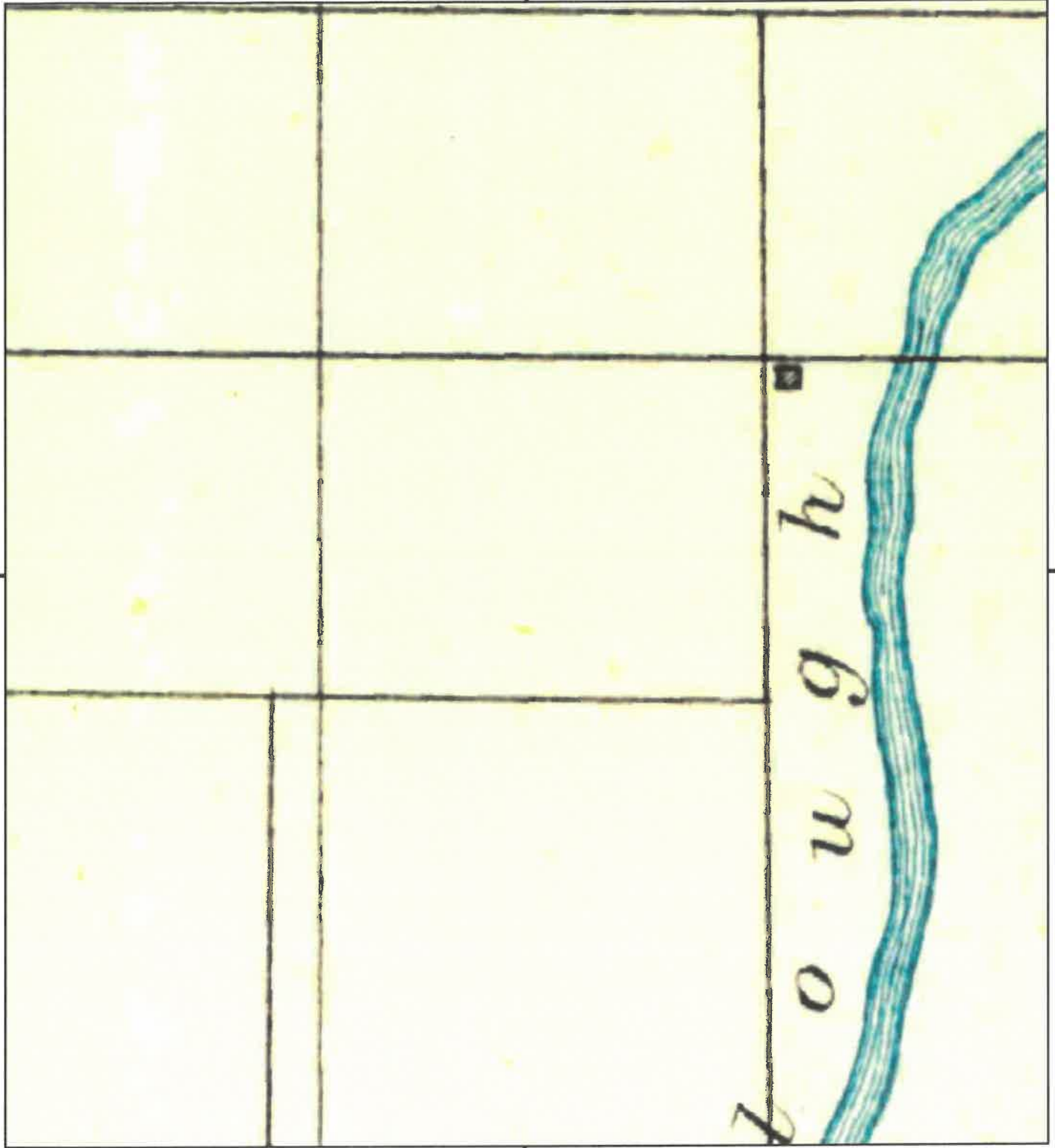
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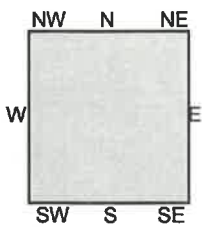
TP, Marysville, 1895, 30-minute

SITE NAME: Chima Ranch
ADDRESS: 1607 Sanborn Road
Yuba City, CA 95993
CLIENT: Marcus Bole and Associates





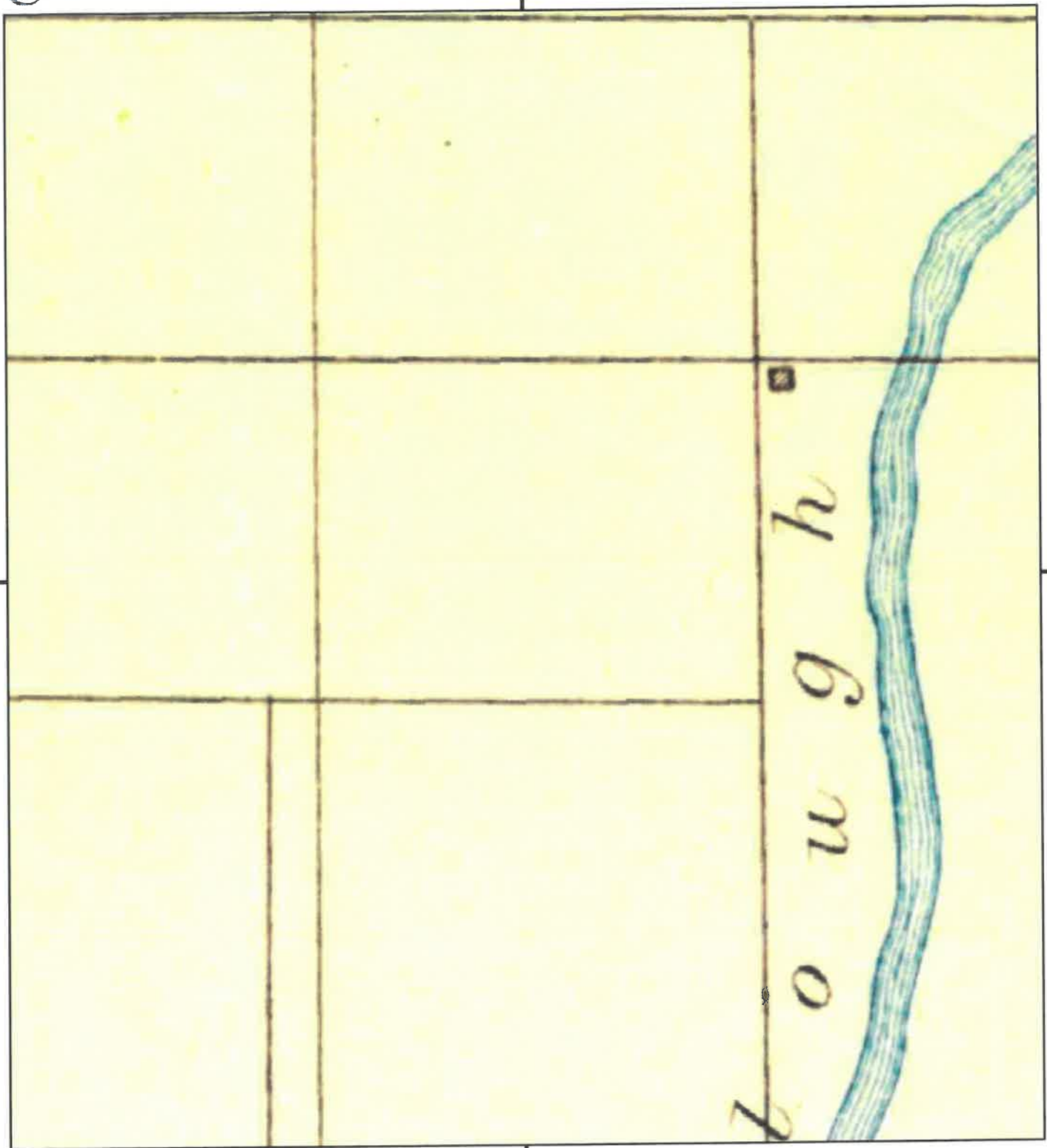
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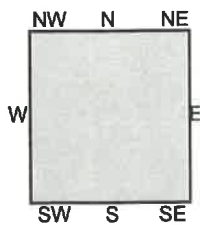
TP, Marysville, 1894, 30-minute

SITE NAME: Chima Ranch
ADDRESS: 1607 Sanborn Road
Yuba City, CA 95993
CLIENT: Marcus Bole and Associates





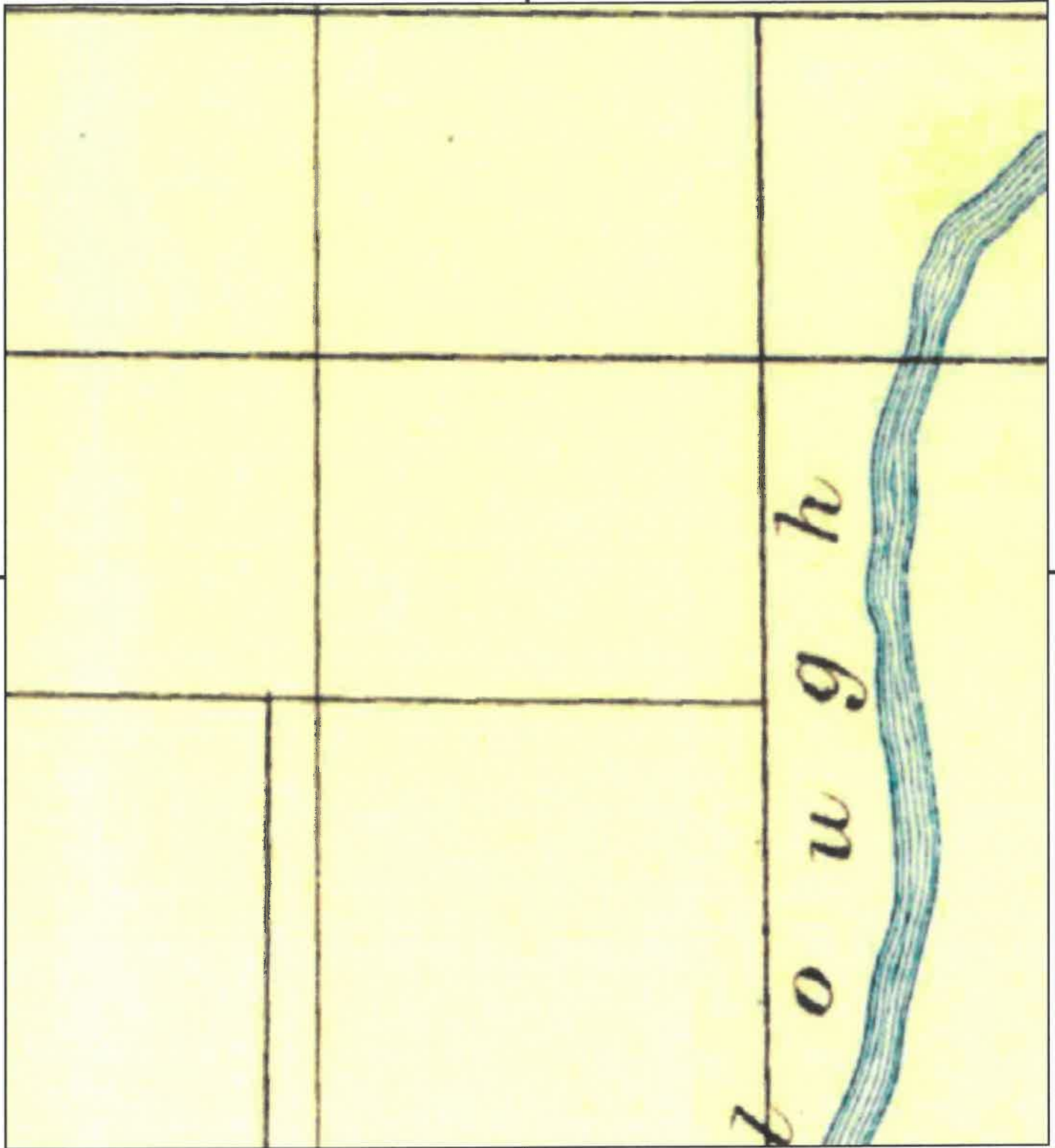
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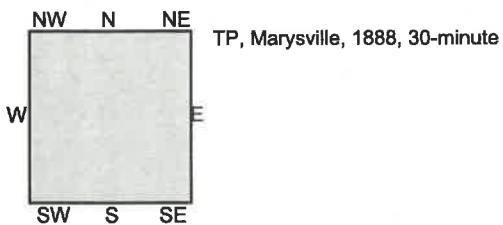
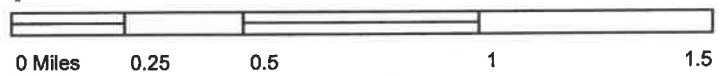
TP, Marysville, 1891, 30-minute

SITE NAME: Chima Ranch
ADDRESS: 1607 Sanborn Road
Yuba City, CA 95993
CLIENT: Marcus Bole and Associates





This report includes information from the following map sheet(s).



SITE NAME: Chima Ranch
ADDRESS: 1607 Sanborn Road
Yuba City, CA 95993
CLIENT: Marcus Bole and Associates



APPENDIX E: QUALIFICATIONS

MR. MARCUS H. BOLE, ENVIRONMENTAL PROFESSIONAL

MS. CHARLENE J. BOLE, ENVIRONMENTAL PROFESSIONAL



Marcus H. Bole & Associates
An Environmental Consulting Firm

MARCUS H. BOLE, M.S, Environmental Scientist

EXPERTISE:

Environmental Project Management
Natural Resource Management
Environmental Site Assessment, Phase I and Phase II
Wetland Delineation, Mitigation, and Permitting

EDUCATION:

Master's Degree in Environmental Science
North Dakota State University, Fargo, 1976
Baccalaureate in Social Science, Political Science & Geography
California State University, Sacramento, 1970
Registered Environmental Property Assessor (REPA, #647913)
Certified (OSMB) Disabled Veteran Business Enterprise (DVBE)
California Department of General Services (#0000847)
Service Disabled Veteran Owned Small Business (VA)
Awarded GSA Contract Number: GS10F101BA Environmental
Schedule 899, DUNS Number 943646430

PROFESSIONAL HISTORY:

Bole & Associates, Principal, 1993 - Present
U. S. Federal Government Manager of Environmental Engineering,
Compliance and Community Planning, 1970 - 1993
California State Division of Forestry, Engineer, 1966 - 1970

REPRESENTATIVE EXPERIENCE:

Mr. Bole has over thirty-five years of experience in environmental project management. He has supervised work forces of professional engineers, scientists and technicians responsible for pollution monitoring, permitting, abatement, environmental impact analysis, natural resource evaluation and restoration programs and preserve habitat management. As Senior Environmental Scientist, Mr. Bole has conducted numerous Biological Assessments in accordance with United States Fish & Wildlife Service and California Department of Fish & Wildlife protocols and regulations. He has conducted wetland delineations in accordance with the United States Army Corps of Engineers regulations throughout California. Mr. Bole has conducted hundreds of Phase I Environmental Site Assessments in accordance with ASTM and federal standards. As lead environmental scientist for the Department of Veterans Affairs, National Cemetery Administration, he has been directly responsible for coordinating environmental assessments and the Environmental Management System (EMS) for over 160 National Cemeteries in the United States. As Chief, Environmental Management Division, Beale AFB, California, he managed the compliance issues and the restoration of natural resources within a 23,000 acre federal military installation, retiring in 1993 in the rank of Lieutenant Colonel. As Principal, Marcus H. Bole & Associates, he manages allocation of personnel, client development and strategic planning.



Marcus H. Bole & Associates
An Environmental Consulting Firm

CHARLENE J. BOLE, M.S, Environmental Scientist

EXPERTISE:

Environmental Project Management
Environmental Site Assessments (Phase I & II)
Threatened and Endangered Species, Ornithologist
Wetland Delineation, Mitigation and Permitting

EDUCATION:

Master's Degree in Environmental Science
North Dakota State University, Fargo, 1979
Baccalaureate in Social Science
California State University, Sacramento, 1974
Graduate Course work in Environmental Science, Pollution Assessment
Registered Environmental Property Assessor (REPA, # 229436)
State of California Standard Teaching Credential, Science
California Community College Credential, Environmental Science

PROFESSIONAL HISTORY:

Marcus H. Bole & Associates (MHB&A), Principal, 1991 - Present
Consultant, Veterans Administration, National Cemetery Administration, 2005-Present
Consultant, Regulatory Permitting, US Army, Department of Defense, Belgium, 1988 - 1991
Senior Project Manager, Environmental Development Center, Belgium, 1988 - 1991
Environmental Consultant for Department of Defense, Japan, 1985 - 1987
Science and Math Instructor, Wheatland School District, CA, 1980 - 1984

REPRESENTATIVE EXPERIENCE:

Ms. Bole has over thirty-five years of experience in environmental project management, environmental science instruction and consulting. A recognized expert in research development and management, she has supervised work forces of professional scientists and technicians responsible for a wide array of environmental issues in overseas locations and throughout California. Her areas of expertise include environmental site assessment, pollution monitoring, permitting, abatement, environmental impact analysis, natural resource evaluation, ornithology, wildlife ecology, regulatory compliance, natural resource & habitat conservation planning, and the delineation of waters of the United States. She is a Senior Environmental Scientist under contract with the Department of Veterans Affairs, National Cemetery Administration, responsible for the environmental review of cemetery expansions at over fifty VA National Cemeteries. She is currently a Senior CEQA Planner and Environmental Assessor responsible for impact mitigation for the Caltrans San Francisco-Oakland Bay Bridge East Span Project. Her organizational skills have consistently resulted in finding the most cost effective means for project implementation and completion. As Principal, Marcus H. Bole & Associates, she manages allocation of personnel, client development and strategic planning.

APPENDIX F: SUPPORTING DOCUMENTATION

Marcus H. Bole & Associates

An Environmental Consulting Firm

ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT

The attached checklist is intended to provide a level of inquiry consistent with the requirements of 40 CFR, ASTM Standards & SBA's SOP 50 10 5(E). This questionnaire is to be completed and signed by the property owner/seller.

In preparing this document, the property owner must make a good faith effort to answer the questions in this checklist. Time and care should be taken to check whatever records are in the owner's possession. If any of the following questions are answered in the affirmative or if answers are unknown, are qualified or cannot be obtained, the burden is on the environmental consultant to determine whether further inquiry is appropriate. The property owner should document the reason for any affirmative answer to provide the consultant with all appropriate information. Moreover, the environmental consultant must make a determination regarding further inquiry in any area where the property owner provides incomplete information and then give reasons for the conclusion.

Current property owners contact information (required information):

Name of Owner/s: KARPAL CHIMA
Mailing address: 1749 Sanborn Rd.
Phone number: (530) 682-1507
Key site Personnel _____ Phone Number _____
Date originally purchased 1965

Buyer/s contact information (if known):

Name of Buyer/s: _____
Mailing address: _____
Phone number: _____

Subject property: (address & APN Number):

Address _____

APN: _____

Square feet of building _____ Size of lot (total acreage) _____

Number of rooms/stories in building(s) ① MOBILE HOME → 2 bedrooms
② Residence → 3 Bedroom.

1. Date current operations began on this site 1965

2. What year(s) were any building(s) on site constructed and/or renovated?
1972

Please refer to appendix A to find the NAIC code if applicable. If there is no code for the type of business, please describe the business (e.g., vacant land, residential, etc.)

3. The type of business currently conducted on the site. (Use NAICS code and provide a description of the business. FARMING)

4. Type of business to be operated on the premises. (Use NAICS code and provide a description of the business.)

5. To the extent known, please identify the prior uses of the property and the prior owner(s) of the site during the past 50 years:

Dates	Land Use (NAICS code)	Property Owner/Phone
<u>Prior to 1965</u>	<u>FARMING</u>	

6. **Land use:** Please indicate the current uses of the adjoining properties (use NAICS codes and description) Adjoining properties include those that border the immediate site and include properties across the street from the property.

- Adjoining property (north): NAICS code FARMING
- Adjoining property (south): NAICS code FARMING
- Adjoining property (east): NAICS code Residential
- Adjoining property (west): NAICS code FARMING

7. Please indicate the past (50 years) uses of the adjoining properties (use NAICS codes and description) Adjoining properties include those that border the immediate site and include properties across the street from the property.

- Previous use (north): NAICS code FARMING
- Previous use (south): NAICS code FARMING
- Previous use (east): NAICS code F. FARMING

Previous use (west): NAICS code FARMING

8. Are you aware of any environmental hazards or contamination present on surrounding properties (e.g., underground tanks, heavy industry, manufacturing, refining, landfills/waste disposal, waste treatment, agricultural purpose or ground water contamination)?

YES NO (If "YES", Please describe)

9A. Have any of the following environmental permits, registrations, or agreements currently issued for the property? Yes No (If yes, please check all applicable categories and attach a copy of the permit(s) :

- National Pollutant Discharge Elimination System Permit
- Air Emissions Permit
- Wastewater Discharge Permit
- Underground Storage Tank Permit
- Hazardous Materials Monitoring Program Permit
- other (please describe) Pesticide Permits

9B. Have any of the following environmental permits, registrations, or agreements been issued for the property in the past? Yes No (If yes, please check all applicable categories and attach a copy of the permit(s) :

- National Pollutant Discharge Elimination System Permit
- Air Emissions Permit
- Wastewater Discharge Permit
- Underground Storage Tank Permit
- Hazardous Materials Monitoring Program Permit
- Other (please describe) Pesticide Permits

9C. Are any of the following environmental permits, registrations, or agreements currently applied for? Yes No (If yes, please check all applicable categories and attach a copy of the permit(s) :

- National Pollutant Discharge Elimination System Permit
- Air Emissions Permit
- Wastewater Discharge Permit
- Underground Storage Tank Permit
- Hazardous Materials Monitoring Program Permit
- Other (please describe) _____

9D. Have any environmental audits (Phase I, Phase II, Transaction Screens) of the site ever been conducted?

YES Date _____ By whom? _____ Attach report

NO

10. Has the owner of the property or operator of the facility been informed of the presence of hazardous substances or environmental violations in regards to the property or the facility located on the property?
- ___ YES NO (If "YES", Please describe)
11. Are you aware of any environmental assessments of the property that indicated the presence of hazardous substances on the site or recommended further assessment of the property?
- ___ YES NO (If "YES", Please describe)
12. Have there been any past pollution problems, investigations, or cleanup activities on the property, including investigations of potential Superfund actions?
- ___ YES NO (If "YES", Please describe.)
13. Are there any past, current, or pending regulatory actions by federal, state, or local environmental agencies alleging noncompliance with regulations?
- ___ YES NO (If "YES", Please describe)
14. Are there any past, current, or pending lawsuits or administrative proceedings for alleged environmental damages involving the property, you or any owner or tenant of the property.
- ___ YES NO (If "YES", Please describe)
15. Does the owner of the property or operator of the facility have any knowledge of environmental liens or governmental notification relating to violations of environmental laws in regards to the property or any facility located on the property?
- ___ YES NO (If "YES", Please describe)
16. Have there been any worker complaints or regulatory investigation regarding illness resulting from hazardous material exposure at the facility?
- ___ YES NO (If "YES", Please describe)
17. Has the facility applied for or been issued a permit as a Hazardous Waste Generator, Hazardous Waste Treatment, Storage or Disposal Facility, or a Hazardous Waste hauler?
- ___ YES NO (If "YES", Please describe and attach permits.)

If yes, what is the current practice for disposal of the used solvents, oils, metals shavings, plating solutions, etc.?

18. Are there any pesticides, automotive or industrial batteries, paints or other chemicals stored on the property or at the facility other than undamaged containers of consumer products of fewer than five gallons in total volume?

___ YES NO (If "YES", Please describe)

19. Have there ever been any spills, leaks, or accidental releases of pesticides, fertilizers, fuels, oils, or other chemicals into the environment?

___ YES NO (If "YES", Please describe)

20. Are there any plastic or metal industrial drums (typically 55-gallon) located on the property or at the facility?

___ YES NO (If "YES", Please describe and indicate the type of spill containment)

21. Have any construction debris, substances identified as hazardous, unidentified waste materials, tires, automotive or industrial batteries, fill dirt that could have been contaminated, or any other waste material been dumped above grade, buried and/or burned on the site?

___ YES NO (If "YES", Please describe)

22. Are there any pits, ponds or lagoons located on the property in connection with waste treatment or waste disposal?

___ YES NO (If "YES", Please describe)

23. Are there any vent pipes protruding from the ground at the property or adjacent to any structure located on the property?

___ YES NO (If "YES", Please describe)

24. Are there now, or have there ever been storage tanks above (AST) or underground (UST) located on the site? ___ YES NO (If "YES", indicate the number of tanks and the contents and age of each tank):

Total number of tanks: _____

Contents	Type of tank (UST or AST)	age of tank	capacity
#1 _____	_____	_____	_____
#2 _____	_____	_____	_____
#3 _____	_____	_____	_____
#4 _____	_____	_____	_____

24A. Date of equipment testing (All required tank/line tests must be current (within the past 6 months)

UST tightness tests _____
Line tightness tests _____
Vapor recovery (Stage II) systems _____
Monitoring systems _____
Hydrostatic testing of containment devices _____

Name and contact information for independent contractor who conducted these tests:

Name _____
Address _____ Phone number _____

PLEASE ATTACH TEST RESULTS

24B. Have any of the following measures been provided for the underground tanks and their associated piping? Please indicate, as appropriate, and note the tank affected:

_____ Integrity testing for _____	_____ inventory reconciliation for _____
_____ Leak detection system for _____	_____ overflow spill protection for _____
_____ Secondary containment for _____	_____ other (please describe) for _____
_____ cathodic protection for _____	

24C. Has an underground storage tank leak ever occurred on the property?

_____ YES NO (If "YES", Please describe)

25. Are there any above or below ground pipelines on site used to transfer chemicals or waste?

_____ YES NO (If "YES", Please describe):

25A. Have the pipelines been inspected or tested for leaks?

_____ YES NO (If yes, please indicate the results):

26. Does the property discharge waste water (other than storm water) directly to a ditch or stream on or adjacent to the property?

_____ YES NO (If "YES", Please describe)

27. Are there any on-site sewage disposal systems (e.g. septic tank, wastewater treatment plant)?

YES NO If "YES", Please describe the system(s) and the date and nature of any failures of the system(s).

Currently WORKING Properly { ① At Mobile Home Site
② At Home Site

28. If the property is served by a private well or non-public water system, has the well or system been designated as contaminated by any government environmental/health agency?

YES NO (If "YES", Please describe)

29. **Asbestos:** If the property or any building(s) located on the property was constructed prior to 1978 was any asbestos-containing materials in the building on site?

YES NO (If "YES", please indicate which building(s). If any asbestos tests or surveys have been conducted, please attach the results)

30. **Polychlorinated biphenyls (PCBs):** If there are electrical transformers, switchers, capacitors, or other comparable devices on the premise, have they been inspected for the presence of polychlorinated biphenyls or other hazardous toxic substances?

YES NO (If "YES", are there maintenance and emergency response procedures for the PCB equipment in the event of a leak, spill, or fire?)

Have there been any spills, leaks or other events on site involving the PCB electrical equipment?

YES NO (If "YES", Please describe)

30A. Have there been any leaks, spills, or fires on site involving PCB electrical equipment?

YES NO (If "YES", Please describe)

30B. Is there a transformer that is not owned by a public or private utility or group and for which there are no records indicating the absence of PCBs?

YES NO (If "YES", Please describe)

31. **Radon:** Has the property or any buildings located on the property been tested for radon?
 ___ YES NO (If "YES", Please describe)
32. **Urea-Formaldehyde:** Does the property or any buildings located on the property contain any urea-formaldehyde materials?
 ___ YES NO (If "YES", Please describe)
33. **Lead:** If the property or any buildings located on the property were constructed prior to 1978, was lead-based paint or lead plumbing used?
 ___ YES NO (If "YES", Please describe) If any lead tests or surveys have been conducted, please attach the results)
34. **Agricultural Land:** Have pesticides, herbicides or other agricultural chemical been stored, mixed on or applied to the property?
 YES ___ NO (If "YES", Please describe)
35. Have there been any citizen complaints from the surrounding community regarding the activities conducted on the property?
 ___ YES NO (If "YES", Please describe)
36. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? (40 CFR 312.25)
 ___ YES NO (If "YES", please include an explanation)
37. Are you aware of any activity and use limitations (AUL's), such as engineering? controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? (40 CFR 312.26)
 ___ YES NO (If "YES", please include an explanation)
38. As the User of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of chemicals and processes used by this type of business? (40 CFR 312.28)
 YES ___ NO (If "YES", please include an explanation)

39. Does the purchase price being paid for this property reasonably reflect the fair market value of the property? (40 CFR312.29)

YES NO (If "NO", please include an explanation)

40. Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property: (40 CFR 312.31).

YES NO (If "YES", please include an explanation)

Person completing this questionnaire:

Name: KARPAL CHIMA

Relationship to site: OWNER

Address: 1749 Sanborn Rd.

Phone number: (530) 682-1507

Date: 08/08/22

I am familiar with the property described in this questionnaire. To the best of my knowledge the above statements and facts are true and correct and that to the best of my knowledge no material facts have been omitted or misstated.

Karpal Chima 08/08/22
Signature/Date

**PLEASE SCAN COMPLETED QUESTIONNAIRE AND RETURN
TO: email mbole@aol.com**

Marcus H. Bole and Associates, 104 Brock Drive, Wheatland, CA 95692
Phone: (Office) 530-633-0117, (Cell) 916-747-8501, FAX 530-633-0119, email for
Senior Environmental Scientist Marcus Bole: mbole@aol.com

Chima Ranch

1607 Sanborn Road
Yuba City, CA 95993

Inquiry Number: 7074675.7
August 04, 2022

EDR Environmental Lien and AUL Search

EDR Environmental Lien and AUL Search

The EDR Environmental Lien and AUL Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS

1607 Sanborn Road
Chima Ranch
Yuba City, CA 95993

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found Not Found

RESEARCH SOURCE

Source 1:

Sutter Recorder
Sutter, CA

PROPERTY INFORMATION

Deed 1-1:

Type of Deed: deed
Title is vested in: Karpal S & Kulvinder Kaur Chima Trustees
Title received from: Balwant S & Ginder Kaur Chima
Deed Dated: 10/10/2018
Deed Recorded: 10/19/2018
Book: NA
Page: na
Volume: na
Instrument: na
Docket: NA
Land Record Comments:
Miscellaneous Comments:

Deed 1-2:

Type of Deed: deed
Title is vested in: Karpal S & Kulvinder Kaur Chima Trustees
Title received from: Karpal S & Kulvinder Kaur Chima Trustees Balwant S
Deed Dated: 6/21/2010
Deed Recorded: 6/22/2010
Book: NA
Page: na
Volume: na
Instrument: na
Docket: NA
Land Record Comments:
Miscellaneous Comments:

Legal Description: See Exhibit

Legal Current Owner: Karpal S & Kulvinder Kaur Chima Trustees

Parcel # / Property Identifier: 22-040-005

Comments: See Exhibit

Deed Exhibit 1



2018-0013610

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO
Name: Karpal S. Chima
Address: 1749 Sanborn Rd.
City : Yuba City
State: Calif. 95993
MAIL TAX STATEMENTS TO
Name: Karpal S. Chima
Address: 1749 Sanborn Rd.
City : Yuba City
State: Calif. 95993

Recorded
Official Records
County of
Sutter
Donna M. Johnston
Clerk Recorder
REC FEE 22.00
HFE-00 0.00
MJ
Page 1 of 3
09:34AM 19-Oct-2018

Undersigned Grantor Declares
Transfer Tax \$
GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDERS USE

Building Homes and Jobs Act Exemption:
Transfer (or recorded concurrently with a transfer) of
real property to an owner-occupier - GC 27388.1

R&T CODE 11930

UNINCORPORATED AREA

The undersigned Grantor declares:

This transfer is exempt from the fee imposed by GC 27388.1(a)(1) due to being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier of the dwelling. [GC 27388.1(a)(2)]

GRANTORS: Balwant S. Chima and Ginder Kaur Chima, husband and wife as joint tenants, hereby grants to Karpal S. Chima and Kulvinder Kaur Chima, trustees of the Chima Family Trust, dated December 26, 1995 all of their 50% undivided interest in the following described real property in the County of Sutter, State of California:

SEE LEGAL DESCRIPTION ATTACHED HERewith AS EXHIBIT "A"

Assessor Parcel Number 22-040-005

Dated: Oct 10, 2018

Balwant S. Chima
Balwant S. Chima

Ginder Kaur Chima
Ginder Kaur Chima

Grantor – Transferors

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

County of _____

On _____, before me, _____, a Notary Public, personally appeared Karpal S. Chima, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is 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 on the instrument the person(s), or the entities 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.

EXHIBIT "A"

Lot 3 as shown on that certain Map entitled "Map of the SE-1/4 of Section 32, Township 15 North, Range 3 E., M.D.M. in Sutter Co., Cal., as subdivided into lots for James Littlejohn" filed in the office of the County Recorder of Sutter County, California, on September 4, 1996 in Book 1 of Surveys, Page 40.

EXCEPTING THEREFROM all oil, gas and mineral rights as reserved in the Deed from Bank of America National Trust and Savings Association, a national banking association, to Leonard J. Harter and Elsie Harter, his wife, dated March 4, 1943 and recorded March 30, 1943 in Book 194 of Official Records, page 413.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189



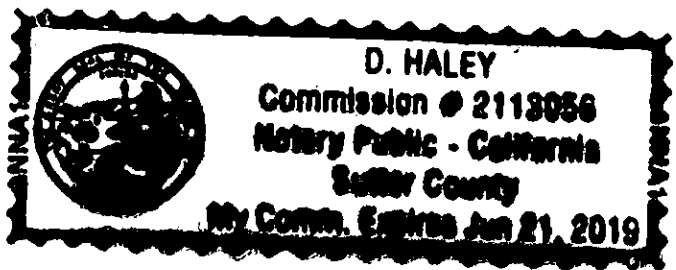
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SUTTER)
On October 10, 2018 before me, D. Haley, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Balwant S. Chuma and
Name(s) of Signer(s)
Ginder Kaur Chuma

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she they executed the same in his/hen/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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant Deed
Document Date: 10/10/2018 Number of Pages: 1 + Exhibit 'A'
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

END OF DOCUMENT

Deed Exhibit 2



2010-0009040

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

Name Karpal S.Chima

Address 1749 Sanborn Rd.
City & Yuba City
State California 95991

MAIL TAX STATEMENTS TO
Name Karpal S. Chima

Address 1749 Sanborn Rd.
City & Yuba City
State California 95991

Recorded | REC FEE 17.00
Official Records |
County of |
Sutter |
Donna M. Johnston |
Clerk Recorder |

04:12PM 22-Jun-2010 | LS
Page 1 of 2

SPACE ABOVE THIS LINE FOR RECORDERS USE

GRANT DEED

Grant Deed The undersigned Grantors declare under penalty of perjury that the following is true and correct:

Documentary transfer tax due. -0.00 R & T Code 11925(d)

UNINCORPORATED AREA

GRANTORS: Karnail Singh Chima, Trustee of the Karnail S. Chima Trust, dated December 21, 1990, hereby grants to Karpal S. Chima and Kulvinder Kaur Chima, trustees of the Chima Family Trust, as to an undivided 1/2 interest and Balwant S. Chima and Ginder Kaur Chima, husband and wife as joint tenants, as to a 1/2 undivided interest, all as tenants in common , all of the following described real property in the County of Sutter, State of California:

SEE ATTACHED EXHIBIT "A"

Assessor Parcel Number 22-040-005

Dated: June 21, 2010

KARNAIL SINGH CHIMA

Karnail Singh Chima
[Handwritten signature]

Grantor – Transferors

State Of California

County of Sutter

On June 21, 2010, before me, Arthur J. Pauly, Jr., a Notary Public, personally appeared Karnail Singh Chima, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entities 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.

Arthur J. Pauly, Jr.

Arthur J. Pauly, Jr., Notary Public



EXHIBIT "A"

Lot 3 as shown on that certain Map entitled "Map of the SE-1/4 of Section 32, Township 15 North, Range 3 E., M. D. M., in Sutter Co., Cal., as subdivided into lots for James Littlejohn" filed in the office of the County Recorder of Sutter County, California, on September 4, 1906, in Book 1 of Surveys, page 40.

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Chima Ranch

1607 Sanborn Rd
Yuba City, CA 95993

Inquiry Number: 7074675.5
August 03, 2022

The EDR-City Directory Image Report

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2017	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2014	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
1995	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
1992	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
1988	<input checked="" type="checkbox"/>	<input type="checkbox"/>	POLK DIRECTORY CO
1984	<input checked="" type="checkbox"/>	<input type="checkbox"/>	POLK DIRECTORY CO
1979	<input checked="" type="checkbox"/>	<input type="checkbox"/>	POLK DIRECTORY CO
1974	<input checked="" type="checkbox"/>	<input type="checkbox"/>	POLK DIRECTORY CO
1969	<input checked="" type="checkbox"/>	<input type="checkbox"/>	POLK DIRECTORY CO
1964	<input checked="" type="checkbox"/>	<input type="checkbox"/>	POLK DIRECTORY CO
1960	<input checked="" type="checkbox"/>	<input type="checkbox"/>	POLK DIRECTORY CO

EXECUTIVE SUMMARY

Year Target Street Cross Street Source

FINDINGS

TARGET PROPERTY STREET

1607 Sanborn Rd
Yuba City, CA 95993

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

SANBORN RD

2017	pg A1	EDR Digital Archive	
2014	pg A2	EDR Digital Archive	
2010	pg A3	EDR Digital Archive	
2005	pg A4	EDR Digital Archive	
2000	pg A5	EDR Digital Archive	
1995	pg A6	EDR Digital Archive	
1992	pg A7	EDR Digital Archive	
1988	pg 0	POLK DIRECTORY CO	Street not listed in Source
1984	pg 0	POLK DIRECTORY CO	Street not listed in Source
1979	pg 0	POLK DIRECTORY CO	Street not listed in Source
1974	pg 0	POLK DIRECTORY CO	Street not listed in Source
1969	pg 0	POLK DIRECTORY CO	Street not listed in Source
1964	pg 0	POLK DIRECTORY CO	Street not listed in Source
1960	pg 0	POLK DIRECTORY CO	Street not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

SANBORN RD 2017

1450	KAUR, SUKHDEV
1460	MARTINEZ, MARTIN
1479	KKCY RADIO COUNTRY 1031 KMJE RADIO SUNNY 101 5 KUBA PUNJABI RADIO USA RESULTS RADIO LLC
1519	LAVY, DANIEL L
1554	VANALSTYNE, LAURIE L
1561	NAVARROT, THOMAS H
1569	BOHN, LIZ H
1576	KOOB, JOHN B
1580	PEGANY, VINOD
1590	KAUR, SUKHDIP
1600	MINCER, MICHAEL D
1607	SHERGILL, AMRIK S
1682	BURNARD, WILLIAM J
1696	RAM, SURINDER K
1710	KAHLON, MANJIT K
1720	BUMANGLAG, GARY M
1738	DUNCAN, WILLIAM L
1749	CHIMA, KULVINDER
1820	FOLEY, TERRI
1840	FOLEY, AUSTIN T
1850	GONZALEZ, ELIZABETH
1860	SINGH, MUKHTIAR N
1902	RAMIREZ, EDUARDO
1916	BINDI, DAMON
1924	MILLER, ROY E
1930	OREGEL, RIGOBERTO O
1944	CAMPOS, VANESSA R

SANBORN RD 2014

1450	KAUR, SUKHDEV
1479	KKCY RADIO COUNTRY 1031
	KMJE RADIO SUNNY 1015
	KUBA
	RESULTS RADIO LLC
1519	LAVY, DANIEL L
1554	LEE, MARVIN L
1561	NAVARROT, THOMAS H
1569	BOHN, LIZ
1576	SEVERSON, DAVID L
1580	DAKE, LEVI
1590	SEKHON, LOVELEEN K
1600	MINCER, MICHAEL
1607	SHERGILL, AMRIK S
1682	BURNARD, WILLIAM J
1696	RAM, SURINDER K
1710	KAHLON, MANJIT K
1720	BUMANGLAG, GARY M
1738	MARLER, ROBERT E
1749	CHIMA, KULVINDER
1752	JONES, GARY
1808	STEELE, JOSHUA
1840	FOLEY, AUSTIN T
1850	DEVILLAR, EDUARDO
1860	HARO, AUGUSTINE F
1874	BAKER, AMY E
1902	OCCUPANT UNKNOWN,
1916	BINDI, DAMON
1924	OCCUPANT UNKNOWN,
1930	YOLANDA, OREJEL
1944	ATWAL, DALJIT S
1958	OCCUPANT UNKNOWN,
1986	LIM, DONALD A

SANBORN RD 2010

1450	KAUR, SUKHDEV
1460	BRYANT, CAROL
1479	KUBA
1519	LAVY, DAVID S
1554	RABORN, CLYDE M
1561	NAVARROT, THOMAS H
1569	HANNAFORD, DONNA
1576	SEVERSON, DAVID L
1600	MINCER, MICHAEL
1607	SHERGILL, AMRIK S
1682	BURNARD, WILLIAM J
1696	RAM, SURINDER K
1710	KAHLON, MANJIT K
1720	BUMANGLAG, GARY M
1738	MARLER, ROBERT E
1749	CHIMA, BALWANT S
1752	OCCUPANT UNKNOWN,
1808	STEELE, DANIELLE
1820	GUNDY, LESLIE D
1840	FOLEY TERRI T
	FOLEY, AUSTIN
1850	OCCUPANT UNKNOWN,
1860	SIGNH, JOGINDER G
1874	BAKER, AMY E
1902	OCCUPANT UNKNOWN,
1916	DAMAN, MELISSA
1924	OCCUPANT UNKNOWN,
1930	CARTER, DARIAN C
1944	ATWAL FARMS
	ATWAL, DALJIT S
1958	RANDHAWA, SUKHPAL S
1986	LIM, DONALD A

SANBORN RD 2005

1450 HOANG, SAM T
1460 INGLEROCK, ROBERT A
1479 HARLAN COMMUNICATIONS
HAVE A COOL SUMMER
KUBA
1519 LAVY, DAVID S
1554 MORENO, DANIEL F
1561 NAVARROT, THOMAS H
1569 SARTEN, PAUL
1576 SEVERSON, DAVID L
1607 OCCUPANT UNKNOWN,
1668 WEADON, MILDRED J
1682 BURNARD, WILLIAM J
1696 RAM, SURINDER K
1710 KAHLON, PAL S
1720 KLIMEK, FRANK V
1738 MARLER, ROBERT E
1749 CHIMA, KARNAIL S
1808 BASI, MAKHAN S
1820 OCCUPANT UNKNOWN,
1840 FOLEY, TERRI T
1850 LANGLOIS, DANIEL R
1860 SINGH, JOGINDER G
1874 OCCUPANT UNKNOWN,
1902 BAILEY, JAMES A
1916 TEAGUE, JOHN F
1924 OCCUPANT UNKNOWN,
1930 HULSEY, GERALD B
1944 ATWAL FARMS
OCCUPANT UNKNOWN,
1958 RANDHAWA, JASWIR K
1986 LIM, DONALD A

SANBORN RD 2000

1460	INGLEROCK, BOB
1479	COOL 104 FM RADIO HARLAN COMMUNICATIONS KUBA A M 1600 BUSINESS OFFICE
1519	OCCUPANT UNKNOWN,
1554	MORENO, DANIEL F
1561	OCCUPANT UNKNOWN,
1569	OCCUPANT UNKNOWN,
1576	SEVERSON, DAVID V
1607	OCCUPANT UNKNOWN,
1668	OCCUPANT UNKNOWN,
1682	BRISCOE, J R ECKER, WYANE KENDIG, DONALD
1696	OCCUPANT UNKNOWN,
1710	KAHLON, PAL S
1720	OCCUPANT UNKNOWN,
1738	MARLER, ROBERT E
1749	OCCUPANT UNKNOWN,
1752	ACCITO, JIM
1808	BASI, MAKHAN S
1820	OCCUPANT UNKNOWN,
1840	GARCIA, DOMINIC C
1850	SHEDRICK, CESTINE
1860	SIGNH, J
1902	BAILEY, JAMES A
1916	TEAGUE, JOHN F
1924	OCCUPANT UNKNOWN,
1930	HULSEY, GERALD B
1944	OCCUPANT UNKNOWN,
1958	OCCUPANT UNKNOWN,
1986	LIM, DONALD A

SANBORN RD 1995

1313	KING WHOLESale
1366	STRESSER, LYNDa A
1385	BAKIS CABINET SHOP OCCUPANT UNKNOWNN
1395	BOLTON, JULIA E DAVIS AUTOMOTIVE DAVIS, E P MANN, MEHNGA S
1460	INGLEROCK, BOB
1479	KUBA KXCL
1519	NAVARROT, J
1640	OCCUPANT UNKNOWNN
1668	WEADON, RAYMOND T
1682	B 4 SPECIALTIES BRISCOE, DORIS M KENDIG, DONALD
1696	RAM, MANGAT
1720	OCCUPANT UNKNOWNN
1738	MARLER, ROBERT E
1749	CHIMA, KARNAIL
1752	ACCITO, JIM
1808	OCCUPANT UNKNOWNN
1820	OCCUPANT UNKNOWNN
1840	SACCO, JOSEPH J
1850	LANGLOIS, DANIEL
1860	SINGH, J G
1874	BASI, H S
1902	BAILEY, JAS
1916	TEAGUE, JOHN F
1924	MILLER, BRYAN
1930	HULSEY, GERALD B
1944	OCCUPANT UNKNOWNN
1958	RANDHAWA, PIARA S
1986	OCCUPANT UNKNOWNN

SANBORN RD 1992

1385	BAKIS CABINET SHOP
1395	DAVIS AUTOMOTIVE
	DAVIS, E P
	MORSE, RICHARD B
1460	INGLEROCK, BOB
1479	K U B A RDO NEWSRM
	K X C L 104 DJ LINE
1576	SEVERSON, DAVID
1668	WEADON, RAYMOND T
1682	B 4 SPECIALTIES
	BRISCOE, JACK R
	KENDIG, DONALD
1696	RAM, MANGAT
1752	ACCITO, JIM
1840	WILLIAMS, CECIL C
1850	LANGLOIS, DANIEL
1902	BAILEY, JAMES A
1916	TEAGUE, JOHN F
1924	MILLER, BRYAN
1930	HULSEY, GERALD B



Chima Ranch
1607 Sanborn Road
Yuba City, CA 95993

Inquiry Number: 7074675.3
August 03, 2022

Certified Sanborn® Map Report



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Shelton, CT 06484
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Certified Sanborn® Map Report

08/03/22

Site Name:

Chima Ranch
1607 Sanborn Road
Yuba City, CA 95993
EDR Inquiry # 7074675.3

Client Name:

Marcus Bole and Associates
104 Brock Drive
Wheatland, CA 95692
Contact: Marcus H Bole



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Project MHBA 0724-2022-3828



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Certification #: E704-45AE-A9E0

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Appendix C

BIOLOGICAL RESOURCES/WETLANDS EVALUATION

For

Chima Ranch

1749 Sanborn Road

Yuba City, CA 95993

(Assessor's Parcels 22-040-003 and 22-040-005)

By

Marcus H. Bole & Associates



Marcus H. Bole & Associates
An Environmental Consulting Firm

August 29, 2022

MHM Engineering
1204 E Street
Marysville, CA 95901

BIOLOGICAL RESOURCES EVALUATION AND WETLAND DETERMINATION FOR THE PROPOSED CHIMA RANCH TENTATIVE MAP, APN 022-040-003 & APN 022-040-005, 1749 SANBORN ROAD, YUBA CITY, CA 95993. MHBA FILE 0724-2022-3828.

INTRODUCTION

On August 9, 2022, a CEQA/NEPA-level Biological Resources Evaluation and Wetland Determination was conducted on a five acre parcel (APN 022-040-003) and a ten acre parcel (APN 022-040-005) located at 1749 Sanborn Road, Yuba City, Sutter County, California. The project site is located on the U.S. Geological survey (USGS) Gilsizer Slough 7.5-minute topographic quadrangle, Township 15 North, Range 3 East, located north of Bogue Road, west of Sanborn Road, south of Lincoln Road and east of South George Washington Boulevard in Yuba City. (Appendix A, Figure 1). The project site is within Sutter County Assessor parcel numbers (APN) 022-040-003 and 022-040-005. Elevation of the property is 52 feet in relatively flat terrain. The site is bounded on the north, west and south by agricultural lands. Residences are to the east.

A records search was completed of the United States Fish & Wildlife Service's *Federal Endangered and Threatened Species List* (IPaC Resource List, 08/09/22) and the *California Natural Diversity Database* (August 2022) for the Gilsizer Slough 7 ½ minute quadrangle and eight surrounding quadrangles. These documents list plants and wildlife that have Federal, State and California Native Plant Society (CNPS) special status. The records revealed several plant and wildlife species with a potential to occur onsite. Due to the long history of agricultural use (orchards) of the property, and the lack of any natural habitat on or near the site, there is limited potential for any of the protected species identified by the USFWS or California Department of Fish & Wildlife to nest or forage on the site.

Using the methodologies described in the *1987 Wetland Delineation Manual*, Marcus H. Bole & Associates found no federal jurisdictional wetland habitats within the boundaries of the subject property. Site soils were identified as Conejo-Tisdale complex, 0 to 2 percent slopes. Soil pits were dug in representative areas of the site. All soils were identified as upland soils (Chroma of 10YR 6/4 and 10YR 6/6) with no hydric soil indicators. Plant species were identified as ruderal upland grasses and forbs.

2.0 SETTING

Biological Evaluation
August 2022

APNs 022-040-003 & -005, 1749 Sanborn Road, Yuba City, CA
Chima Ranch

The Yuba City area has a Mediterranean climate characterized by hot, dry summers and mild, rainy winters. Annual precipitation generally ranges from 9 to 52 inches. Average annual precipitation is 28 inches. Annual precipitation occurs almost exclusively as rainfall, and mostly from October through May. Mean monthly minimum air temperatures are typically in the high 30s and low 40s F during November through March; while mean maximum air temperatures are around 90° F during July and August. Recorded extremes are 14° F and 109° F, respectively.

3.0 METHODOLOGY

Biological and botanical surveys were conducted based on the California Department of Fish and Wildlife's (CDFW) Natural Diversity Database (CNDDDB, August 2022), the United States Fish & Wildlife Service's (USFWS) IPaC Resource List, and the California Native Plant Society's (CNPS) list of rare and endangered plants. All species lists were derived from the United States Geological Survey (USGS) "Gilsizer Slough, Sutter, Yuba City, Olivehurst, Nicholas, Sutter Causeway, Kirkville, Tisdale Weir and Sutter Buttes" 7.5 minute quadrangles. Based on the results of the species lists, appropriate biological and botanical surveys were conducted. Species habitat surveys were conducted during August 2022, by Marcus H. Bole & Associates (MHBA) senior wildlife biologist Marcus H. Bole. The species habitat surveys were conducted by walking all areas of the property (and surrounding 500 foot buffer) and evaluating potential habitat for special-status species based on vegetation composition and structure, surrounding area, presence of predatory species, microclimate and available resources (e.g. prey items, nesting burrows). A general botanical survey and habitat evaluation for rare plant botanical species was conducted during August 2022 by MHBA's senior botanist Charlene J. Bole. The general botanical survey and habitat evaluation for rare plant botanical species was conducted by walking all areas of the property while taking inventory of general botanical species and searching for special-status plant species and their habitats. A delineation of Waters of the U.S. was also conducted during August 2022 by Marcus H. Bole and was conducted under the guidelines of the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (2008).

3.1 Regulatory Requirements

The following describes federal, state, and local environmental laws and policies that are relevant to the California Environmental Quality Act (CEQA) review process.

Federal

Federal Endangered Species Act

The United States Congress passed the Federal Endangered Species Act (ESA) in 1973 to protect species that are endangered or threatened with extinction. The ESA is intended to operate in conjunction with the National Environmental Policy Act (NEPA) to help protect the ecosystems upon which endangered and threatened species depend. The ESA makes it unlawful to "take" a listed animal without a permit. Take is defined as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect or attempt to engage in any such conduct". Through regulations, the term "harm" is defined as "an act which actually kills or injures wildlife". Such an act may

include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding, or sheltering.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) (16 USC §703) prohibits the killing of migratory birds or the destruction of their occupied nests and eggs except in accordance with regulations prescribed by the USFWS. The bird species covered by the MBTA includes nearly all of those that breed in North America, excluding introduced (i.e. exotic) species (50 Code of Federal Regulations §10.13). Activities that involve the removal of vegetation including trees, shrubs, grasses, and forbs or ground disturbance has the potential to affect bird species protected by the MBTA.

Waters of the United States, Clean Water Act, Section 404

The US Army Corps of Engineers (USACE) and the U.S. Environmental Protection Agency (EPA) regulate the discharge of dredged or fill material into jurisdictional waters of the United States, under the Clean Water Act (§404). The term “waters of the United States” is an encompassing term that includes “wetlands” and “other waters”. Wetlands have been defined for regulatory purposes as follows: “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions (33 CFR 328.3, 40 CFR 230.3). Wetlands generally include swamps, marshes, bogs, and similar areas.” Other waters of the United States (OWUS) are seasonal or perennial water bodies, including lakes, stream channels, drainages, ponds, and other surface water features, that exhibit an ordinary high-water mark but lack positive indicators for one or more of the three wetland parameters (i.e., hydrophytic vegetation, hydric soil, and wetland hydrology) (33 CFR 328.4). The USACE may issue either individual permits on a case-by-case basis or general permits on a program level. General permits are pre-authorized and are issued to cover similar activities that are expected to cause only minimal adverse environmental effects. Nationwide permits are general permits issued to cover particular fill activities. All nationwide permits have general conditions that must be met for permits issued for a particular project, as well as specific regional conditions that apply to each nationwide permit.

Clean Water Act, Section 401

The Clean Water Act (§401) requires water quality certification and authorization for placement of dredged or fill material in wetlands and OWUS. In accordance with the Clean Water Act (§401), criteria for allowable discharges into surface waters have been developed by the State Water Resources Control Board, Division of Water Quality. The resulting requirements are used as criteria in granting National Pollutant Discharge Elimination System (NPDES) permits or waivers, which are obtained through the Regional Water Quality Control Board (RWQCB) per the Clean Water Act (§402). Any activity or facility that will discharge waste (such as soils from construction) into surface waters, or from which waste may be discharged, must obtain an NPDES permit or waiver from the RWQCB. The RWQCB evaluates an NPDES permit

application to determine whether the proposed discharge is consistent with the adopted water quality objectives of the basin plan.

State of California

California Endangered Species Act

The California Endangered Species Act (CESA) is similar to the ESA, but pertains to state-listed endangered and threatened species. The CESA requires state agencies to consult with the CDFW when preparing documents to comply with the CEQA. The purpose is to ensure that the actions of the lead agency do not jeopardize the continued existence of a listed species or result in the destruction, or adverse modification of habitat essential to the continued existence of those species. In addition to formal listing under the federal and state endangered species acts, “species of special concern” receive consideration by CDFW. Species of special concern are those whose numbers, reproductive success, or habitat may be threatened.

California Fish and Wildlife Code

The California Fish and Game Code (CFWC) (§3503.5) states that it is “unlawful to take, possess, or destroy any birds in the order Falconiformes (hawks, eagles, and falcons) or Strigiformes (all owls except barn owls) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto”. Take includes the disturbance of an active nest resulting in the abandonment or loss of young. The CFWC (§3503) also states that “it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto”.

Rare and Endangered Plants

The CNPS maintains a list of plant species native to California with low population numbers, limited distribution, or otherwise threatened with extinction. This information is published in the Inventory of Rare and Endangered Vascular Plants of California. Potential impacts to populations of CNPS-ranked plants receive consideration under CEQA review. The CNPS California Rare Plant Rank (CRPR) categorizes plants as the following:

- Rank 1A: Plants presumed extinct in California;
- Rank 1B: Plants rare, threatened, or endangered in California or elsewhere;
- Rank 2: Plants rare, threatened, or endangered in California, but more numerous elsewhere;
- Rank 3: Plants about which we need more information; and
- Rank 4: Plants of limited distribution.

The California Native Plant Protection Act (CFGF §1900-1913) prohibits the taking, possessing, or sale within the state of any plants with a state designation of rare, threatened, or endangered as defined by CDFW. An exception to this prohibition allows landowners, under specific circumstances, to take listed plant species, provided that the owners first notify CDFW and give the agency at least 10 days to retrieve (and presumably replant) the plants before they are destroyed. Fish and Wildlife Code §1913 exempts from the ‘take’ prohibition ‘the removal of

endangered or rare native plants from a canal, lateral ditch, building site, or road, or other right of way”.

California Environmental Quality Act Guidelines §15380

Although threatened and endangered species are protected by specific federal and state statutes, CEQA Guidelines §15380(d) provides that a species not listed on the federal or state list of protected species may be considered rare or endangered if the species can be shown to meet certain specified criteria. These criteria have been modeled based on the definition in the ESA and the section of the CFGC dealing with rare, threatened, and endangered plants and animals. The CEQA Guidelines (§15380) allows a public agency to undertake a review to determine if a significant effect on species that have not yet been listed by either the USFWS or CDFW (e.g. candidate species, species of concern) would occur. Thus, CEQA provides an agency with the ability to protect a species from a project’s potential impacts until the respective government agencies have an opportunity to designate the species as protected, if warranted.

4.0 RESULTS

4.1 Description of the Existing Biological and Physical Conditions

The project is located in the City of Yuba City, Sutter County, California. The following describes the biological and physical conditions within the property and within the surrounding area.

4.1.1 Subject property

The subject property includes APNs 022-040-003 & -005 and a 500 foot buffer around the parcel. The subject property is in walnut orchards; surrounding properties are orchards to the north, west and south. Residential homes are to the east.

4.1.2 Physical Conditions

The subject property consists of walnut trees with ruderal non-native grasses between the rows of walnut trees. The non-native grasses consisted predominately of wild oats, bromegrass, thistles and non-native forbs. The developed portion of the property, the caregivers mobile home and the residence, contains paved and graveled areas and landscaped areas (cultivars and lawns).

4.1.3 Biological Conditions

The site is a walnut orchard. Ruderal non-native annual grasses and forbs grow between the trees. There are no wetlands or riparian habitats on or near the subject property.

Ruderal non-native grasses and forbs

Ruderal non-native grasses and forbs habitats and species composition depend largely on annual precipitation, fire regimes and past agricultural practices (Mayer and Laudenslayer 1998). Common botanical species found in the non-native annual grasslands within the subject property

include wild oat (*Avena sp.*), soft chess (*Bromus hordeaceus*), ripgut brome (*Bromus diandrus*), and field bindweed (*Convolvulus arvensis*). Wildlife species use grassland habitat for foraging but require some other habitat characteristic such as trees, rocky outcrops, cliffs, caves or ponds in order to find shelter and cover for escapement. Wildlife species observed within the subject property's non-native annual grasslands included the California ground squirrel, American crow (*Corvus brachyrhynchos*), western scrub jay (*Aphelocoma californica*), house finch (*Carpodacus mexicanus*) and house sparrow (*Passer domesticus*).

Orchards

Orchards are composed of single species (walnuts) planted in rows. Between rows of walnut trees, grasses and other herbaceous plants may be planted or allowed to grow as a cover crop to control erosion. The understory in orchards usually consists of bare soil or a cover crop of herbaceous plants. Some species of birds and mammals have adapted to the orchard habitats. Many have become "agricultural pests" which has resulted in intensive efforts to reduce crop losses through fencing, sound guns, or other management techniques. Orchards can be especially beneficial to wildlife during hot summer periods. Water can be beneficial in irrigated orchards. Many wildlife species act as biological control agents by feeding on weed seeds and insect pests.

4.2 Regional Species and Habitats of Concern

The following table is a list of species that have the potential to occur within the subject property and is composed of special-status species within the Gilsizer Slough, Sutter, Yuba City, Olivehurst, Nicolaus, Sutter Causeway, Kirkville, Tisdale Weir and Sutter Buttes 7.5 minute quadrangles. Species lists reviewed, and which are incorporated in the following table, include the USFWS species list for the Yuba City area. Species that have the potential to occur within the subject property are based on an evaluation of suitable habitat to support these species, CNDDDB occurrences within a five mile radius of the subject property and observations made during biological surveys. Not all species listed within the following table have the potential to occur within the subject property based on unsuitable habitat and/or lack of recorded observations within a five mile radius of the subject property.

Table 1. Listed and Proposed Species potentially occurring on or near the Chima Ranch

Common Name (Scientific Name)	Status Fed/State/ CNPS	General Habitat Description	Species Presence/ Habitat Presence	Rationale
INVERTEBRATES & INSECTS				
California linderiella (<i>Linderiella occidentalis</i>)	_/S2S3/_	Vernal pools, swales, and ephemeral freshwater habitat.	A/HA	There are no vernal pools within the subject property.
Monarch Butterfly (<i>Danaus plexippus</i>)	Federal Candidate	Roosts located in wind-protected tree groves with nectar and water sources nearby.	A/HA	There is no suitable habitat onsite. None observed on or near the subject property.

Common Name (<i>Scientific Name</i>)	Status Fed/State/ CNPS	General Habitat Description	Species Presence/ Habitat Presence	Rationale
Valley elderberry longhorn beetle (<i>Desmocerus californicus dimorphus</i>)	FT/_/_	Blue elderberry shrubs usually associated with riparian areas.	A/HA	There are no elderberry shrubs within or near the subject property.
Vernal pool fairy shrimp (<i>Branchinecta lynchi</i>)	FT/_/_	Moderately turbid, deep, cool-water vernal pool.	A/HA	There are no vernal pools within the subject property.
Vernal pool tadpole shrimp (<i>Lepidurus packardii</i>)	FE/_/_	Vernal pools, swales, and ephemeral freshwater habitat.	A/HA	There are no vernal pools within the subject property.
REPTILES AND AMPHIBIANS				
Northwestern pond turtle (<i>Emys marmorata marmorata</i>)	_/SSC/_	Artificial ponds, pond margins, back waters of rivers, and sloughs vegetated by heavy riparian and/or emergent vegetation and basking areas.	A/HA	There are no wetlands or riparian areas within the subject property.
California Tiger Salamander (Ambystoma californiense)	FT/ST/_	Cismontane woodland, meadow & seep, riparian woodland, valley and foothill grassland, vernal pool; need underground refuges, especially ground squirrel burrows, and vernal pools or other seasonal water sources for breeding.	A/HA	There is no suitable habitat to support the California Tiger Salamander within the subject property. None were observed during the habitat survey.
Giant garter snake (<i>Thamnophis gigas</i>)	FT/ST/_	Agricultural wetlands and other wetlands such as irrigation and drainage canals, low gradient streams, marshes ponds, sloughs, small lakes, and there associated uplands. (sea level - 400 ft elevation)	A/HA	No wetland areas were identified within the subject property. None were observed during the habitat survey.
BIRDS				
California black rail (<i>Laterallus jamaicensis coturniculus</i>)	MBTA/ST/_	Densely vegetated marshes.	A/HA	There is no suitable emergent wetland habitat for California black rail within the subject property. None were observed during the habitat survey.

Common Name (<i>Scientific Name</i>)	Status Fed/State/ CNPS	General Habitat Description	Species Presence/ Habitat Presence	Rationale
Swainson's hawk (<i>Buteo swainsoni</i>)	MBTA/ST/_	Open grasslands and shrub lands.	A/HA	The Swainson's hawk and other raptors do not forage or nest within orchards
Tri-colored black bird (<i>Agelaius tricolor</i>)	MBTA/SSC/_	Marshes and swamps, agricultural irrigation ditches, blackberry brambles and grasslands. Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of colony.	A/HA	There is no suitable habitat within the subject property. None were observed during the habitat survey.
Western yellow-billed cuckoo (<i>Coccyzus americanus occidentalis</i>)	FT/SE/_	Open woodlands, riparian areas, orchards and moist, overgrown thickets	A/HA	There are no extensive parcels of riparian habitat within or near the subject property. None were observed during the habitat survey.
Cackling goose (<i>Branta hutchinsli leucopareia</i>)	_/_/_	Winters on lakes and inland prairies, fallow (winter) rice fields. Forages on natural pasture or grain fields. On lakes, reservoirs or ponds.	A/HA	There is no suitable habitat within or near the subject property. None were observed during the habitat survey.
PLANTS				
Hartweg's Golden Sunburst (<i>Pseudobahia bahiifolia</i>)	FE/SE/1B.1_	Valley and foothill grassland, cismontane woodland. Clay soils, often acidic. Predominantly on the northern Slopes of knolls, but also along Shady creeks or near vernal pools.	A/HA	There is no suitable habitat within or near the subject property. None were observed during the habitat survey.
Woolly rose-mallow (<i>Hibiscus lasiocarpus</i> var. <i>occidentalis</i>)	_/_/1B.2	Marshes and swamps (freshwater)	A/HA	There is no suitable habitat within or near the subject property. None were observed during the habitat survey.
Veiny monardella (<i>Monardella venosa</i>)	_/_/1B.1	Valley and foothill grassland, cismontane woodland. In heavy clay, mostly with grassland associates.	A/HA	There is no suitable habitat within or near the subject property.

CODE DESIGNATIONS

FE = Federally-listed Endangered	A = Species Absent
FT = Federally-listed Threatened	P = Species Present
FC = Federal Candidate Species	HA = Habitat Absent
BCC = Federal Bird of Conservation Concern	HP = Habitat Present
MBTA = Protected by the federal Migratory Bird Treaty Act	CH = Critical Habitat
SE = State-listed Endangered	MH = Marginal Habitat
ST = State-listed Threatened	CNPS 1B = Rare or Endangered in California or elsewhere
SR = State-listed Rare	CNPS 2 = Rare or Endangered in California, more common elsewhere
SSC = State Species of Special Concern	CNPS 3 = More information is needed
S1 = State Critically Imperiled	CNPS 4 = Plants with limited distribution
S2 = State Imperiled	0.1 = Seriously Threatened
S3 = State Vulnerable	0.2 = Fairly Threatened
S4 = State Apparently Secure	0.3 = Not very Threatened
SSC = CDFW Species of Special Concern	
FP = CDFW Fully Protected Species	
SNC = CDFW Sensitive Natural Community	

Migratory Birds

Nesting birds are protected under the MBTA (16 USC 703) and the CFWC (3503). The MBTA (16 USC §703) prohibits the killing of migratory birds or the destruction of their occupied nests and eggs except in accordance with regulations prescribed by the USFWS. The bird species covered by the MBTA includes nearly all of those that breed in North America, excluding introduced (i.e. exotic) species (50 Code of Federal Regulations §10.13). Activities that involve the removal of vegetation including trees, shrubs, grasses, and forbs or ground disturbance has the potential to affect bird species protected by the MBTA. The CFWC (§3503.5) states that it is “unlawful to take, possess, or destroy any birds in the order Falconiformes (hawks, eagles, and falcons) or Strigiformes (all owls except barn owls) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto”. Take includes the disturbance of an active nest resulting in the abandonment or loss of young. The CFWC (§3503) also states that “it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto”.

Survey Results

During the migratory bird and raptor survey conducted during August 2022, there were no observed nests within the subject property. Other avian species that have nesting habitat within or near the subject property are the American crow (*Corvus brachyrhynchos*), western scrub jay (*Aphelocoma californica*), house finch (*Carpodacus mexicanus*) and house sparrow (*Passer domesticus*).

Mitigation

Based on unsuitable habitat elements and historical records within a five mile radius of the subject property there is limited potential nesting habitat for migratory bird species the subject property. No mitigation measures are required for these species.

California Black Rail

The California black rail (*Laterallus jamaicensis coturniculus*) is threatened under the California Endangered Species Act (CESA) and is protected under the Federal Migratory Bird Treaty Act (MBTA). The California black rail is a small, sparrow sized, black rail that inhabits fresh water palustrine emergent persistent wetlands (wetlands that are non-tidal and dominated by perennial, erect, rooted, herbaceous, hydrophytes) and salt water tidal marshes (Richmond et. al. 2008 and 2010). Black rails are elusive, secretive birds that are rarely seen and are able to stay hidden by compressing their bodies laterally to fit through dense, tall, hydrophytic vegetation. The California black rails distribution is patchy and fragmented, occupying as far south as areas around the Colorado River, to areas around the San Francisco Bay, coastal parts of Marin County and along the western slopes of the Sierra Nevada foothills (Spautz et. al. 2005). The first known population of California black rails in the Sierra Nevada foothills was discovered in 1994 (Aigner et al. 1995). Since then there have been more efforts to survey for California black rails in the Sierra Nevada foothills and Sacramento Valley regions. In 2008, Richmond et. al. conducted a California black rail distribution survey in the Sierra Nevada foothills and found several occupied marshes. In their results they stated they found 103 occupied marshes in Yuba County, 38 occupied marshes in Nevada County and 21 occupied marshes in Butte County (Richmond et al. 2008). Suitable habitat consists of fresh emergent wetlands dominated by rushes and cattails. During the breeding season (March – July), California black rails construct loosely woven, deep cup nests within tall herbaceous hydrophytic vegetation. Current threats to the California black rail include direct and indirect loss, degradation and fragmentation of California's wetland habitat.

Survey Results

California black rails prefer fresh water palustrine, emergent, persistent, wetlands dominated by rushes and cattails. They are an extremely secretive species that is rarely seen and is more commonly heard. They construct their nests in areas that are heavily covered and out of view from predators. No fresh emergent wetlands were observed within the subject property. There were no visual or audio observations of California black rails during the species habitat survey.

Mitigation

Based on unsuitable habitat elements and historical records within a five mile radius of the subject property there is no potential nesting habitat for the California black rail within the subject property. No mitigation measures are required for these species.

5.0 RESULTS: PERMITS AND TECHNICAL STUDIES FOR SPECIAL LAWS OR CONDITIONS

5.1 Federal Endangered Species Act Consultation Summary

The USFWS was contacted during August 2022, for a list of endangered, threatened, sensitive and rare species, and their habitats within the subject property. The list was derived from special-status species that occur or have the potential to occur within the USGS Gilsizer Slough 7.5"

Quadrangle and eight surrounding quadrangles. The list was referenced to determine appropriate biological and botanical surveys and potential species occurrence within the subject property.

5.2 Federal Fisheries and Essential Fish Habitat Consultation Summary

Essential fish habitat (EFH) means those waters and substrate necessary to fish for spawning, breeding, feeding, or growth to maturity (Magnuson-Stevens Fishery Conservation and Management Act (MSA) §3). There is no habitat within the subject property that provides "waters and substrate necessary to fish for spawning, breeding, feeding, or growth to maturity," or special-status fish species managed under a fishery council (i.e. chinook and coho). Therefore there is no EFH or the need for federal fisheries consultation.

5.3 California Endangered Species Act Consultation Summary

The CDFW was consulted during August 2022, for a list of endangered, threatened, sensitive and rare species, and their habitats within the subject property. The list was derived from special-status species that occur or have the potential to occur within the USGS Gilsizer Slough 7.5" Quadrangle and eight adjacent quadrangles. The list was referenced to determine appropriate biological and botanical surveys and potential species occurrence within the subject property.

5.4 Wetlands and Others Water Coordination Summary

MHBA conducted a determination of Waters of the U.S. within the subject property. Surveys were conducted during August 2022 by MHBA's Marcus H. Bole. The surveys involved an examination of botanical resources, soils, hydrological features, and determination of wetland characteristics based on the *United States Army Corps of Engineers Wetlands Delineation Manual (1987)*; *the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (2008)*; the *U.S. Army Corps of Engineers Jurisdictional Determination Form Instructional Guidebook (2007)*; the *U.S. Army Corps of Engineers Ordinary High Flows and the Stage-Discharge Relationship in the Arid West Region (2011)*; and the *U.S. Army Corps of Engineers Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States (2008)*.

5.6 Determination of Waters of the United States

The intent of this determination is to identify wetlands and "other Waters of the United States" that are present within the Study Area that could fall under the regulatory jurisdiction of the U. S. Army Corps of Engineers (Corps) pursuant to Section 404 of the Clean Water Act. The *1987 Corps of Engineers Wetlands Delineation Manual* identifies several methodologies and combinations of methodologies that can be utilized in making jurisdictional determinations. Marcus H. Bole & Associates has employed the Routine On-Site Determination methodology for this study (as supplemented by the *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region*, dated December 2006). The Routine On-Site Determination method uses a three-parameter approach (vegetation, soils and hydrology) to identify and delineate the boundaries of jurisdictional wetlands. To be considered a wetland, all three positive wetland parameters must be present. These parameters include (1) a dominance of wetland vegetation, (2) a presence of hydric soils, and (3) hydrologic conditions that result in

periods of inundation or saturation on the surface from flooding or ponding. Further description of these parameters is provided below:

1) Vegetation. Wetland vegetation includes those plants that possess physiological traits that allow them to grow and persist in soils subject to inundation and anaerobic soil conditions. Plant species are classified according to their probability of being associated with wetlands. Obligate (OBL) wetland plant species almost always occur in wetlands (more than 99 percent of the time), facultative wetland (FACW) plant species occur in wetlands most of the time (67 to 99 percent), and facultative (FAC) plant species have about an equal chance (33 to 66 percent) of occurring in wetlands as in uplands. For this study, vegetation was considered to meet the vegetation criteria if more than 50% of the vegetative cover was FAC or wetter. No wetland plant species were observed within the project site during our onsite evaluations. There was no sign of vernal pools or vernal swales on the property.

2) Hydric Soils. Hydric soils are saturated, flooded, or ponded in the upper stratum long enough during the growing season to develop anaerobic conditions and favor the growth of wetland plants. Hydric soils include gleyed soils (soils with gray colors), or usually display indicators such as low chroma values, redoximorphic features, iron, or manganese concretions, or a combination of these indicators. Low chroma values are generally defined as having a value of 2 or less using the Munsell Soil Notations (Munsell, 1994). For this study a soil was considered to meet the hydric soil criteria for color if it had a chroma value of one or a chroma of two with redoximorphic features, or if the soil exhibited iron or manganese concretions. Redoximorphic features (commonly referred to as mottles) are areas in the soils that have brighter (higher chroma) or grayer (lower chroma) colors than the soil matrix. Redoximorphic features are the result of the oxidation and reduction process that occurs under anaerobic conditions. Iron and manganese concretions form during the oxidation-reduction process, when iron and manganese in suspension are sometimes segregated as oxides into concretions or soft masses. These accumulations are usually black or dark brown. Concretions 2 mm in diameter occurring within 7.5 cm of the surface are evidence that the soil is saturated for long periods near the surface. Onsite soils as identified by the Natural Resources Conservation Service (NRCS) are Conejo-Tisdale complex, 0 to 2 percent slopes. These soils do not support ponding or pooling; however, in areas that are frequently flooded for long durations, these soils are classified as a “hydric” soil of Sutter County. The subject property is not subject to frequent flooding and there were no signs of hydric soil development within the subject property.

3) Hydrology. Wetlands by definition are seasonally inundated or saturated at or near the surface. In order for an area to have wetland hydrology, it has to be inundated or saturated for 5% of the growing season (approximately 12 days) (USDA, 1967). Indicators include visual soil saturation, flooding, watermarks, drainage patterns, encrusted sediment and plant deposits, cryptogammic lichens, and algal mats. Due to past property use as a walnut orchard the natural hydrology has been altered through drainage and flood protection.

Wetland Determination Results

Using the methodologies described in the *1987 Wetland Delineation Manual*, Marcus H. Bole & Associates found no state or federal jurisdictional wetland habitats within the boundaries of the subject property.

CONCLUSIONS AND RECOMMENDATIONS

According to California Environmental Quality Act (CEQA) guidelines, a project is normally considered to have a significant impact on wildlife if it will interfere substantially with the movement of any resident or migratory fish or wildlife species; or substantially diminishes habitat quantity or quality for dependent wildlife and plant species. Impacts to special status species and their associated habitats are also considered significant if the impact would reduce or adversely modify a habitat of recognized value to a sensitive wildlife species or to an individual of such species. This guideline applies even to those species not formally listed as threatened, rare or endangered by the California Department of Fish & Wildlife and the United States Fish and Wildlife Service. Project implementation will not result in impacts to resident or migratory wildlife, special status plant or wildlife species, or any associated protected habitat. It is our recommendation that no further biological or botanical studies are required at this time.

This concludes our biological and wetland evaluation of a five acre parcel (APN 022-040-003) and a ten acre parcel (APN 022-040-005) located at 1749 Sanborn Road, Yuba City, Sutter County, California. The project site is located on the U.S. Geological survey (USGS) Gilsizer Slough 7.5-minute topographic quadrangle, Township 15 North, Range 3 East, located north of Bogue Road, west of Sanborn Road, south of Lincoln Road and east of South George Washington Boulevard in western Yuba City. If you have any questions concerning our findings please feel free to contact me directly at: Marcus H. Bole & Associates, Attn: Marcus Bole, 104 Brock Drive, Wheatland, CA 95692, phone 530-633-0117, fax 530-633-0119, email: mbole@aol.com. For a complete copy of the Statement of Qualifications of the staff members conducting this evaluation please visit our website at: mhbole.com.

Respectfully Submitted:



Charlene J. Bole, M.S, Botanist
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Marcus H. Bole & Associates



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Senior Wetland Scientist
Marcus H. Bole & Associates

LIST OF ATTACHMENTS:

APPENDIX A: MAPS AND PHOTO PLATES

APPENDIX B: NATURAL DIVERSITY DATA BASE & FEDERAL LIST

APPENDIX C: RESUMES OF SURVEYORS

6.0 REFERENCES

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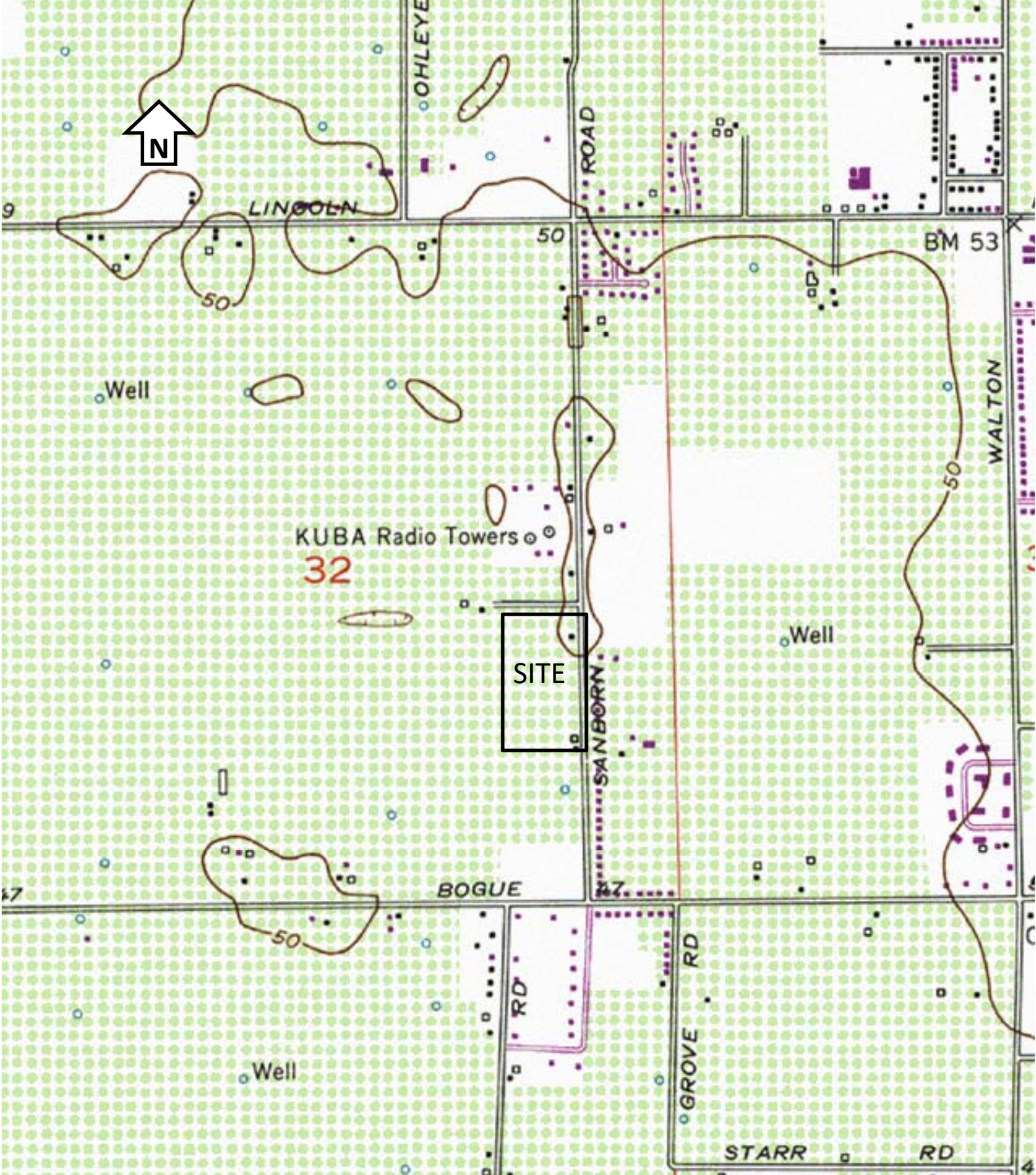
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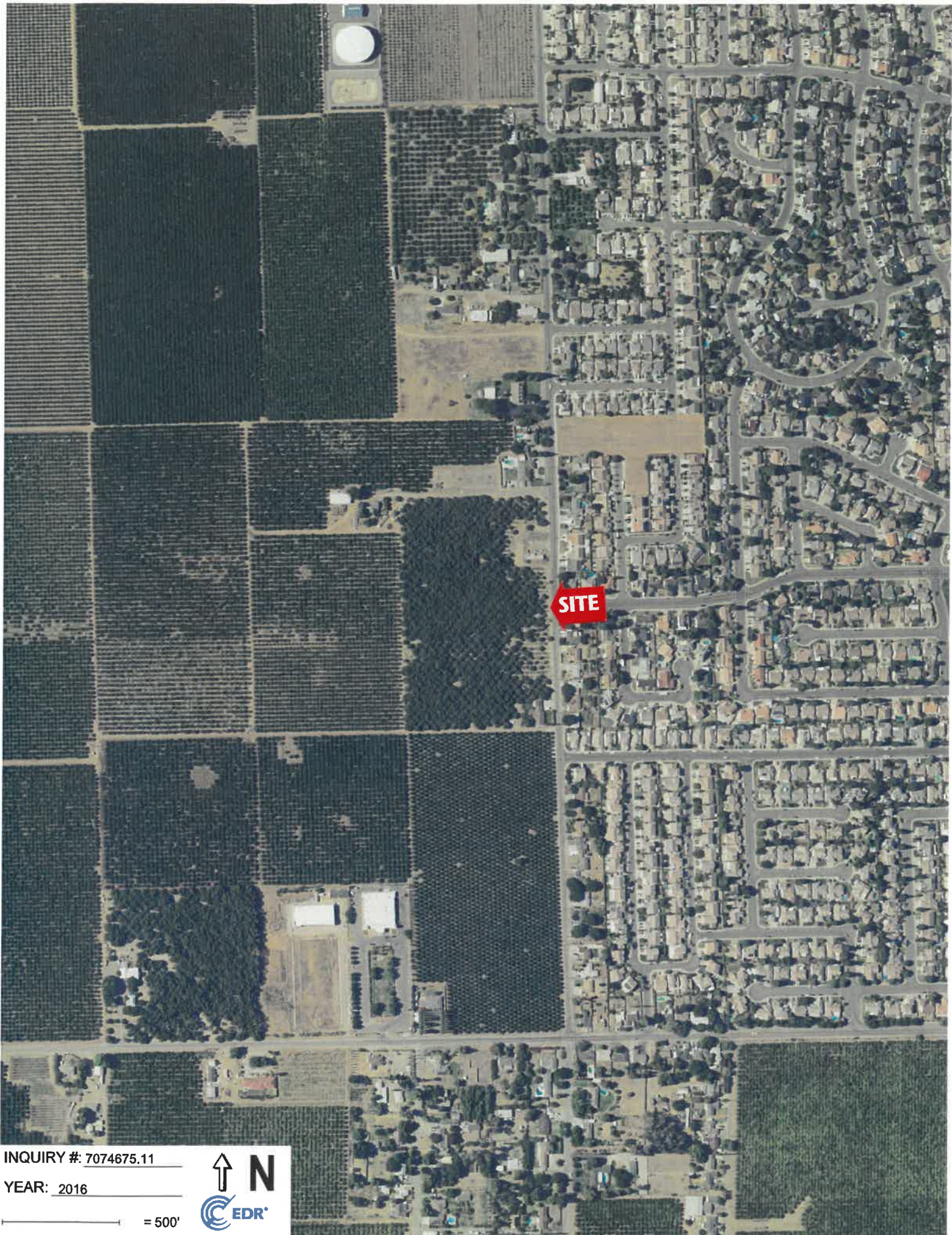
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APPENDIX A: MAPS AND SITE PHOTOS



Vicinity Map: Chima Ranch Project, a ±15.0-acre project site located in Section 32, Township 15N, Range 3 East Gilsizer Slough 7.5 minute USGS Quadrangle. 39.103080 N, -121.656537W. Sutter County APNs 022-040-003 and 022-040-005.

FIGURE 1



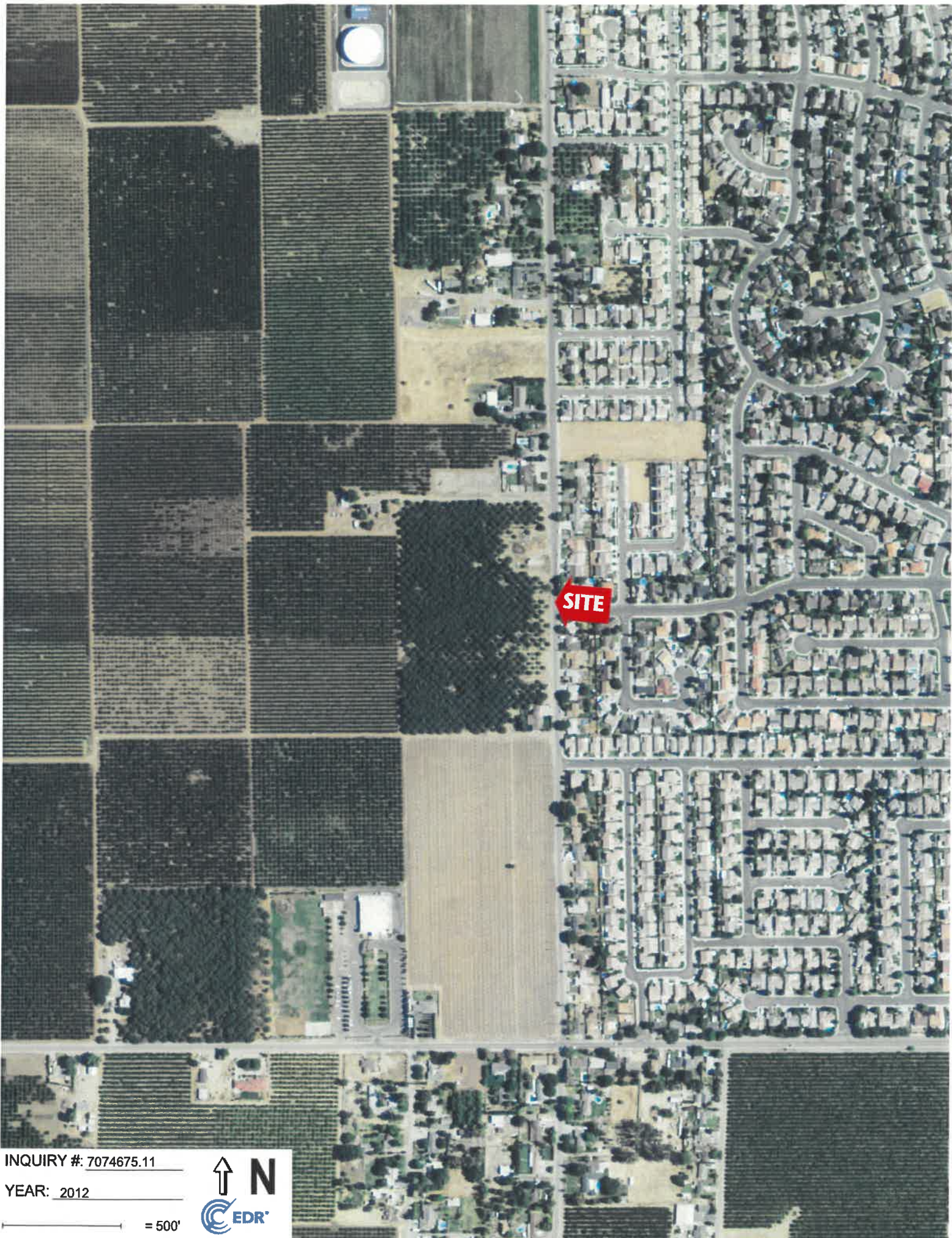
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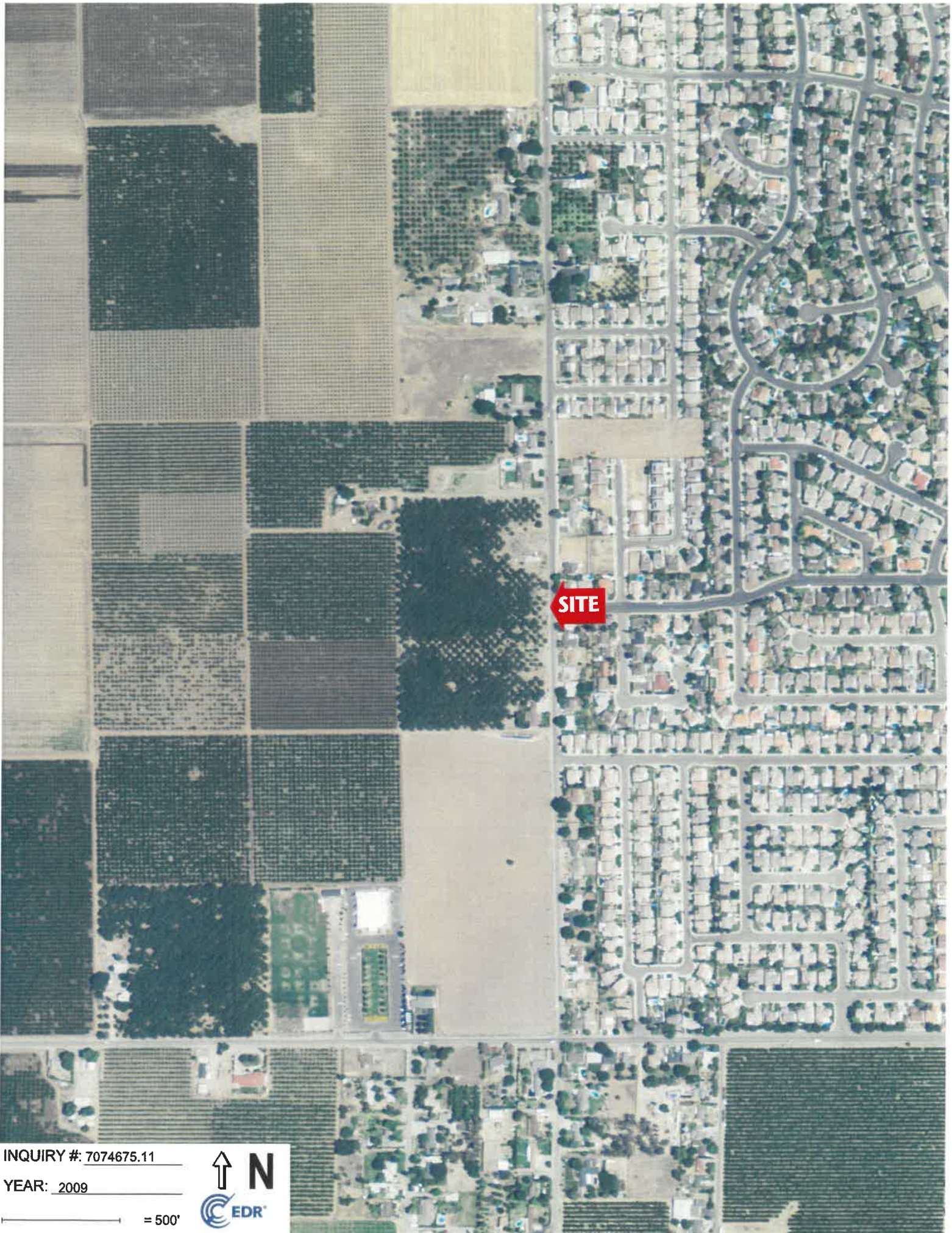
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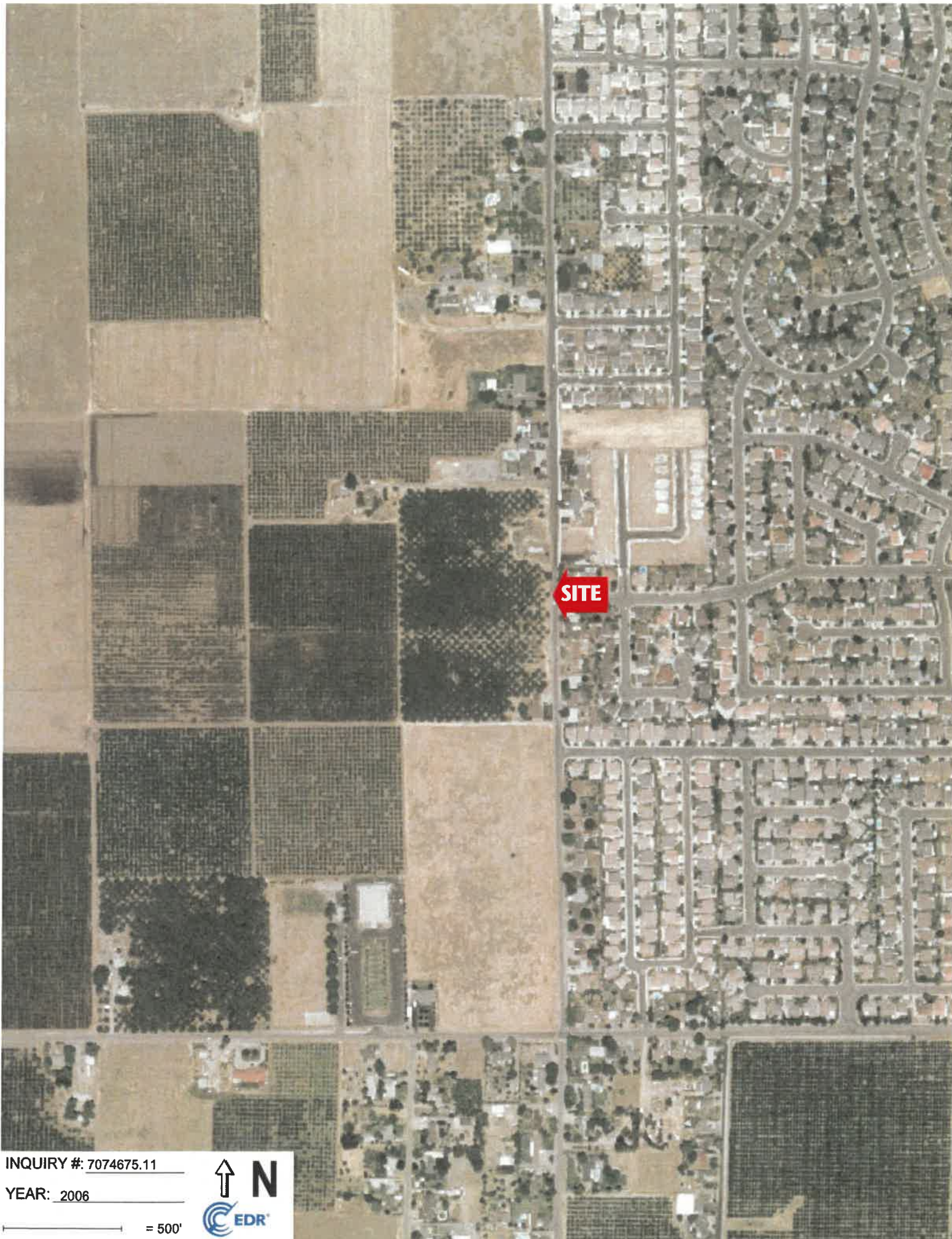
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YEAR: 2006

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INQUIRY # 7074675.11

YEAR: 1998

— = 500'





SITE

INQUIRY #: 7074675.11

YEAR: 1984

_____ = 500'





INQUIRY #: 7074675.11

YEAR: 1977

— = 500'





SITE

INQUIRY # 7074675.11

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INQUIRY #: 7074675.11

YEAR: 1952

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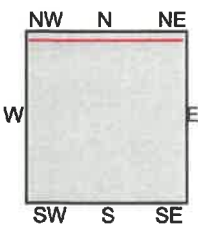
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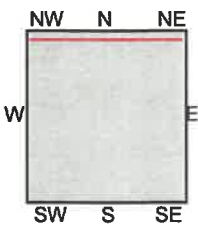
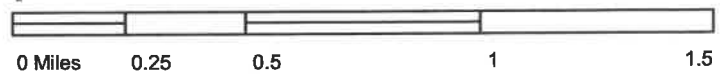
TP, Glisier Slough, 2018, 7.5-minute
N, Sutter, 2018, 7.5-minute

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ADDRESS: 1607 Sanborn Road
Yuba City, CA 95993
CLIENT: Marcus Bole and Associates





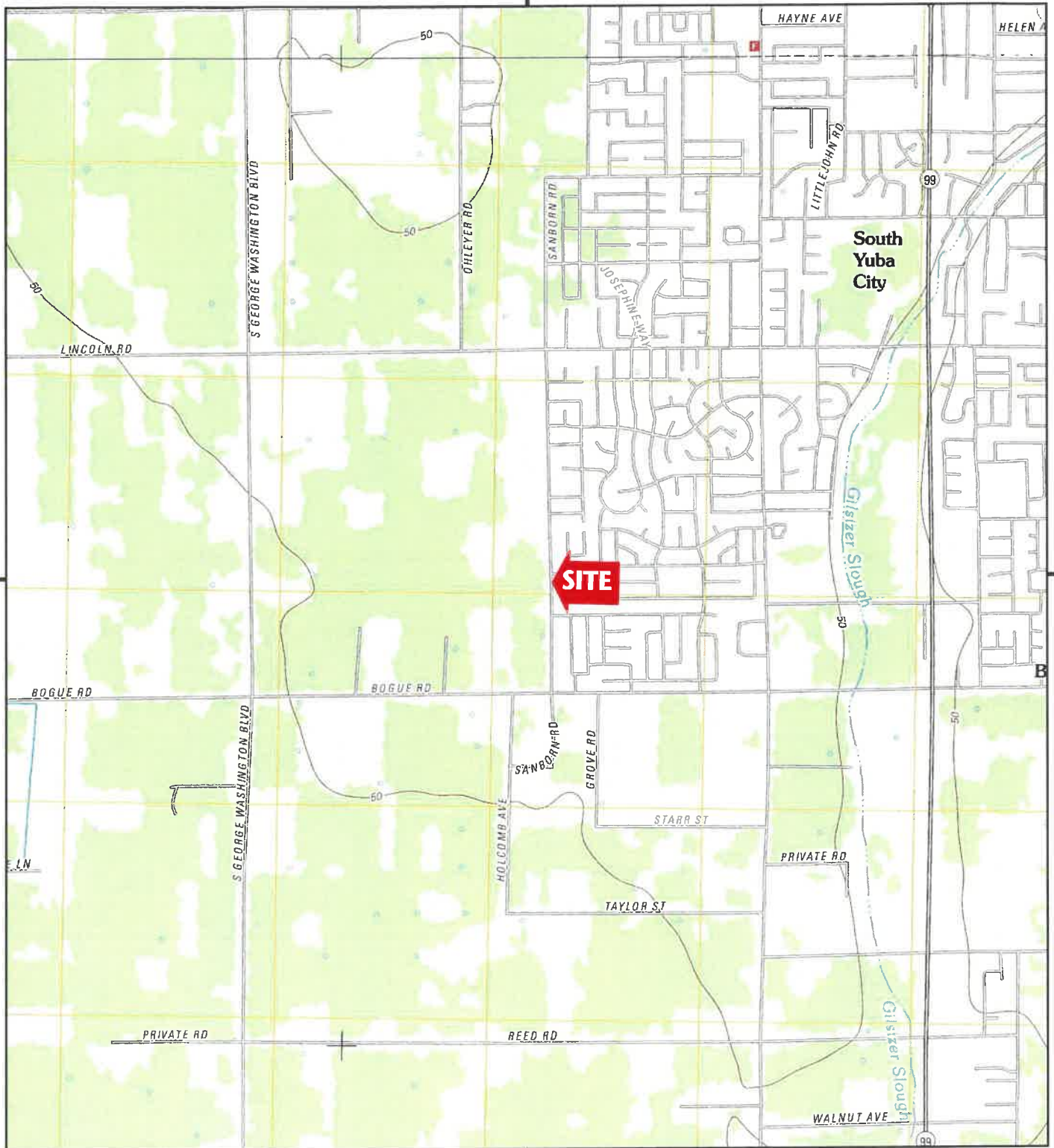
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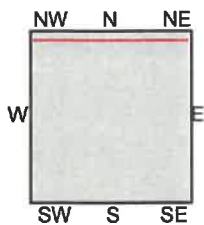
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Yuba City, CA 95993
CLIENT: Marcus Bole and Associates





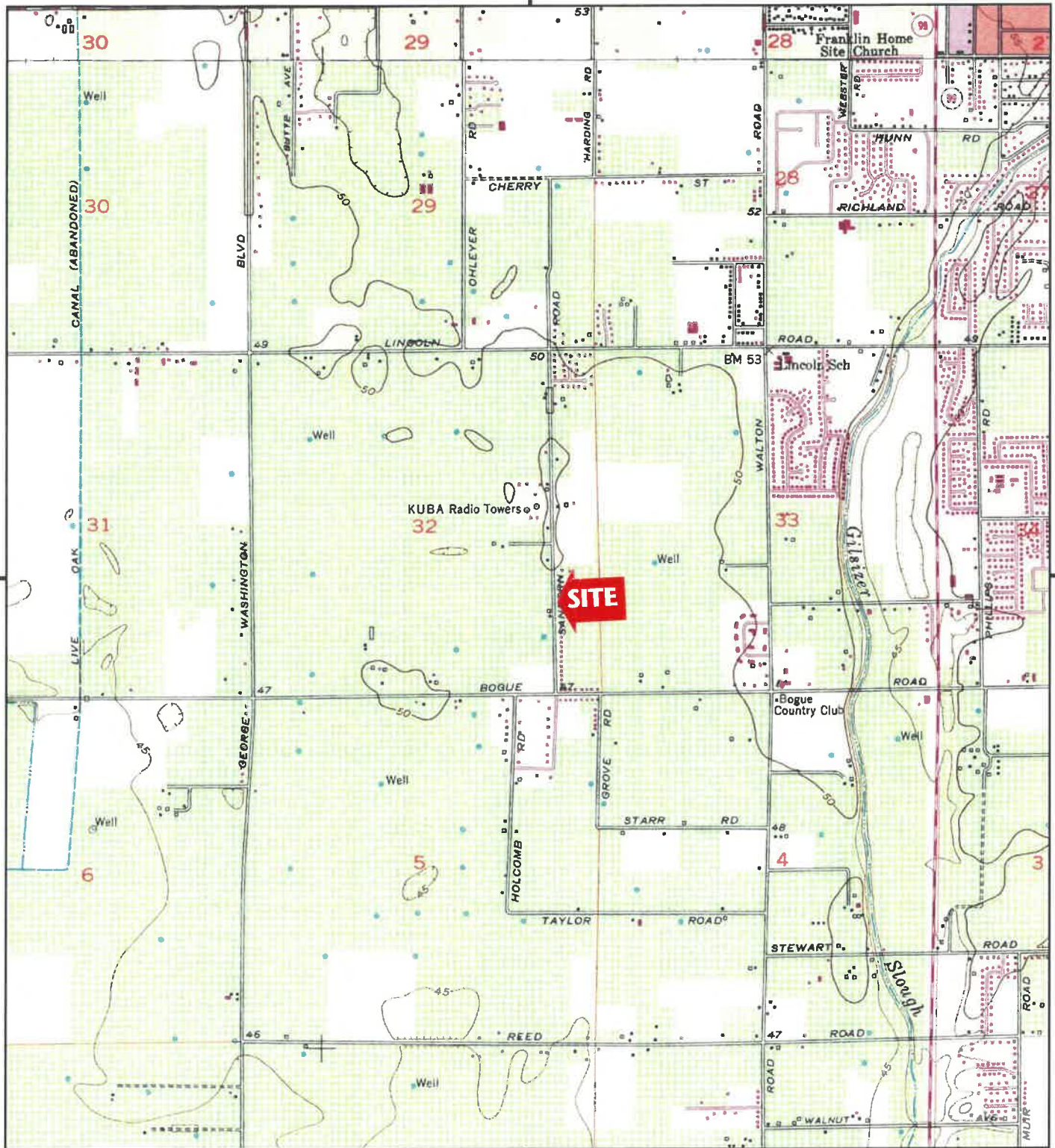
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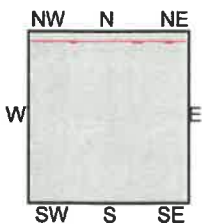
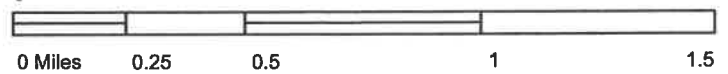
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Yuba City, CA 95993
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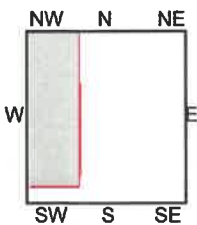
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Yuba City, CA 95993
CLIENT: Marcus Bole and Associates





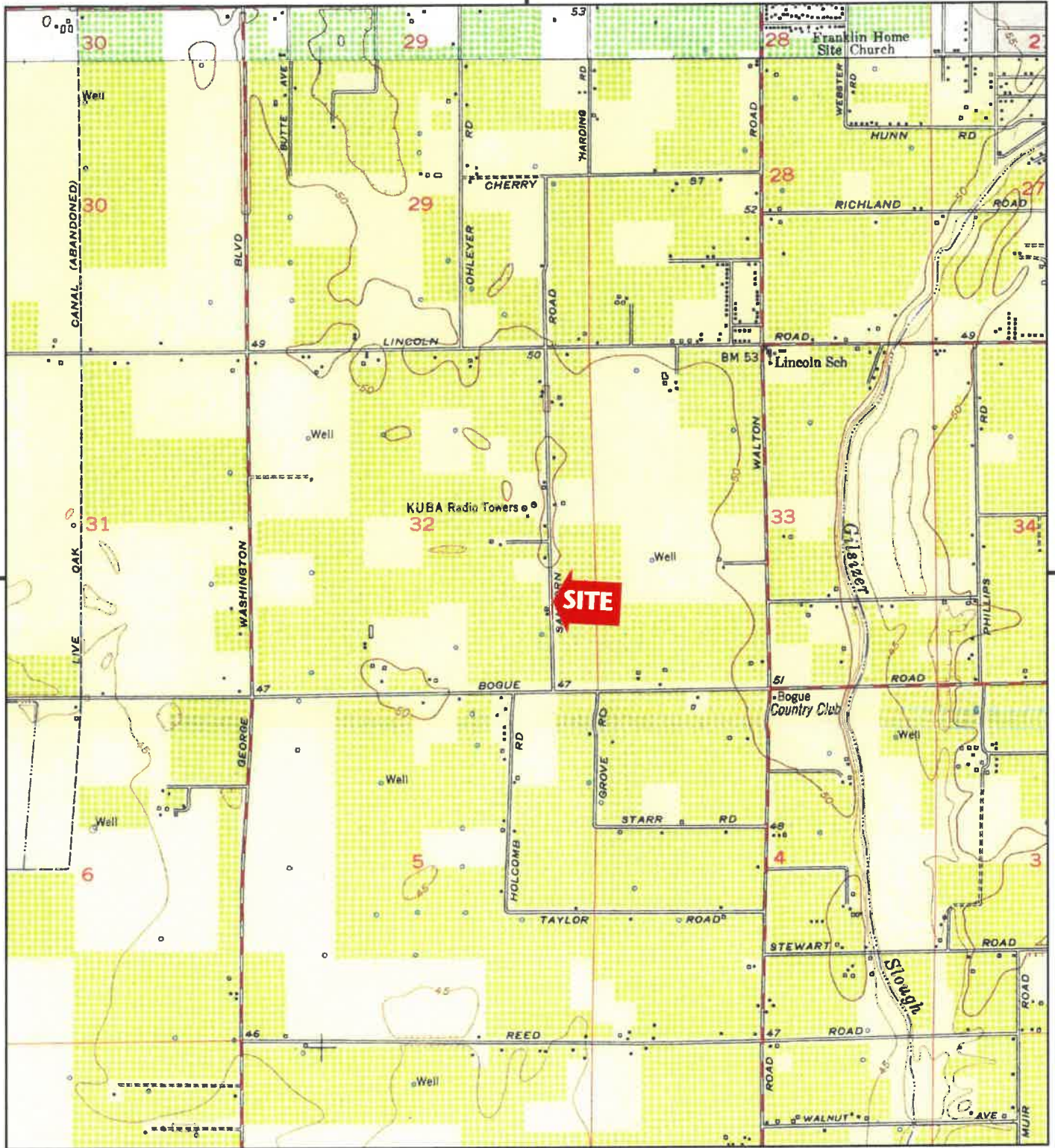
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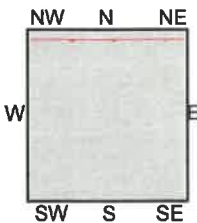
NW, MARYSVILLE BUTTES VICINITY, 1913, 15-minute

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ADDRESS: 1607 Sanborn Road
 Yuba City, CA 95993
CLIENT: Marcus Bole and Associates





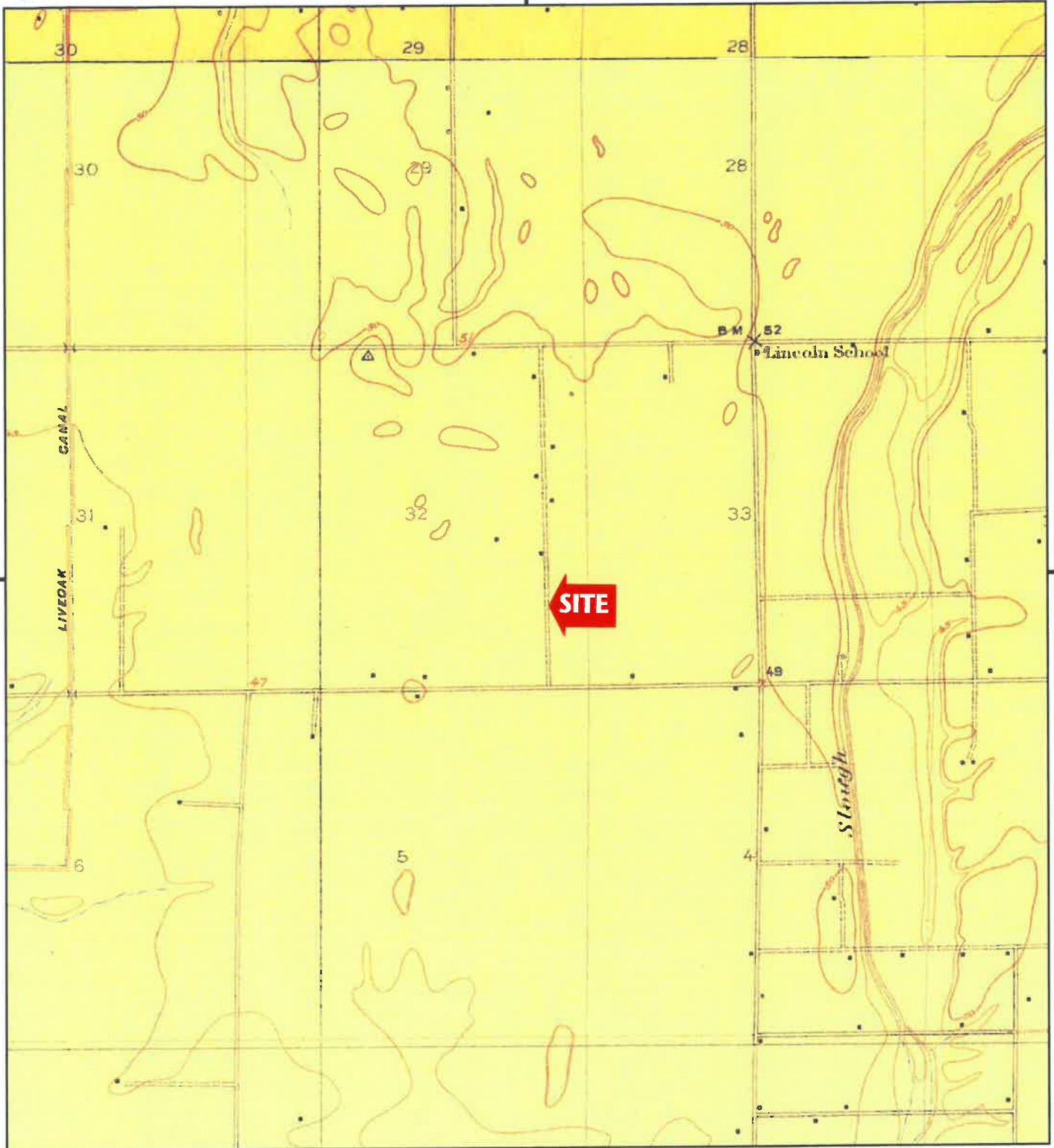
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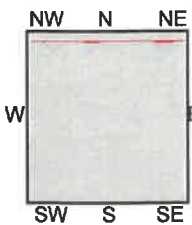
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Yuba City, CA 95993
CLIENT: Marcus Bole and Associates





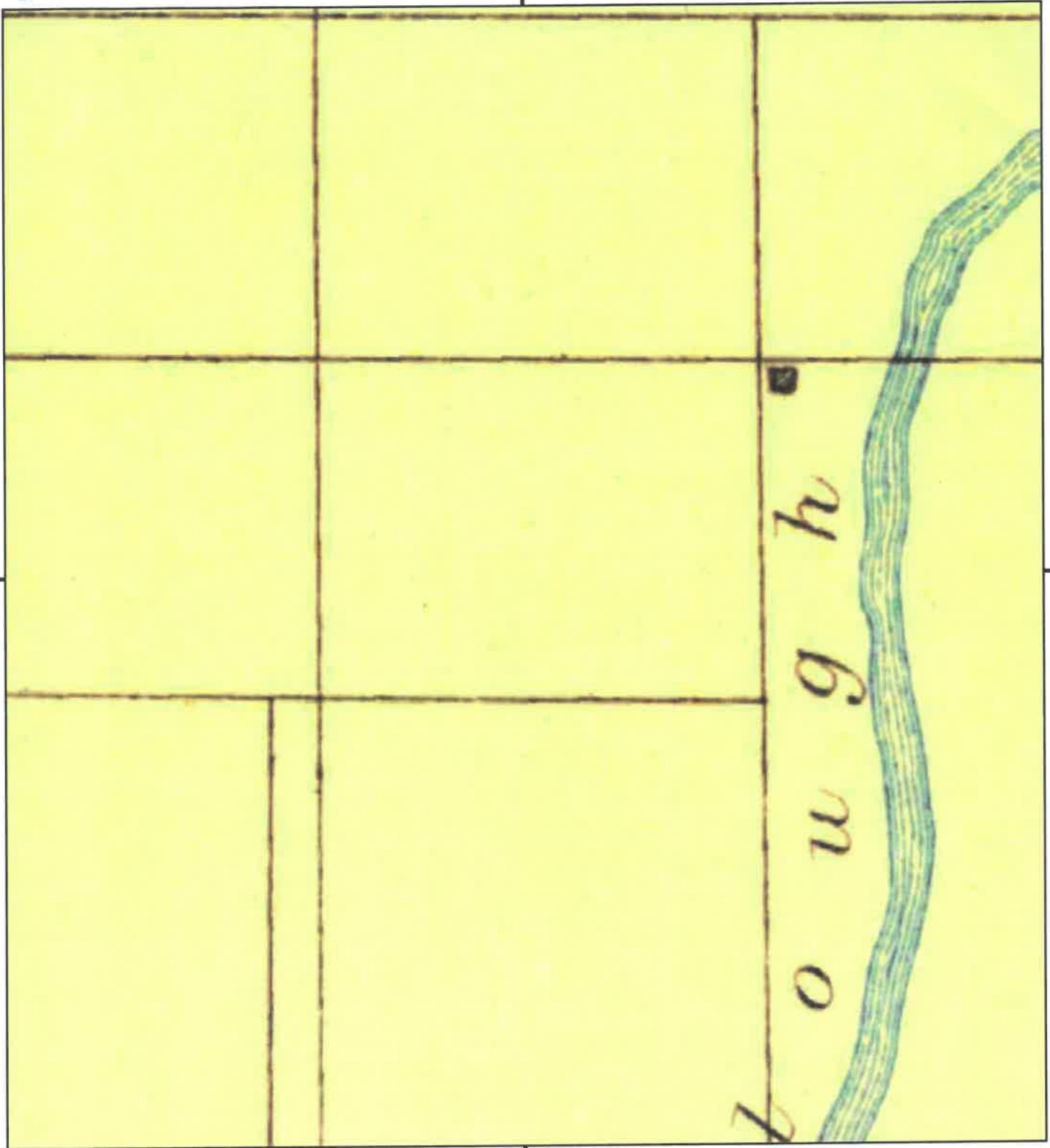
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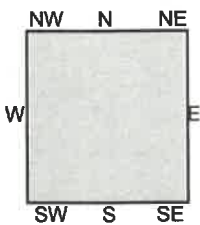
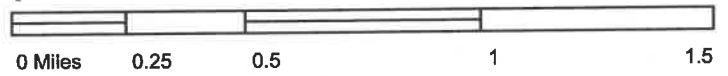
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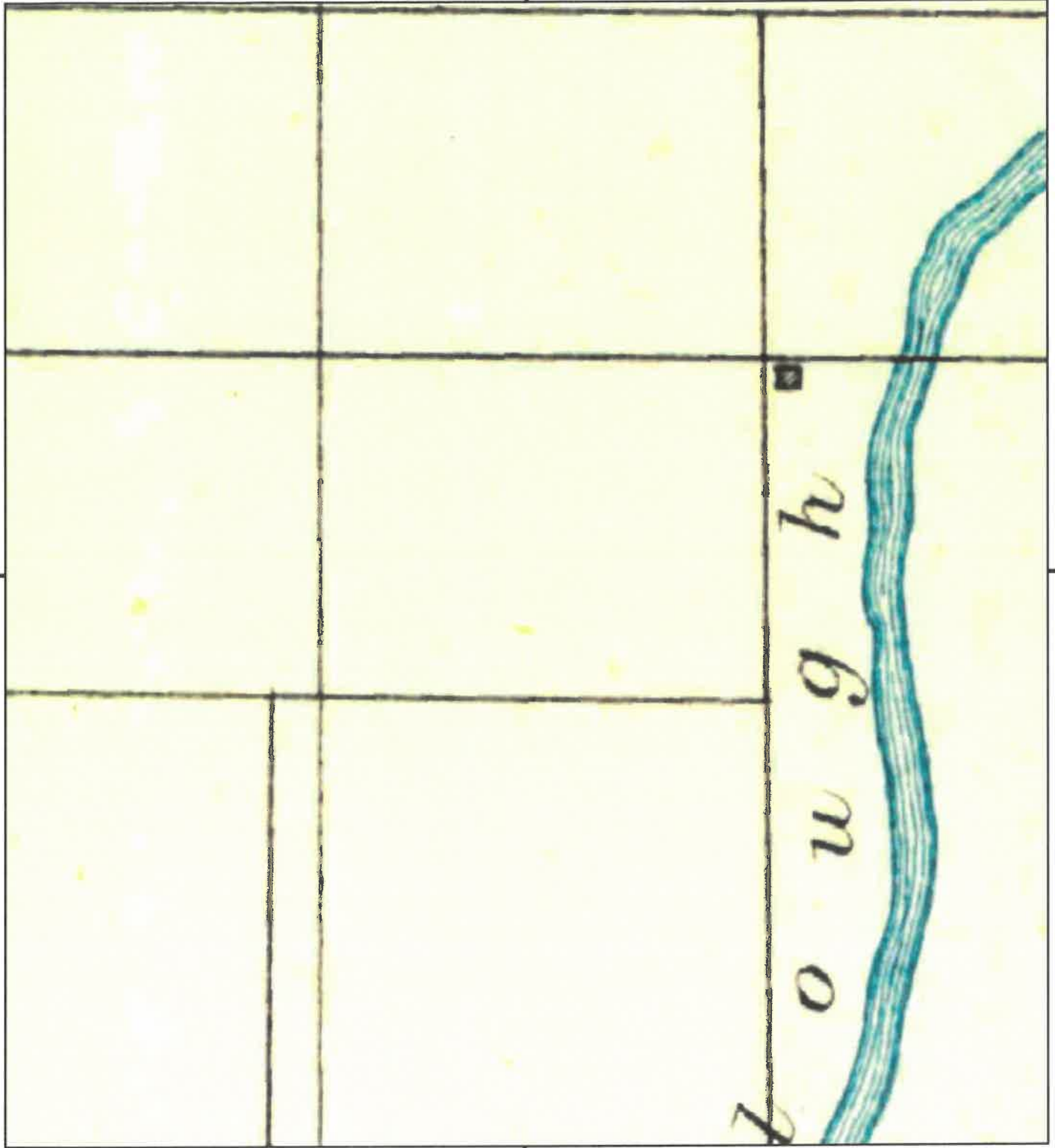
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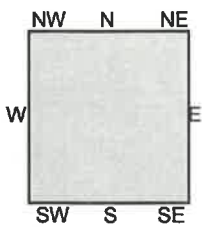
TP, Marysville, 1895, 30-minute

SITE NAME: Chima Ranch
ADDRESS: 1607 Sanborn Road
Yuba City, CA 95993
CLIENT: Marcus Bole and Associates





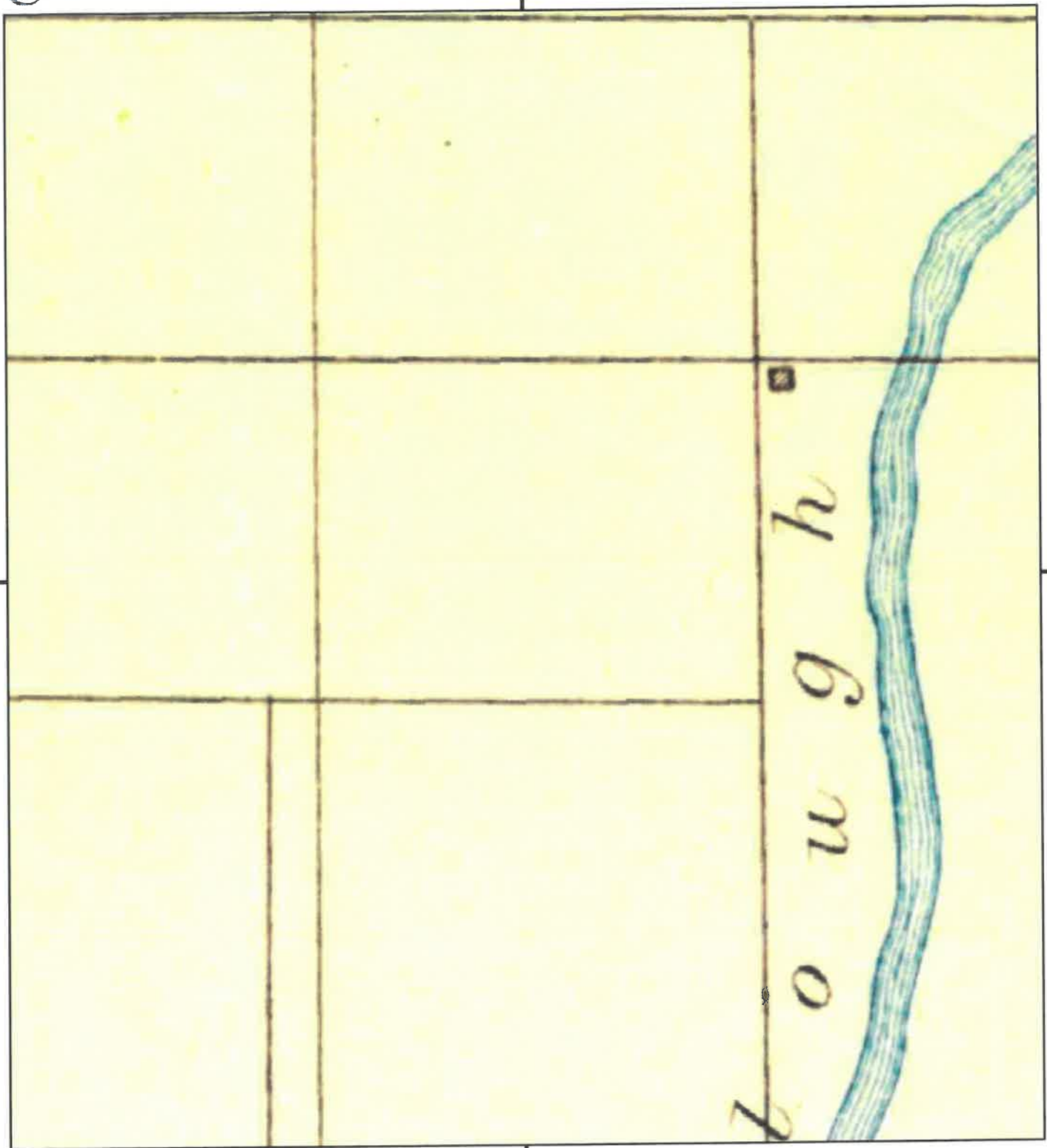
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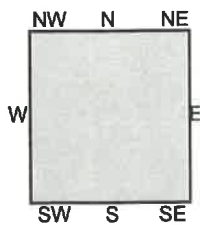
TP, Marysville, 1894, 30-minute

SITE NAME: Chima Ranch
ADDRESS: 1607 Sanborn Road
Yuba City, CA 95993
CLIENT: Marcus Bole and Associates





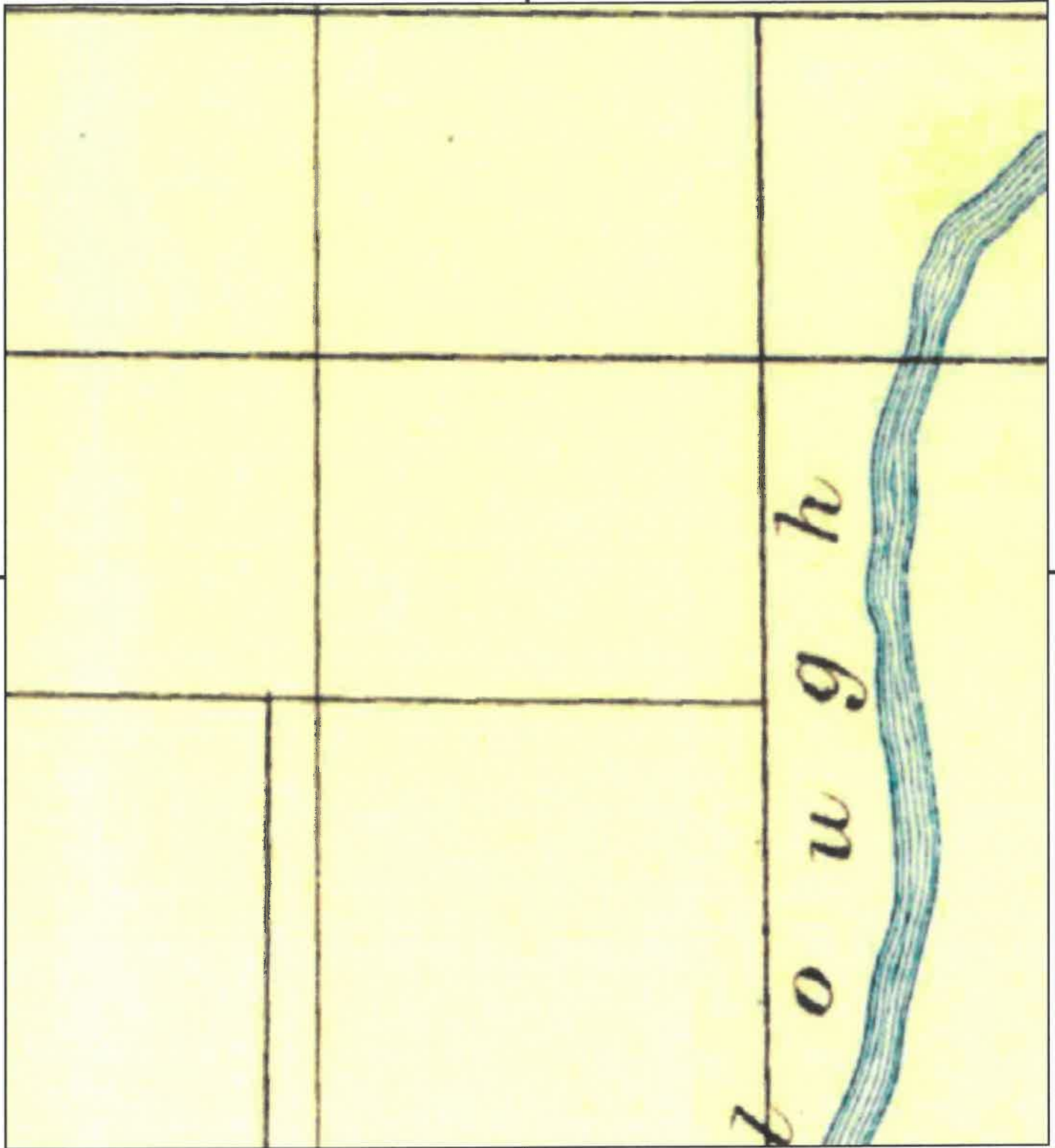
This report includes information from the following map sheet(s).



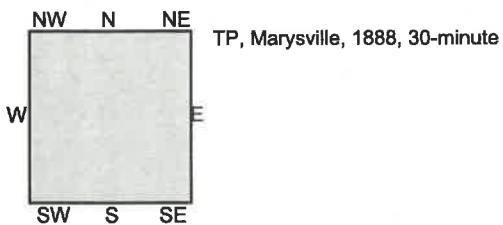
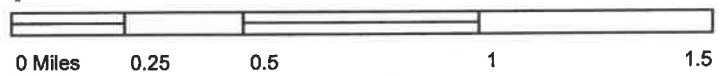
TP, Marysville, 1891, 30-minute

SITE NAME: Chima Ranch
ADDRESS: 1607 Sanborn Road
Yuba City, CA 95993
CLIENT: Marcus Bole and Associates





This report includes information from the following map sheet(s).



SITE NAME: Chima Ranch
ADDRESS: 1607 Sanborn Road
Yuba City, CA 95993
CLIENT: Marcus Bole and Associates





MARCUS H. BOLE & ASSOCIATES
104 Brock Drive, Wheatland, CA 95692
(530) 633-0117, email: mbole@aol.com

SITE: APN 022-040-003
ITEM: Caretakers residence
DATE: 8/9/2022

PLATE: 1



MARCUS H. BOLE & ASSOCIATES
104 Brock Drive, Wheatland, CA 95692
(530) 633-0117, email: mbole@aol.com

SITE: APN 022-040-005
ITEM: Residence at 1749 Sanborn Rd.
DATE: 8/9/2022 **PLATE: 2**



MARCUS H. BOLE & ASSOCIATES
104 Brock Drive, Wheatland, CA 95692
(530) 633-0117, email: mbole@aol.com

SITE: APN 022-040-003 & -005
ITEM: Onsite Walnut Orchards
DATE: 8/9/2022

PLATE: 3

**APPENDIX B: CALIFORNIA NATURAL DIVERSITY
DATABASE - WIDE REPORT & FEDERAL SPECIES
LIST**



United States Department of the Interior



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

In Reply Refer To:
Project Code: 2022-0072569
Project Name: Chima Ranch Tentative Subdivision Map

August 09, 2022

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

To Whom It May Concern:

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

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

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2))

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

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

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

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

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

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

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

Attachment(s):

- Official Species List

Official Species List

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

This species list is provided by:

Sacramento Fish And Wildlife Office

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

Project Summary

Project Code: 2022-0072569

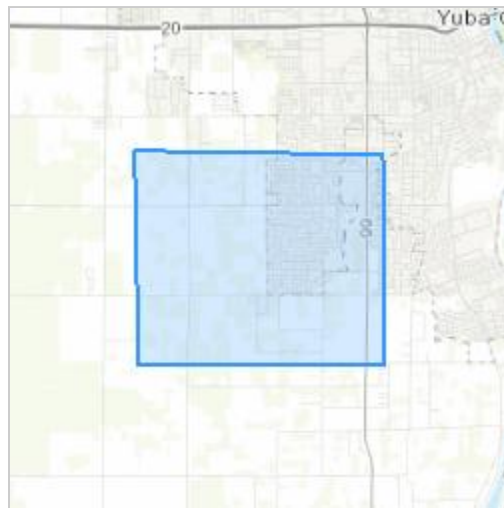
Project Name: Chima Ranch Tentative Subdivision Map

Project Type: Acquisition of Lands

Project Description: 15-Acre site located in Section 32, Township 15N, Range 3 East, Gilzizer Sloough 7.5' USGS Quadrangle

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@39.10392055,-121.65673001675802,14z>



Counties: Sutter County, California

Endangered Species Act Species

There is a total of 9 threatened, endangered, or candidate species on this species list.

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

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

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

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

Birds

NAME	STATUS
Yellow-billed Cuckoo <i>Coccyzus americanus</i> Population: Western U.S. DPS There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/3911	Threatened

Reptiles

NAME	STATUS
Giant Garter Snake <i>Thamnophis gigas</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4482	Threatened

Amphibians

NAME	STATUS
California Tiger Salamander <i>Ambystoma californiense</i> Population: U.S.A. (Central CA DPS) There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/2076	Threatened

Fishes

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

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate
Valley Elderberry Longhorn Beetle <i>Desmocerus californicus dimorphus</i> There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/7850	Threatened

Crustaceans

NAME	STATUS
Vernal Pool Fairy Shrimp <i>Branchinecta lynchi</i> There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/498	Threatened
Vernal Pool Tadpole Shrimp <i>Lepidurus packardii</i> There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/2246	Endangered

Flowering Plants

NAME	STATUS
Hartweg's Golden Sunburst <i>Pseudobahia bahiifolia</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1704	Endangered

Critical habitats

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

IPaC User Contact Information

Agency: Bole & Associates

Name: Marcus Bole

Address: 104 Brock Drive

City: Wheatland

State: CA

Zip: 95692

Email: mbole@aol.com

Phone: 5306330117



Selected Elements by Common Name

California Department of Fish and Wildlife

California Natural Diversity Database



Query Criteria: Quad (Gilsizer Slough (3912116)) AND (Federal Listing Status IS (Endangered OR Threatened OR Proposed Endangered OR Proposed Threatened OR Candidate OR All CNDDDB element occurrences OR Delisted) OR State Listing Status IS (Endangered OR Threatened OR Rare OR All CNDDDB element occurrences OR Delisted) OR Candidate Endangered OR Candidate Threatened))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
cackling (=Aleutian Canada) goose <i>Branta hutchinsii leucopareia</i>	ABNJB05035	Delisted	None	G5T3	S3	WL
California black rail <i>Laterallus jamaicensis coturniculus</i>	ABNME03041	None	Threatened	G3T1	S1	FP
California linderiella <i>Linderiella occidentalis</i>	ICBRA06010	None	None	G2G3	S2S3	
Coastal and Valley Freshwater Marsh <i>Coastal and Valley Freshwater Marsh</i>	CTT52410CA	None	None	G3	S2.1	
giant gartersnake <i>Thamnophis gigas</i>	ARADB36150	Threatened	Threatened	G2	S2	
Hartweg's golden sunburst <i>Pseudobahia bahiifolia</i>	PDAST7P010	Endangered	Endangered	G1	S1	1B.1
Swainson's hawk <i>Buteo swainsoni</i>	ABNKC19070	None	Threatened	G5	S3	
tricolored blackbird <i>Agelaius tricolor</i>	ABPBXB0020	None	Threatened	G1G2	S1S2	SSC
veiny monardella <i>Monardella venosa</i>	PDLAM18082	None	None	G1	S1	1B.1
western pond turtle <i>Emys marmorata</i>	ARAAD02030	None	None	G3G4	S3	SSC
woolly rose-mallow <i>Hibiscus lasiocarpus var. occidentalis</i>	PDMAL0H0R3	None	None	G5T3	S3	1B.2

Record Count: 11

APPENDIX C: RESUMES OF SURVEYORS



Marcus H. Bole & Associates
An Environmental Consulting Firm

MARCUS H. BOLE, Senior Wildlife Biologist

EXPERTISE:

Wildlife & Natural Resource Management
Environmental Site Assessments (NEPA & CEQA-level)
Wetland Delineation, Mitigation, and Permitting

EDUCATION:

Master's Degree in Environmental Science
North Dakota State University, Fargo, 1976
Baccalaureate in Wildlife Biology
California State University, Sacramento, 1970
Registered Environmental Property Assessor (REPA, #647913)
Certified (OSMB) Disabled Veteran Business Enterprise (DVBE)
California Department of General Services (#0000847)
Service Disabled Veteran Owned Small Business (VA)
Awarded GSA Contract Number: GS10F101BA Environmental
Schedule 899, DUNS Number 943646430

PROFESSIONAL HISTORY:

Bole & Associates, Principal, 1993 - Present
U. S. Federal Government Manager of Environmental Engineering,
Compliance and Community Planning, 1970 - 1993
California State Division of Forestry, Engineer, 1966 - 1970

REPRESENTATIVE EXPERIENCE:

Mr. Bole has over forty years of experience in environmental project management and wildlife biology. He has supervised work forces of professional engineers, scientists and technicians responsible for pollution monitoring, permitting, abatement, environmental impact analysis, natural resource evaluation and restoration programs and preserve habitat management. As a biologist, Mr. Bole has conducted numerous Biological Assessments in accordance with United States Fish & Wildlife Service and California Department of Fish & Wildlife protocols and regulations. He has conducted wetland delineations in accordance with the United States Army Corps of Engineers regulations throughout California. Mr. Bole has conducted hundreds of raptor (hawk, owl and bat) assessments in accordance with California Department of Fish and Wildlife and United States Fish and Wildlife Service protocols. As lead environmental scientist for the Department of Veterans Affairs, National Cemetery Administration, he has been directly responsible for coordinating environmental assessments and the Environmental Management System (EMS) for over 160 National Cemeteries in the United States. As Chief, Environmental Management Division, Beale AFB, California, he managed compliance issues and the restoration of natural resources within a 23,000 acre federal military installation, retiring in 1993 in the rank of Lieutenant Colonel. As Principal, Marcus H. Bole & Associates, he manages allocation of personnel, client development and strategic planning.



Marcus H. Bole & Associates
An Environmental Consulting Firm

CHARLENE J. BOLE, Senior Botanist

EXPERTISE:

Threatened and Endangered Species, Botanical Surveys
Wetland Delineation, Mitigation and Permitting
Environmental Project Management

EDUCATION:

Masters Degree in Environmental Science
North Dakota State University, Fargo, 1979
Baccalaureate in Biology
California State University, Sacramento, 1974
Graduate Course work in Environmental Sciences, Botany & Wildlife Biology
Registered Environmental Property Assessor (REP# 229436)
State of California Standard Teaching Credential, Science
California Community College Credential, Environmental Science

PROFESSIONAL HISTORY:

Marcus H. Bole & Associates (MHB&A), Principal, 1991 - Present
Consultant, Veterans Administration, National Cemetery Administration, 2005-Present
Consultant, Regulatory Permitting, US Army, Department of Defense, Belgium, 1988 - 1991
Senior Project Manager, Environmental Development Center, Belgium, 1988 - 1991
Environmental Consultant for Department of Defense, Japan, 1985 - 1987
Science and Math Instructor, Wheatland School District, CA, 1980 - 1984

REPRESENTATIVE EXPERIENCE:

Ms. Bole has over thirty-five years of experience in environmental project management, wildlife biology and avian surveys. A recognized expert in research development and management, she has supervised work forces of professional scientists and technicians responsible for a wide array of environmental issues in overseas locations and throughout California. Ms. Bole has conducted numerous Botanical Assessments in accordance with United States Fish & Wildlife Service and California Department of Fish & Wildlife protocols and regulations. She has conducted wetland delineations in accordance with the United States Army Corps of Engineers regulations throughout California. Her areas of expertise include botany, wildlife ecology, regulatory compliance, natural resource and habitat conservation planning, and the delineation of waters of the United States. She is a Senior Environmental Scientist under contract with the Department of Veterans Affairs, National Cemetery Administration, responsible for the environmental review of cemetery expansions at over 160 Veterans Administration National Cemeteries. She is currently Senior Botanist responsible for restoration planning and monitoring for the Caltrans San Francisco-Oakland Bay Bridge East Span Project. She is also Senior Botanist for the Department of Water Resources Clifton Court Forebay habitat restoration project. Her organizational skills have consistently resulted in finding the most cost effective means for project implementation and completion.