

CITY OF YUBA CITY PLANNING COMMISSION STAFF REPORT

Date: December 14, 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 Map (TSM) SM

22-07, Chima Ranch.

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 a Mitigated Negative Declaration as detailed in Environmental Assessment (EA) 22-14; and

C. Adopt a Resolution contingently approving SM 22-07, a tentative subdivision map to divide 14.86 acres into 82 single-family residential lots subject to the proposed Conditions of Approval and Mitigation

Measures.

D. Adopt a Resolution recommending to the City Council approval of an uncodified ordinance for a development agreement with Interwest Homes Corporation, a California Corporation, for the development of the Chima Ranch Subdivision (SM 22-07); Assessor's Parcels 65-020-009 and 65-020-010.

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) 15m a Resolution to contingently approve Chima Ranch Tentative Subdivision Map SM-22-07 and a Resolution recommending City Council approval of a development agreement.

Project Description:

This project will divide 14.86 acres into 82 single-family residential lots having an overall residential density of 6.04 residences per gross acre. On that portion of the project located north of the extension of Pebble Beach Drive, the density will be 6.3 residences per gross acre and it will be 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 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 fairshare 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.

Development Agreement:

A development agreement (DA) is proposed as part of this subdivision. A development agreement is a binding agreement between the City and developer spelling out items that go beyond standard planning, zoning, development and design standards. While development agreements are allowed by State law (Government Code Sections 65864 – 65869.5), there are no established rules or policies regarding required deal points. As a result, each agreement is unique and must be considered on its own terms.

In this case, the DA was requested by the applicant. The primary deal point for this DA (Section 2.2) is to extend the life of the subdivision to 10-years and may be extended by the City Council for an additional 5-years for a potential life of 15 years.

The second primary deal point (Section 4.2.5) is to require the developer to pay the City an interim neighborhood park fee in the amount of \$3,206 per single-family residential unit prior to issuance of a certificate of occupancy for each lot developed. This fee is in addition to the City's existing Park and Recreation development impact fee because neighborhood parks are not currently included in the existing fee; however, the land uses in this area (former Lincoln East Specific Plan) include land use allocations for neighborhood parks. Including this provision provides an interim mechanism to collect an appropriate fee for neighborhood parks until such time as the adopts a comprehensive development impact fee update that incorporates a neighborhood park component. A provision is included to increase the fee due to inflation (Engineering News and Record Construction Index).

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:

- 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 remains 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.

Development Agreement Findings

Pursuant to the Government Section Code 65864 through 65869.5 and in light of the record before it including the staff report (and all attachments), and all evidence and testimony heard at the public hearing for this item, and in light of all evidence and testimony provided in connection with the entitlements for the Chima Ranch Subdivision, the Planning Commission recommends the City Council make the following findings pertaining to the Development Agreement.

1. The proposed Development Agreement is consistent with the goals and policies of the General Plan, its purposes and applicable Specific Plan(s).

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 remains in effect. Consistent with General Plan Policy 3.5-I-1, the lot sizes proposed are 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 proposed project's 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.

Consistent with General Plan Policy 6.1-I-3, this development will pay in-lieu fees toward neighborhood parks in addition to the Park and Recreation development impact fee to contribute to the City's Park system.

Consistent with General Plan Policy 4.4-I-1, the proposed project has designed residential streets with sidewalks, planting strips and traffic calming elements to create a pedestrian-friendly environment.

Consistent with General Plan Policies 9.1-I-1, 9.1-I-2 and 9.1-I-3, a noise study was completed for the former Lincoln East Specific Plan which this proposed project site is located within that former plan boundary. Applicable noise mitigation measures were incorporated as required by that plan's environmental impact report into this proposed project to mitigate noise to a less than significant level.

2. The Development Agreement is consistent with and furthers a number of goals and objectives identified in the City's General Plan.

Evidence: 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.

Overall, the project proposed by the Development Agreement represents a productive use of site that is compatible with surrounding uses, and offers Yuba City residents new opportunities for residential that will support retail, entertainment, and employment uses in the City. Tentative Subdivision Map 22-07 proposes to divide will divide 14.86 acres into 82 single-family residential lots. The City's General Plan envisions development promoting a variety of housing types, the ability to live and work in the City, and accessibility to parks, opens space, and shopping areas.

3. Water Supply Assessment.

A water supply assessment is not required for this project because the proposed 82 lot subdivision is less than the 500 dwelling unit threshold required by California Government Code Section 66473.7 (a) (1) and does not meet the definition of a subdivision to require a water supply assessment.

4. The project has adequate flood protection.

Evidence: On August 16, 2022, the City Council of the City of Yuba City adopted Resolution No. 22-121, acting as the land use agency, accepting evidence in support of a finding of 200-year urban level of flood protection due to the facilities of the State Plan of Flood Control have been rehabilitated by the Sutter Buttes Flood Control Agency through the Feather River West Levee Project.

- **B.** Adopt a Resolution recommending City Council adopt an Ordinance approving Planned Development (PD) 15; and
- **C.** Adopt a Resolution approving SM 22-07 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 November 24, 2022, subject to the proposed Conditions of Approval and Mitigation Measures.

Attachments:

- 1. PC 22-11: Resolution Recommending Approval of Planned Development 15 Exhibit A: Planned Development 15 Development Criteria
- PC 22-12: Resolution to Contingently Approve SM 22-07
 Exhibit A: Tentative Subdivision Map SM 22-07
 Exhibit B Conditions of Approval and Mitigation Measures for SM 22-07
- 3. PC 22-13: Resolution Recommending Approval of Development Agreement Exhibit A: Draft Ordinance to Adopt Development Agreement
- 4. Location Map
- 5. Environmental Assessment 22-14 and Mitigation Monitoring and Reporting Program

ATTACHMENT 1

PLANNING COMMISSION RESOLUTION NO. PC 22-11

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 (SM 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 application SM 22-07 and Planned Development (PD) No. 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 December 14, 2022, the Planning Commission concurrently conducted a duly noticed public hearing on application SM 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 application SM 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. <u>Recitals</u>. 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. <u>CEQA Findings</u>: 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.

- 3. 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.
- 4. <u>Planned Development Finding:</u> 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). The Planning Commission recommends that the City Council make the following findings:
 - i. The proposal is consistent with the General 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 remains in effect. Consistent with General Plan Policy 3.5-I-1, the lot sizes proposed are 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 proposed project's 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.

Consistent with General Plan Policy 6.1-I-3, this development will pay in-lieu fees toward neighborhood parks in addition to the Park and Recreation development impact fee to contribute to the City's Park system.

Consistent with General Plan Policy 4.4-I-1, the proposed project has designed residential streets with sidewalks, planting strips and traffic calming elements to create a pedestrian-friendly environment.

Consistent with General Plan Policies 9.1-I-1, 9.1-I-2 and 9.1-I-3, a noise study was completed for the former Lincoln East Specific Plan which this proposed project site is located within that former plan boundary. Applicable noise mitigation measures were incorporated as required by that plan's environmental impact report into this proposed project to mitigate noise to a less than significant level.

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.

- 5. Recommendation of Approval of Planned Development. Based on the information provided above, the Planning Commission recommends to the City Council of Yuba City adopt an Ordinance approving Planned Development No. 15.
- 6. 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 December 14, 2022 by

the following vote:	
Ayes:	
Noes:	
Absent:	
Recused:	
	of Yuba City.
By order of the Planning Commission of the City	•
By order of the Planning Commission of the City ATTEST:	Michele Blake, Planning Commission Chair
ATTEST:	

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	For lots less than 5,500 square feet lots shall be 40% for 2-story and		
Lot Coverage:	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	2 stories not to exceed 35 feet, except as provided in Article 56 of		
Height:	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	For lots less than 5,500 square feet lots shall be 3.5 feet for single		
Buildings on Same Lot:	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	As provided in Article 59.
Intersection Visibility	
Off-street Parking and	As provided in Article 61.
Loading	
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 22-12

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF YUBA CITY CONTINGENTLY APPROVING TENTATIVE SUBDIVISION MAP SM 22-07, CHIMA RANCH SMALL LOT MAP, 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

WHEREAS, the City received Tentative Subdivision Map application 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 (EA) 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 November 24, 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 December 14, 2022; and

WHEREAS, the Planning Commission held a duly noticed public hearing on December 14, 2022, and considered all of the project and environmental information presented by staff, public testimony and all of the background information; and

WHEREAS, Planning Commission now desires to contingently approve SM 22-07 such that no decision of approval of SM 22-07 becomes final and effective until immediately after the City Council adopts the MND (EA 22-14) and adopts Planned Development No. 15; and if no such approval occurs within 180 days of the adoption of this Resolution, then the Planning Commission intends that SM 22-07 be set for further consideration and a final decision by the Planning Commission; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

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

- 1. <u>Recitals</u>. The Planning Commission hereby finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.
- 2. Environmental findings: Pursuant to the authority and criteria contained in the California

Environmental Quality Act (CEQA) of 1970, the City, as the Lead Agency, has analyzed the proposed Project and has prepared a Mitigated Negative Declaration (MND) to evaluate the environmental effects of the Project, including the development of the Chima Ranch area. The Planning Commission has fully considered the MND and has concurrently recommended it to the City Council for adoption. The Planning Commission finds that SM 22-07 is consistent with, and have been fully assessed by, the MND, and that SM 22-07 is an entitlement specifically anticipated for the proposed Project in the MND, and is consistent with the purposes and intent of the MND.

2. 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.

3. <u>Approval with Conditions</u>. Based on the aforementioned findings, the Planning Commission hereby approves SM 22-07, Chima Ranch, as shown in Exhibit A, subject to the conditions and mitigation measures as set forth in Exhibit B attached hereto, which approvals are contingent upon the following:

- a. The approval of SM 22-07 shall become final and effective immediately only after the City Council of the City of Yuba City i) adopts the Mitigated Negative Declaration (EA 22-14) and ii) adopts Planned Development No. 15 (collectively "Council Approvals"). If all of the Council Approvals are not made within 180 days of the adoption of this Resolution, then SM 22-07 shall be returned to the Planning Commission for further consideration and a final decision. If Council Approvals are made within 180 days of the adoption of this Resolution, but any change is made by the Council to any of the Council Approvals in a manner that could reasonably affect the findings of the Planning Commission hearing, or require a modification or addition of a condition of approval to be consistent with a Council Approval, then SM 22-07 shall be returned to the Planning Commission for further consideration and a final decision.
- 4. <u>Final Action and Appeals</u>. This action shall become final and effective 10 days after, and only upon, the Council Approvals including the MND and adoption Planned Development No. 15, unless within such 10 days an appeal is filed with the City Clerk in accordance with the provisions of the Yuba City Zoning Ordinance.

The foregoing resolution was introduced at the reon December 14, 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.
ATTEST:	Michele Blake, Planning Commission Chair
Benjamin Moody, Secretary to the Planning Con	nmission
Attachments:	

Exhibit A: Tentative Subdivision Map SM 22-07

Exhibit B: Conditions of Approval and Mitigation Measures for SM 22-07

EXHIBIT A

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

LEVEE DISTRICT NO. 1 OF SUTTER COUNTY

ELEMENTARTY SCHOOL DISTRICT

YUBA CITY UNIFIED SCHOOL DISTRICT

YUBA CITY UNIFIED SCHOOL DISTRICT

NONE - INDIVIDUAL WATER WELLS

LOW DENSITY RESIDENTIAL

EXISTING ZONING

PROPOSED ZONING

LEVEE PROTECTION

R-1 AND R-2 (NO CHANGE)

HIGH SCHOOL DISTRICT

IRRIGATION DISTRICT

R-1 AND R-2

SHORT TERM - SUTTER CO. SHERIFF LOW DENSITY RESIDENTIAL LONG TERM - YUBA CITY POLICE PROPOSED GENERAL PLAN DESIGNATION LOW-MEDIUM DENSITY RESIDENTIAL

SANITARY SEWER

LAW ENFORCEMENT

FIRE PROTECTION

FIRE DEPARTMENT

CITY OF YUBA CITY PUBLIC WORKS DOMESTIC WATER

SERVICE AREA G - CITY OF YUBA CITY

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

ELECTRICITY PACIFIC GAS AND ELECTRIC

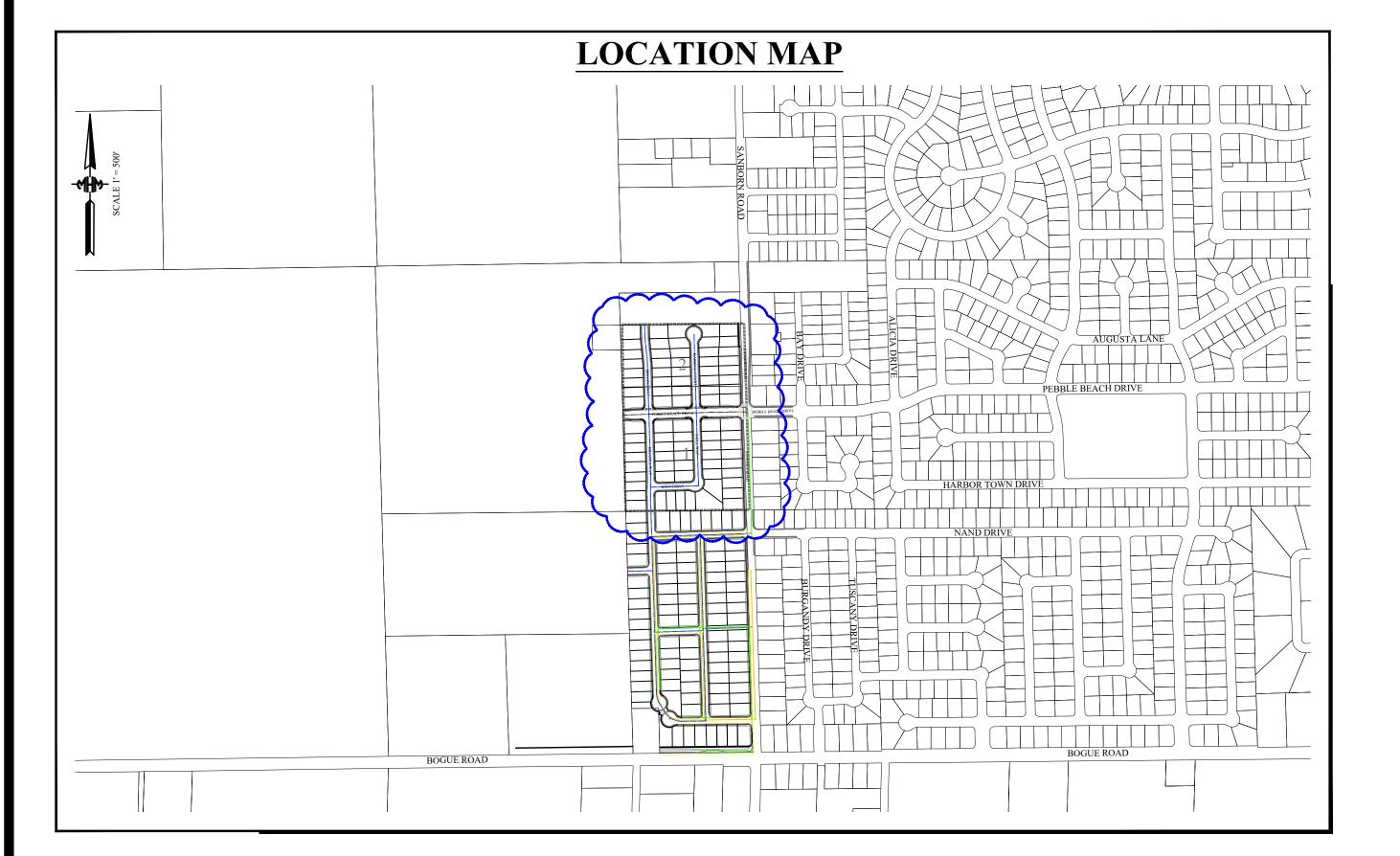
NATURAL GAS (OPTIONAL) PACIFIC GAS AND ELECTRIC

AT&T AND COMCAST **CABLE (OPTIONAL)**

COMMUNICATION

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).
- 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.



LAND USE SUMMARY

LOT SUMMARY*

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

0.95 AC SUBTOTAL = (ROADWAY)

VILLAGE NO. 1 IS LOCATED IN THE LOW DENSITY RESIDENTIAL AND VILLAGE NO. 2 IS LOCATED IN LOW-MEDIUM DENSITY

14.86 AC

- 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.

CITY OF YUBA CITY APPROVAL

TOTAL =

THE CITY OF YUBA CITY PLANNING COMMISSION HAS CONSIDERED AND APPROVED RESOLUTION 22-0XX APPROVING TENTATIVE SUBDIVISION MAP NO. 2022-007 (SMALL LOT) DURING THE PLANNING COMMISSION MEETING ON OCTOBER

CITY OF YUBA CITY

LEGAL DESCRIPTION (EXISTING PARCELS):

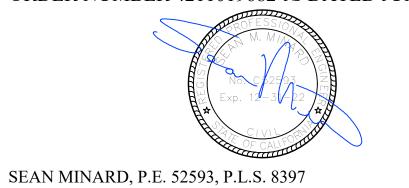
HE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SUTTER, CITY OF YUBA CITY, DESCRIBED AS FOLLOWS:

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 1N 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 S 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 LTCCORDER OF SUTTER COUNTY, CALIFORNIA, ON SEPTEMBER 4, 1906, IN BOOK I 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.

0.5'



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

YUBA CITY, CALIFORNIA

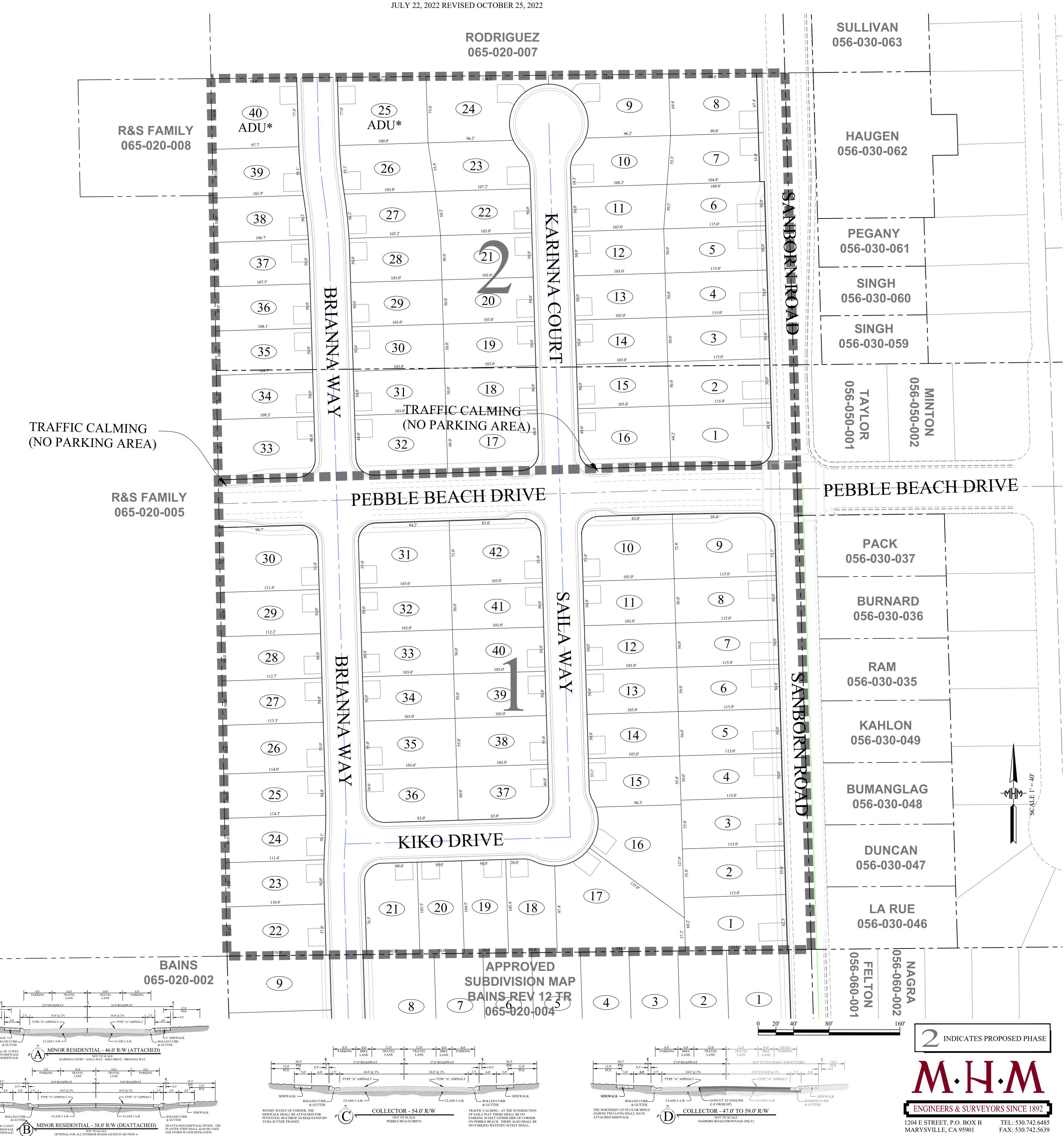


EXHIBIT B

CITY OF YUBA CITY CONDITIONS OF APPROVAL TENTATIVE SUBDIVISION MAP 22-07 DECEMBER 14, 2022

CHIMA RANCH 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 19.5foot 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.
 - 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 stripping 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	Biological Resources Mitigation	Developer,	Prior to
Resources	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	Public Works Dept., Development Services Dept.	Construction of subdivision commencing.

	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.		
3.7 Geology and Soils	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: 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 Community Development Department Staff shall determine	Developer, Development Services Dept.	During construction phase.

	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 Gases	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.	Development Services Dept.	During construction phase
3.10 Hydrology and Water Quality	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.	Developer, Public Works Dept.	Prior to final map, grading, building or encroachment permit issuance
3.13 Noise	Noise Mitigation 1: The project contractor(s) shall ensure that the following measures are implemented during all phases of project construction:	Developer, Development Services Dept.	During construction phase

- (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 durina 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 3/4-Medium Density Overlay inch (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 noisesensitive 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

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	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 noisesensitive 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 500 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.		
3.13 Noise	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	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; 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

discovery protocols. All grounddisturbing 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.

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 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, implement document. and 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 place. The in 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 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 followed will be provided in the project record.

ATTACHMENT 3

PLANNING COMMISSION RESOLUTION NO. PC 22-13

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF YUBA CITY RECOMMENDING APPROVA OF A DEVELOPMENT AGREEMENT FOR THE CHIMA RANCH SUBDIVISION MAP (SM 22-07) BETWEEN THE CITY OF YUBA CITY AND INTERWEST HOMES CORPORATION, A CALIFORNIA CORPORATION, TO DEVELOP 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

WHEREAS, the City received Tentative Subdivision Map application SM 22-07 for this property in 2022 to subdivide the 14.86 acres into 82 single-family residential lots.

WHEREAS, all lots established 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 (EA) 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 is consistent with the General Plan and Zoning Regulations with the approval of Planned Development No. 15; and

WHEREAS, a development agreement between Interwest Homes Corporation and the City of Yuba City, is also proposed to extend the expiry period of the tentative subdivision map to 10-years and may be extended an additional 5-years, subject to City approval. Additionally, the agreement provides for funding for the development of neighborhood parks consistent with existing established land-use; and

WHEREAS, Sections 65864-65869.5 of the California Government Code authorize the City to enter into development agreements and requires the planning agency of the City to find the proposed development agreement to be consistent with the policies and programs of the General Plan and any applicable specific plan, which the Planning Commission has done; and

WHEREAS, Government Code Section 65865 authorizes the City to enter into development agreements with any person having a legal or equitable interest in real property, which interest Developer has in the affected property; and

WHEREAS, the City on November 24, 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 December 14, 2022; and

WHEREAS, the development agreement was considered in Environmental Assessment (EA) 22-14, where a Mitigated Negative Declaration is proposed; and

WHEREAS, the Planning Commission held a duly noticed public hearing on December 14, 2022, and considered all of the project and environmental information presented by staff, public testimony and all of the background information; and

WHEREAS, Planning Commission now desires to recommend approval of the development agreement associated with SM 22-07 to the City Council; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

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

- 1. <u>Recitals</u>. The Planning Commission hereby finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.
- 2. 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.
- 3. 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.

4. Development Agreement Findings:

Pursuant to the Government Section Code 65864 through 65869.5 and in light of the record before it including the staff report (and all attachments), and all evidence and testimony heard at the public hearing for this item, and in light of all evidence and testimony provided in connection with the entitlements for the Chima Ranch Subdivision, the Planning Commission

recommends the City Council make the following findings pertaining to the Development Agreement.

a. The proposed Development Agreement is consistent with the goals and policies of the General Plan, its purposes and applicable Specific Plan(s).

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 remains in effect. Consistent with General Plan Policy 3.5-I-1, the lot sizes proposed are 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 proposed project's 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.

Consistent with General Plan Policy 6.1-I-3, this development will pay in-lieu fees toward neighborhood parks in addition to the Park and Recreation development impact fee to contribute to the City's Park system.

Consistent with General Plan Policy 4.4-I-1, the proposed project has designed residential streets with sidewalks, planting strips and traffic calming elements to create a pedestrian-friendly environment.

Consistent with General Plan Policies 9.1-I-1, 9.1-I-2 and 9.1-I-3, a noise study was completed for the former Lincoln East Specific Plan which this proposed project site is located within that former plan boundary. Applicable noise mitigation measures were incorporated as required by that plan's environmental impact report into this proposed project to mitigate noise to a less than significant level.

b. The Development Agreement is consistent with and furthers a number of goals and objectives identified in the City's General Plan.

Evidence: 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.

Overall, the proposed project by the Development Agreement represents a productive use of site that is compatible with surrounding uses, and offers Yuba City residents new

opportunities for residential that will support retail, entertainment, and employment uses in the City. Tentative Subdivision Map 22-07 proposes to divide will divide 14.86 acres into 82 single-family residential lots. The City's General Plan envisions development promoting a variety of housing types, the ability to live and work in the City, and accessibility to parks, opens space, and shopping areas.

c. Water Supply Assessment.

A water supply assessment is not required for this project because the proposed 82 lot subdivision is less than the 500 dwelling unit threshold required by California Government Code Section 66473.7 (a) (1) and does not meet the definition of a subdivision to require a water supply assessment.

d. The project has adequate flood protection.

Evidence: On August 16, 2022, the City Council of the City of Yuba City adopted Resolution No. 22-121, acting as the land use agency, accepting evidence in support of a finding of 200-year urban level of flood protection due to the facilities of the State Plan of Flood Control have been rehabilitated by the Sutter Buttes Flood Control Agency through the Feather River West Levee Project.

5. Based upon the findings outlined in Sections 2-5 above, the Planning Commission recommends the City Council adopt an ordinance to approval a development agreement between the City of Yuba City and Interwest Homes Corporation, A California Corporation, a copy of which is attached hereto as Exhibit A.

The foregoing resolution was introduced at the re on December 14, 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:	3 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3

Benjamin Moody, Secretary to the Planning Commission

Attachments:

Exhibit A: Draft Ordinance to Adopt Development Agreement

EXHIBIT A

ORDINANCE NO.	
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AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUBA CITY APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF YUBA CITY AND INTERWEST HOMES CORPORATION, A CALIFORNIA CORPORATION, FOR THE CHIMA RANCH SUBDIVISIONS (SM 22-07), ON 14.81 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

- **WHEREAS**, the City received Tentative Subdivision Map application SM 22-07 for this property in 2022 to subdivide the 14.86 acres into 82 single-family residential lots.
- **WHEREAS**, all lots established 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 (EA) 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 is consistent with the General Plan and Zoning Regulations with the approval of Planned Development (PD) No. 15; and
- **WHEREAS,** a development agreement between Interwest Homes Corporation, a California Corporation, and the City of Yuba City, is also proposed to extend the expiry period of the tentative subdivision map to 10-years and may be extended an additional 5-years, subject to City approval. Additionally, the agreement provides for funding for the development of neighborhood parks consistent with existing established land-use; and
- WHEREAS, the City on November 24, 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 December 14, 2022; and
- **WHEREAS**, the development agreement was considered in Environmental Assessment (EA) 22-14, where a Mitigated Negative Declaration is proposed; and
- **WHEREAS**, the Planning Commission held a duly noticed public hearing on December 14, 2022, and considered all of the information about the project and environmental information presented by staff, public testimony and all of the background information; and
- **WHEREAS**, by a _____ vote the Planning Commission adopted a Resolution contingently approving SM 22-07, subject to City Council approval of Planned Development No. 15 and take related action regarding the project; and

WHEREAS, Sections 65864-65869.5 of the California Government Code authorize the City to enter into development agreements and requires the planning agency of the City to find the proposed development agreement to be consistent with the policies and programs of the General Plan and any applicable specific plan, which the Planning Commission has done; and

WHEREAS, Government Code Section 65865 authorizes the City to enter into development agreements with any person having a legal or equitable interest in real property, which interest Developer has in the affected property; and

WHEREAS, pursuant to California Government Code Sections 65867 and 65090, the City published a legal notice of the public hearing regarding the proposed Development Agreement to be held by the City Council on ______. In addition, a public hearing notice was mailed to each property owner within at least 300 feet of the project site, indicating the date and time of the public hearing regarding the Development Agreement; and

WHEREAS, the City Council considered the provisions of the Development Agreement at a public hearing on ______, and all interested parties were given an opportunity to be heard regarding the Agreement, and thereafter the City Council introduced this Ordinance; and

WHEREAS, the City Council has adopted a Mitigated Negative Declaration in connection with Planned Development (PD) 15 and Subdivision Map SM 22-07, related to the Chima Ranch Subdivision; and

WHEREAS, the Development Agreement was assessed by the Mitigated Negative Declaration, which identified that implementation of the proposed Project would require certain approvals, including approval of the Development Agreement by the City, and which Development Agreement was included within the scope of the project and was environmentally assessed in the Initial Study; and

WHEREAS, all other legal prerequisites to the adoption of this Ordinance have occurred, and the City Council desire to approve a Development Agreement between the City of Yuba City and Interwest Homes Corporation, a California Corporation, by adoption of this Ordinance.

NOW, THEREFORE, the City Council of the City of Yuba City does ordain as follows:

- 1. <u>Recitals</u>: The City Council hereby finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.
- 2. California Environmental Quality Act (CEQA) Findings: 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.

- 3. Adoption of the MND and Mitigation Monitoring and Reporting Program. Based on the foregoing, the City Council adopts 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 designated as the custodian of the documents and other materials that constitute the record of the proceedings upon which the decision is based. The City Council authorizes 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.
- 4. <u>Findings</u>: Pursuant to the Government Section Code 65864 through 65869.5 and in light of the record before it including the staff report (and all attachments), and all evidence and testimony heard at the public hearing for this item, and in light of all evidence and testimony provided in connection with the entitlements for the Chima Ranch Subdivision, the City Council makes the following findings pertaining to the Development Agreement.
 - a. The proposed Development Agreement is consistent with the goals and policies of the General Plan, its purposes and applicable Specific Plan(s).

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 remains in effect. Consistent with General Plan Policy 3.5-I-1, the lot sizes proposed are 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 proposed project's 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.

Consistent with General Plan Policy 6.1-I-3, this development will pay in-lieu fees toward neighborhood parks in addition to the Park and Recreation development impact fee to contribute to the City's Park system.

Consistent with General Plan Policy 4.4-I-1, the proposed project has designed residential streets with sidewalks, planting strips and traffic calming elements to create a pedestrian-friendly environment.

Consistent with General Plan Policies 9.1-I-1, 9.1-I-2 and 9.1-I-3, a noise study was completed for the former Lincoln East Specific Plan which this proposed project site is located within that former plan boundary. Applicable noise mitigation measures were incorporated as required by that plan's environmental impact report into this proposed project to mitigate noise to a less than significant level.

b. The Development Agreement is consistent with and furthers a number of goals and objectives identified in the City's General Plan.

Evidence: 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.

Overall, the project proposed by the Development Agreement represents a productive use of site that is compatible with surrounding uses, and offers Yuba City residents new opportunities for residential that will support retail, entertainment, and employment uses in the City. Tentative Subdivision Map 22-07 proposes to divide will divide 14.86 acres into 82 single-family residential lots. The City's General Plan envisions development promoting a variety of housing types, the ability to live and work in the City, and accessibility to parks, opens space, and shopping areas.

c. Water Supply Assessment.

A water supply assessment is not required for this project because the proposed 82 lot subdivision is less than the 500 dwelling unit threshold required by California Government Code Section 66473.7 (a) (1) and does not meet the definition of a subdivision to require a water supply assessment.

d. The project has adequate flood protection.

Evidence: On August 16, 2022, the City Council of the City of Yuba City adopted Resolution No. 22-121, acting as the land use agency, accepting evidence in support of a finding of 200-year urban level of flood protection due to the facilities of the State Plan of Flood Control have been rehabilitated by the Sutter Buttes Flood Control Agency through the Feather River West Levee Project.

 Based upon the findings outlined in Sections 2-4 above, the City Council adopts an ordinance to approve a Development Agreement between the City of Yuba City and Interwest Homes Corporation, a California Corporation, a copy which is attached hereto as Attachment "A."

- 6. <u>Severability</u>: If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions thereof may be declared invalid or unconstitutional.
- 7. <u>Effective Date:</u> This ordinance shall be in full force and effect thirty (30) days after its passage. However, the Agreement shall not become operative until the affected property is annexed into the City within the time specified by the Agreement.
- 8. <u>Certification</u>: The City Clerk shall certify to the adoption of this ordinance, and shall cause the same to be posted and codified in the manner required by law.

Introduced and read at a regular meetin the day of, 2023 and passe	g of the City Council of the City of Yuba City on ed and adopted at a regular meeting held on the
day of, 2023.	
AYES:	
NOES:	
ABSENT:	
ATTEST:	Wade Kirchner, Mayor
Ciara Wakefield, City Clerk Administrator	
	APPROVED AS TO FORM:
	Shannon Chaffin, City Attorney Aleshire & Wynder, LLP

Attachment A: Chima Ranch Development Agreement

ATTACHMENT A CHIMA RANCH DEVELOPMENT AGREEMENT

Recording Requested by:

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

When Recorded Mail To:

City Clerk City of Yuba City 1201 Civic Center Blvd. Yuba City, CA 95993

DOCUMENT WILL BE RETURNED TO NAME &. ADDRESS IDENTIFIED ABOVE

[Space Above for Recorder's Use]

DEVELOPMENT AGREEMENT

by and between

INTERWEST HOMES CORPORATION

A California Corporation

and

CITY OF YUBA CITY

A General Law City

(Chima Ranch Development Agreement)

DEVELOPMENT AGREEMENT

by and between

INTERWEST HOMES CORPORATION

A California Limited Liability Company

and

CITY OF YUBA CITY,

A General Law City

(Chima Ranch Development Agreement)

RECITALS

- **A. State Authorization**. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864 *et seq.* of the Government Code (the "Development Agreement Statute"), which authorizes the City to enter into a binding property development agreement with any person having a legal or equitable interest in real property for the development associated with such property in order to establish certain development rights in the property which is the subject of the development project application.
- **B.** City Procedure and Requirements. The City has implemented the provisions of Government Code Section 65864 *et seq.* and is authorized to enter into development agreements with persons having legal or equitable interests in real property located in the City.
- **C.** Landowner. The Landowner is Interwest Homes Corporation, a California Corporation Company organized under the laws of the State of California.
- **D. Property**. The subject of this Agreement is the development of that certain property commonly known as Chima Ranch, consisting of approximately 14.86 acres located in the County of Sutter, as described in Exhibit A-I and depicted in Exhibit A-2, attached hereto and incorporated herein by reference (referred to as "the Property"). Landowner owns the Property in fee and represents that all other persons holding legal or equitable interests in the Property shall be bound by this Agreement.
- E. Lincoln East Specific Plan ("Specific Plan" or "LESP"). The Property is located within the area that use to be part of the Lincoln East Specific Plan. The LESP has been receded and no longer applies to this area.

- **F. Project.** The development of the Property is in accordance with the City's General Plan, as amended, and the Development Approvals shall be referred to herein as the "Project."
- **G.** The Mitigated Negative Declaration. The City examined the environmental effects of this Agreement and the Development Approvals in the Mitigated Negative Declaration (the "MND") (SCH No. 2022110563) prepared pursuant to the California Environmental Quality Act (CEQA). The City Council reviewed and certified the MND as adequate and complete as part of the approval of the Development Approvals.
- H. **Purposes**. The Landowner and City desire to enter into an agreement for the purpose of implementing the plan for subdividing and development of Chima Ranch as set forth herein and Development Approvals and for mitigating the environmental impacts of such development as identified in the environmental document. The City has an expressed interest in ensuring the proper growth of the community by entering into Development Agreements as a method whereby a level of assurance can be achieved to meet that interest. The City has determined that the development of Chima Ranch pursuant to the proposed Tentative Subdivision Map 22-07 is a development for which a Development Agreement is appropriate. A Development Agreement will provide certain benefits to the City; will eliminate uncertainty in the City's land use planning and secure orderly development of the Property in accordance with the policies and goals set forth in the City's General Plan. The Landowner has incurred and will incur substantial costs in order to comply with the conditions of approval and to assure development of the Property in accordance with this Agreement. In exchange for these benefits to the City and the public, the Landowner desires to receive assurance that the City shall grant permits and approvals required for the development of the Property in accordance with the Existing City Laws. subject to the terms and conditions contained in this Agreement. In order to effectuate these purposes, the Parties desire to enter into this Agreement.
- I. Entitlements Needed Prior to the Development Agreement. The application for approval of this Agreement and the appropriate CEQA documentation required for approval of this Agreement, including:
 - Planned Development PD-15.
 - Tentative Subdivision Map 22-07 (approvals may occur after adoption of the Development Agreement).
 - Environmental Assessment 22-14 (Certification of the Mitigated Negative Declaration).

The entitlements are collectively referred to as "Development Approvals."

J. Adequacy of CEQA Environmental Documentation. The Yuba City City Council certified the EIR, which also included a project level review of the Chima Ranch Tentative Subdivision Map (TSM) 22-07. In July 2022, Interwest Homes Corporation submitted an application to the City to develop Chima Ranch Tentative Subdivision Map. The original application included the preparation of the planned development and TSM 22-07. The City prepared a Mitigated Negative Declaration for the Project, which includes a project-level analysis of the Property. Following consideration of the CEQA environmental documentation and after conducting a duly

noticed public hearing, the City Council found that the provisions of this Agreement are consistent with and within the scope of the Mitigated Negative Declaration and that adoption of this Agreement involves no new impacts not considered in the Mitigated Negative Declaration. Specifically, the Development Agreement does not change the environmental assessment of the Mitigated Negative Declaration. Further, the Mitigated Negative Declaration was recently certified. The City Council found that no subsequent review is required under CEQA Guidelines section 15162 as since that time no substantial changes have been proposed in the project which will require major revisions of the previously certified Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Likewise, no substantial changes have occurred since that time with respect to the circumstances under which the project is undertaken which will require major revisions of the Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. There is also no new information, which was not known and could not have been known at the time of the Mitigated Negative Declaration that the project will have significant effect not discussed in the Mitigated Negative Declaration. As such, the City Council determined the Development Agreement has already been fully assessed in accordance with CEQA, no subsequent review is required under CEQA Guidelines Section 15162, and no further action or review is required under CEQA.

- K. **Development Agreement Adoption**. After conducting a duly noticed public hearing and making the requisite findings, the City Council, by the adoption of an Ordinance, approved this Agreement and authorized its execution. The City has determined that this Agreement furthers the public health, safety and general welfare, that the provisions of this Agreement are consistent with the goals and policies of the General Plan and is a community benefit. The City and Developer have determined that the project is a development for which this Agreement is appropriate. This Agreement will eliminate uncertainty regarding Development Approvals and certain subsequent development approvals, thereby encouraging planning for, investment in and commitment to use and develop the Property. Continued use and development of the Property is anticipated to, in turn, provide the following substantial benefits and contribute to the provision of needed infrastructure for area growth, thereby achieving the goals and purposes for which the Development Agreement laws were enacted. including (1) providing for the development of unused land; (2) providing increased tax revenues for the City; (3) providing for jobs and economic development in the City; and (4) providing for infrastructure improvements that can be utilized by regional users and future users.
- L. Consistency with Yuba City General Plan. Development of the Property in accordance with this Agreement will provide for orderly growth and development in accordance with the policies set forth in the City's General Plan, as amended and the Development Approvals. Having duly examined and considered this Agreement and having held properly noticed public hearings hereon, the City Council finds and declares that this Agreement is consistent with the General Plan of the City and with the Development Approvals.
- M. Landowner Payments for the Costs of Public Infrastructure, Facilities, and Services. Landowner agrees to pay the costs of such City of Yuba City public facilities and services as herein provided to mitigate impacts of the development

of the Property, and City agrees to assure that Landowner may proceed and complete development of the Property, in accordance with the terms and conditions of this Agreement. City's approval of development of the Property as provided herein is in reliance upon and in consideration of Landowner's agreement to make such payments toward the costs of public improvements and services as herein provided to mitigate the impacts of development of the Property.

- **N. Development Agreement Ordinance**. City and Landowner have taken all actions mandated by and fulfilled all requirements set forth in the California Government Code Sections 65864 through 65869.5 regulating the use of development agreements.
- **O. Flood Hazard**. The City has imposed conditions on the project that will protect the property to the urban level of flood protection in urban and urbanizing areas. Such conditions may also be implemented as conditions of tentative maps or other entitlements.

NOW THEREFORE, pursuant to the authority contained in Government Code Sections 65864-65869.5, and in consideration of the mutual covenants and promises contained herein, the adequacy and sufficiency of which is hereby acknowledged, the Landowner and the City, each individually referred to as a Party and collectively referred to as the Parties ("Parties"), agree as follows:

AGREEMENT

1. General Provisions.

- **1.1 Incorporation of Recitals**. The Preamble, the Recitals and all defined terms set forth in both, are hereby incorporated in this Agreement as if set forth herein in full.
- 1.2 **Definitions**. In addition to the defined terms in the Preamble and the Recitals, each reference in this Agreement to any of the following terms shall have the meaning set forth below for each such term. Certain other terms shall have the meaning set forth for such term in this Agreement.
- **1.2.1 Approvals**. Any and all permits or approvals of any kind or character required under the City Laws in order to develop the Project, including, but not limited to, architectural review approvals, building permits, site clearance and demolition permits, grading permits and utility connection permits.
- **1.2.2 City Laws**. The ordinances, resolutions, codes, rules, regulations and official policies of the City govern the permitted uses of land, density, design, improvements and construction standards and specifications applicable to the development of the Property. Specifically, but without limiting the generality of the foregoing, City Laws shall include the City's General Plan, the Planned Development, the Zoning Regulations of the City of Yuba City, and the Subdivision Regulations of the City of Yuba City.
- **1.2.3 Conditions**. All conditions, exactions, fees or payments, dedication or reservation requirements, obligations for on or off-site improvements, services or other conditions of approval called for in connection with the development of

or construction on the Property under the existing City Laws, whether such conditions of approval constitute public improvements, or mitigation measures in connection with environmental review of any aspect of the Project.

- **1.2.4 Director**. The Director of the Development Services Department.
- **1.2.5 Existing City Laws**. The City Laws in effect as of the Effective Date of this Agreement.
- **1.2.6** Laws. The laws and Constitution of the State of California, the laws and Constitution of the United States and any codes, statutes or executive mandates in any court decision, state or federal, thereunder.
- **1.2.7 Mortgagee**. "Mortgagee" means: (a) the holder of the beneficial interest under a Mortgage; (b) the lessor under a sale and leaseback Mortgage; and (c) any successors, assigns and designees of the foregoing.
- **1.2.8 Party.** A signatory to this Agreement: or a successor or assign of a signatory to this Agreement.
- **1.2.9 Property**. The Property is that property described and shown on Exhibits A-I and A-2. It is intended and determined that the provisions of this Agreement shall constitute covenants which shall run with the Property and the benefits and burdens hereof shall bind and inure to all successors-in-interest to the parties hereto.

2. Effective Date: Term.

- **2.1** Recordation. Not later than ten (10) days after the Effective Date, the Parties shall cause this Agreement to be recorded in the Official Records of the County of Sutter, State of California, as provided for in Government Code Section 65868.5. However, failure to record this Agreement within ten (10) days shall not affect its validity or enforceability by and between the Parties.
- 2.2 Term. Except as provided herein, the term of this Agreement shall commence on the Effective Date and terminate ten (10) years thereafter; provided, however, that the initial term may be extended, upon Developer's application therefore and upon the mutual agreement of both parties, by an amendment to this Agreement and after approval by the City Council after first receiving a recommendation by the Planning Commission.

Following the expiration of the Term, this Agreement shall be deemed terminated and be of no further force and effect; provided, however, said termination of the Agreement shall not affect any right or duty emanating from City Entitlements on the Property approved concurrently with or subsequent to the approval of this Agreement.

3. General Development of the Project.

3.1 Project: Vested Entitlements.

- **3.1.1** The City has adopted certain approvals in connection with the Property, including the adoption of the Master Plan, the tentative maps and the EIR Certification. To the extent the provisions of this Agreement conflicts with the General Plan and Bogue-Stewart Master Plan, those plans shall take precedence.
- **3.1.2** Development of the Property shall be governed by this Agreement, and the Development Approvals. This Agreement does not impose affirmative obligations on the Landowner to commence development of the Project, or any phase thereof, in advance of its decision to do so.
- **3.1.3** The permitted uses of the Property, the density and intensity of use, including, but not limited to, minimum landscape areas, maximum lot coverage, minimum and maximum number of parking spaces, and the allowable floor area ratios), and provisions for public improvements and all mitigation measures and conditions required or imposed in order to minimize or eliminate environmental impacts or any impacts of the Property applicable to development of the Property, are as set forth in ordinances, policies, and standards in effect as of the Effective Date and are hereby vested subject to the provisions of this Agreement ("Vested Entitlements").
- that the Project is designed to be developed in phases. The Parties also acknowledge and agree that presently the Landowner cannot predict the timing of the Project phasing. Because the California Supreme Court held in *Pardee Construction Co. v. City of Camarillo* (1984) 37 Cal.3d 465, that failure of the Parties therein to provide for the timing of development resulted in a later-adopted initiative restricting the timing of development to prevail over the Parties' agreement, it is the Parties' intent to cure that deficiency by acknowledging and providing that the Landowner shall have the right to develop the building components of the Project in phases in accordance with the Development Approvals and at such times as the Landowner deems appropriate within the exercise of its subjective business judgment and the provisions of this Agreement.
- is appropriate) shall apply for such other permits and approvals from other governmental or quasi-governmental agencies having jurisdiction over the Project (such as public utility districts, Gilsizer County Drainage District, the U.S. Army Corps of Engineers, or CalTrans) as may be required for the development of, or provision of services to, the Project. The City shall promptly and diligently cooperate, at no cost or damage to the City, with the Landowner in its endeavors to obtain such permits and approvals and, from time-to-time at the request of the Landowner, and shall attempt with due diligence and in good faith to enter into binding agreements with any such entity in order to assume the availability of such permits and approvals of services. To the extent allowed by law, the Landowner shall be a party or third-party beneficiary to any such agreement and shall be entitled to enforce the rights of the Landowner or City thereunder or the duties and obligations of the parties thereto.
- **3.4** Additional Fees. Except as set forth in this Agreement, the City shall not impose any further or additional fees, taxes or assessments, whether through

exercise of the police power, the taxing power, or any other means, other than those required by Existing City Laws and this Agreement, provided that:

3.4.1 Community Facilities District. Prior to the approval of any final map within the area covered by this Agreement, the Developer shall be required to enter into a Community Facilities District ("CFD") or similar funding mechanism acceptable to the City for the purpose of funding on-going operational costs for police, fire, and other government services and for the on-going maintenance costs for road and park facilities.

Developer shall cooperate in the formation or annexation to the CFD or funding mechanism, and irrevocably consents herewith to the levy of such special taxes, establishment of funding mechanisms, or collection of other fees or charges, as are necessary to fund the operational and/or maintenance costs.

- **3.4.2** The City may charge the Landowner the standard processing fees for land use approvals, building permits and other similar permits, which are in force and effect on a City-wide basis at the time application is submitted for those permits.
- **3.4.3** City shall have the authority to enact or increase development impact fees provided the fees are consistent with the fees applied to other properties in the City or area wide that is similarly situated.
- **3.4.4** If the City exercises its taxing power in a manner which will not change any of the conditions applicable to the Project and so long as any taxes are uniformly applied on a City-wide or area-wide basis, as defined below, the Property may be so taxed, which tax shall be consistent with the taxation of other properties in the City or area wide that is similarly situated.
- **3.4.5** If state or federal laws are adopted which enable cities to impose fees on existing projects and if, consequently, the City adopts enabling legislation and imposes fees on existing projects on a City-wide basis, these fees may be imposed on the Project, which fees shall be consistent with the fees imposed on other properties in the City similarly situated.
 - **3.4.6** Landowner shall pay the following fees:
 - i. City-wide development impact fees, which may include but not be limited to:
 - Parks and Recreation
 - Community Civic Center
 - Fire Protection
 - Library Services
 - Police Protection
 - Roadways/Traffic
 - Flood Protection/Levee Improvements
 - City Corporation Yard
 - Drainage
 - Administration Component
 - Connection and Trunk Line Fees (Water and Sewer)
 - ii. A neighborhood park fee per Paragraph 4.2.5 of this Agreement.

- iii. Any fees that Developer is obligated to directly pay to any Federal, State, County or local agency (other than any City Agency) under applicable Federal, State, County or local law.
- iv. Any fees the City is legally required to collect for other State or Federal agencies pursuant to State or Federal law or any City agreement or City ordinance that the City is legally mandated or required to adopt or enter into to comply with State or Federal law or a judgment of a court of law, but only to the extent necessary to satisfy such compliance.

Fees shall be paid at the then-applicable rate in effect at the time building permits are obtained. Certain City fees may be deferred to prior to issuance of a certificate of occupancy if otherwise allowed by City ordinance, regulation, or policy.

The parties also acknowledge that the City is currently assessing a publicly administered fee program for the Bogue-Stewart Master Plan area. If adopted, this program may impose fee(s) applicable to the entire area including the Property. Landowner agrees to pay such fee(s) once adopted by the City. Nothing in this Agreement shall preclude Landowner from objecting to or contesting the adoption of the fees in the same manner as any other member of the public.

- **3.4.7** For purposes of this Agreement, "area wide" shall cover not only the Property, but also at least all parcels zoned and/or developed in a manner similar to the Property and located in the combined area of the Master Plan. The Parties acknowledge that the provisions contained in this Section 3.4 are intended to implement the intent of the Parties that the Landowner has the right to develop the Project pursuant to specified and known criteria and rules, and that the City receives the benefits which will be conferred as a result of such development without abridging the right of the City to act in accordance with its powers, duties and obligations.
- Existing City Law, including but not limited to, any change by means of ordinance, resolution, initiative, referendum, policy or moratorium, and except as otherwise provided in this Agreement, the laws and policies applicable to the Property are set forth in Existing City Laws (regardless of future changes in these by the City), and this Agreement. The Project has vested rights to be built and occupied on the Property, provided that the City may apply and enforce the Uniform Building Code (including the Uniform Mechanical Code, Uniform Electrical Code and Uniform Plumbing Code) and Uniform Fire Code and all applicable hazardous materials regulations in effect at the time the Landowner applies for any particular building permits for any particular building or other development aspect of the Project.
- 3.6 Application of New Laws. Nothing herein shall prevent the City from applying to the Property new federal, state or City Laws that are not inconsistent or in conflict with the Existing City Laws or the intent, purposes or any of the terms, standards or conditions of this Agreement; and which do not alter the terms, impose any further or additional fees or impose any other conditions requiring additional traffic improvements requirements or additional off-site improvements that are inconsistent with this Agreement or the intent of this Agreement. Any action or proceeding of the City that has any of the following effects on the Project shall be considered to be in conflict with this Agreement and the existing City Laws, and shall not be applied by the City to the Project or this Agreement:
 - **3.6.1** Limiting the uses permitted on the Property;

- **3.6.2** Limiting or reducing the density or intensity of uses, the maximum height, the allowable floor area ratios, the required number of parking spaces, increasing the amount of required landscaping or reservations and dedications of land for public purposes;
- **3.6.3** Limiting the timing or phasing of the Project in any manner that is inconsistent with or more restrictive than the provisions of this Agreement;
- **3.6.4** Limiting the location of building sites, grading or other improvement on the Property in a manner that is inconsistent with or more restrictive than the limitations included in this Agreement; or
- **3.6.5** Applying to the Project or the Property any law, regulation, or rule restricting or affecting a use or activity otherwise allowed by this Agreement.
- 3.7 Moratorium, Quotas, Restrictions, or Other Limitations. Without limiting the City's standard application processing procedures, no moratorium or other limitation affecting building permits or other land use entitlements, or the rate, timing or sequencing thereof shall apply to the Project.
- **3.8 Easements: Improvements.** The City shall cooperate with the Landowner in connection with any arrangements for abandoning existing utility or other easements and facilities and the relocation thereof or creation of any new easements within the Property necessary or appropriate in connection with the development of the Project.
- **3.9 Farming Rights**. The City shall acknowledge that the Landowner shall have the right to continue to farm the lands non-developed portion of the property.

4. Developer Obligations

- 4.1 Public Improvements: Developer shall be responsible for constructing and financing the public infrastructure improvements necessary to serve the Project and as provided in this Agreement and the Development Approvals including the BSMP Public Facilities Financing Plan. Developer agrees to dedicate, construct or acquire the improvements or facilities and to perform the obligations set forth in this Section at its expense, subject only to those reimbursements and credits as specified in this Agreement. Public infrastructure improvements shall be designed and constructed in accordance with the improvement plans approved by City for such improvements, and in accordance with the requirements and regulations pursuant to California State law.
- 4.2 Developer Obligations. Developer shall be obligated to construct and finance the public infrastructure improvements as called out in the BSMP Public Facilities Finance Plan and as provided below, in accordance with the BSMP and consistent with the City's infrastructure Master Plans. Developer shall be required to post appropriate financial security with City prior to recordation of Final Maps, consistent with Project conditions of approval and as called out in the Public Facilities Financing Plan. The developer may be entitled to fee credits as provided in Section 5.1.

- **4.2.1 Roads**. Roads shall be constructed per the approved phased infrastructure improvement matrix per the tentative map conditions of approval, Planned Development, and as provided in the approved tentative maps or other discretionary City permits. On-site improvements shall be as per project approvals and approved improvement plans.
- **4.2.2 Storm Drainage**. Developer shall provide necessary on-site and off-site improvements for storm drainage consistent with Project conditions of approval and as required by the City and the Gilsizer County Drainage District. Improvements shall be constructed for the approved phased infrastructure improvement per the tentative map conditions of approval, Planned Development, and as provided in the approved tentative maps or other discretionary City permits.
- **4.2.3 Sewer**. Developer shall construct sewer lines consistent with the Master Plan and conditions of approval of the tentative maps and other discretionary City permits. Improvements shall be constructed for the approved phased infrastructure improvement per the tentative map conditions of approval, Planned Development, and as provided in the approved tentative maps or other discretionary City permits.
- **4.2.4 Water**. Developer shall construct water line improvements consistent with the Master Plan and conditions of approval of the tentative maps and other discretionary City permits. Developer shall also be responsible for all on-site water line improvements. Improvements shall be constructed for the approved phased infrastructure improvement per the tentative map conditions of approval, Planned Development, and as provided in the approved tentative maps or other discretionary City permits.
- **4.2.5 Neighborhood Parkland.** Developer shall pay to City an interim neighborhood park fee in the amount of \$3,206 per single-family residential unit and \$2,298 per multifamily unit, prior to issuance of a certificate of occupancy for each lot developed. Said fee shall be in addition to the City's existing Park and Recreation development impact fee specified in Section 3.4.6 of this Agreement. This fee is subject to inflation utilizing the Engineering News and Record Construction Index beginning January 2020. This section shall become inoperative should the City adopt a comprehensive Park and Recreation Development Impact fee update where neighborhood parks are incorporated into the City's fee program.
- 4.3 Reimbursement by Developer to Third Parties. In the event that facilities, including, but not limited to, roadway, sewer, water, drainage, and parks are constructed by third parties which benefit Developer, Developer agrees that it will pay to City for reimbursement to the third parties, Developer's pro-rata share, as reasonably determined by the City, of the cost of construction prior to the issuance of the first building permit in the Project. Third party reimbursement will include, in addition to construction costs, those costs associated with planning, design and permitting as set forth in Section 4.1 of this Agreement.
- 4.4 Covenants, Conditions and Restrictions; Enforcement by City. Upon the recordation of each final subdivision map or other development project, Developer shall record against such portion of the Property a master set of covenants, conditions and restrictions ("CC&R's") to require the development and use of the property to be consistent with the Project Entitlement development plan or other appropriate City designation and applicable design guidelines for the Project. The CC&R's shall include the covenants that all structures and landscaping within the Project are to be built, installed and maintained in accordance with the Master Plan and subject to an obligation to obtain design approval from the City prior to any

construction or modification of such improvements. The CC&R's shall provide that the City shall be a third-party beneficiary thereof and may not be amended without the City's consent. As a third-party beneficiary, the City shall have the right, but no obligation, to review and/or enforce any covenant under the CC&R's and the City shall not be obligated hereby to respond to any demands or complaints thereunder or otherwise take any action with respect thereto. The CC&R's shall give the City the same rights as any other owner of record and enforce liens to recover the costs of such enforcement, which may include costs to perform maintenance obligations, remove trash or debris, tow any unlawfully parked vehicles, or other such violations, all at the cost of any defaulting party. The form of such CC&R's shall be subject to the review and approval by the City Attorney, which shall not be unreasonably withheld, prior to recordation thereof and prior to any amendment thereof that may affect the City's enforcement rights thereunder. City acknowledges that Developer shall not be obligated by the foregoing to form a homeowner's association.

- 4.5 Reimbursement for City Costs. Developer shall reimburse City for all of City's costs incurred in the drafting, negotiating, development, and implementation of this Agreement, including, but not limited to, the annual review pursuant to Section 6.1. Said costs shall include, but not be limited to, the full cost recovery of all City's staff time and City's attorney fees. This Agreement shall not take effect until the City costs, as provided for in this section, owed by Developer to City are paid to the City.
- **4.6 Building and Site Design**. Developer shall comply with the design intent in the City-wide adopted Design Guidelines.

5. Reimbursement and Fee Credits, Financing, and Right-of Way

5.1 Reimbursement to Developer for Oversizing

- **5.1.1** Developer agrees the City may require Developer to construct certain on-site and off-site improvements in a manner that provides for oversize or excess capacity beyond that size or capacity needed to serve the project (collectively "Oversizing") so that the constructed improvement will be available to serve other development or residences or facilities outside of the Property. The City shall not require any Oversizing from the Developer except in connection with project approvals or in Development Approvals, and in accordance with the provisions of the Subdivision Map Act. Developer may be entitled to a fee credit or reimbursement for Oversizing improvements per Section 5 of this Agreement.
- **5.1.2** In the event that City requires Developer to install a specific improvement (for example, a traffic signal), Developer's obligation to pay the relevant development impact fees otherwise owed under this Agreement regarding the category of improvement the Developer is installing shall be satisfied by the installation of such improvement in the manner mutually agreed upon by the City and the Developer so long as the amount of the development impact fees for this category of improvement does not exceed the cost of such improvement. City shall accept Developer's dedication of such improvements, consistent with the terms and conditions of this Agreement.

By entering into this Agreement, City and Developer agree that certain facilities, including, but not limited to, roadway, sewer, water, and drainage will be constructed by Developer pursuant to this Agreement which will benefit third-party landowners. Developer shall be entitled to a fee credit for any such facilities to the extent they benefit third party landowners in an amount as reasonably determined by the City. If Developer's fee credit for a

particular facility exceeds the amount of the fee owed, then Developer shall be reimbursed for the amount the fee credit exceeds the fee owed by the benefited third-party landowners. Developer shall request the City enter into a Reimbursement Agreement, which shall specify the reimbursement calculations and amounts as determined by the City. The Reimbursement Agreement will require future development by third-party landowners benefiting from the Oversizing to reimburse Developer's pro-rata share for a period of up to twenty (20) years from the installation of the oversizing or other qualifying improvements benefiting third-party landowners, provided, that Developer shall have the right to extend the initial twenty (20) year period with five (5) year extension requests until such time that Developer has been reimbursed in full from the benefited third party Landowners. The extension request must be received, by the City, in writing six months prior to the expiration of the Reimbursement Agreement. The City Council is authorized to enter into a Reimbursement Agreement on behalf of the City subject to approval as to legal form by the City Attorney.

5.1.3 Reimbursement Calculations. City will provide Developer with the available documentation showing the basis for the reimbursement amounts pursuant to Section 4.1. The reimbursement obligations provided in this Agreement will be in amounts as reasonably determined by the City.

5.1.4 Reimbursement Personal to Constructing Owner. All rights to reimbursement created pursuant to Section 4.1 shall be personal to the owner installing the improvements and shall not run with the land unless such rights are expressly assigned in writing.

5.2 City's Support of Public Financing for Project Improvements.

Development of the Project requires the investment of significant capital to fund the Project's necessary major infrastructure. Developer may, at its discretion, seek public financing mechanism for financing the construction, improvement or acquisition of major infrastructure. At the request of Developer, the City may consider the use of finance districts, special assessment districts, and other similar project-related public financing mechanisms to fund the Project's necessary infrastructure.

5.3 Right-of-Way Acquisition. With respect to the acquisition of any off-site interest in real property required by Developer in order to fulfill any condition required by the Project or the Entitlements, Developer shall make a good faith effort to acquire the necessary interest by private negotiations at the fair market value of such interest. If, after such reasonable efforts, Developer has been unable to acquire such interest and provided that Developer (i) provides evidence of a good faith effort to acquire the necessary property interest to the reasonable satisfaction of City and (ii) agrees to pay the cost of such acquisition. including reasonable attorney's fees, City shall make an offer to acquire the necessary property interest at its fair market value. If such offer has not been accepted within 60 days, City agrees, to the extent permitted by law, to cooperate and assist Developer in efforts to obtain such necessary property interest. Any such acquisition by City shall be subject to City's good faith discretion, which is expressly reserved by City, to make the necessary findings, including a finding thereby of public necessity, to acquire such interest. Subject to the reservation of such good faith discretion, the City shall schedule the necessary hearings, and if approved by City, thereafter prosecute to completion the proceedings and action to acquire the necessary property interests by power of eminent domain.

Developer shall fund all costs of the acquisition of such necessary property interests, including reasonable attorney's fees and court costs in the event that such acquisition and/or condemnation is necessary.

6. Annual Review.

- Good Faith Compliance. Developer shall annually provide 6.1 documentation of good faith compliance with this agreement per Govt. Code Section 65865.1 to the City. The City may, at least every twelve (12) months, during the Term of this Agreement, conduct a public meeting to review the extent of good faith substantial compliance by Landowner with the terms of this Agreement at Landowner's expense. Such periodic review shall be limited in scope to compliance with the terms of this Agreement pursuant to Government Code Section 65865.1. Notice of such annual review will be provided by the Development Services Director to Landowner thirty (30) days prior to the date of the public meeting by the Planning Commission and shall include the statement that any review may result in amendment or termination of this Agreement as provided herein. A finding by the City of good faith compliance by the Landowner with the terms of Agreement shall conclusively determine the issue up to and including the date of such review. Nothing in this Section shall be deemed to create a duty of responsibility of City or Landowner or define an event of default that but for such concurrent review would not have been so created or defined.
- 6.2 Failure to Comply in Good Faith. If the City Council makes a finding that the Landowner has not complied in good faith with the terms and conditions of this Agreement, the City shall provide written notice to the Landowner describing: (i) such failure to comply with the terms and conditions of this Agreement (referenced to herein as a "Default"); (ii) the actions, if any, required by the Landowner to cure such Default; and (iii) the time period within which such Default must be cured. The Landowner shall have, at a minimum, thirty (30) business days after the date of such notice to cure such Default, or in the event that such Default cannot be cured within such thirty (30) day period but can be cured within one (1) year, the Landowner shall have commenced the actions necessary to cure such Default and shall be diligently proceeding to complete such actions necessary to cure such Default within thirty (30) days from the date of notice. If the Default cannot be cured within one (1) year, as determined by the City during periodic or special review, the City Council may modify or terminate this, Agreement as provided in Section 6.4 and Section 6.5.
- **6.3** Failure to Cure Default. If the Landowner fails to cure a Default within the time periods set forth above, the City Council may modify or terminate this Agreement as provided below.
- **6.4** Proceedings Upon Modification or Termination. If, upon a finding under Section 6.2 and the expiration of the cure period, the City determines to proceed with modification or termination of this Agreement, the City shall give written notice to the Landowner of its intention to do so. The notice shall be given at least fifteen (15) calendar days before the scheduled hearing and shall contain:
 - **6.4.1** The time and place of the hearing;
- **6.4.2** A statement as to whether or not the City proposes to terminate or to modify the Agreement; and

6.4.3 Such other information as is reasonably necessary to inform the Landowner of the nature of the proceeding.

6.5 Hearings on Modification or Termination. At the time and place set for the hearing on modification or termination, the Landowner shall be given an opportunity to be heard, and the Landowner shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on the issue shall be on the Landowner. If the City Council finds, based upon substantial evidence, that the Landowner has not complied in good faith with the terms or conditions of the Agreement, the City Council may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the City.

7. Permitted Delays.

- 7.1 **Extension of Times of Performance**. In addition to specific provisions of this Agreement, performance by either Party under this Agreement shall not be deemed to be in default where delays or, defaults are due to war, insurrection, strikes, lockouts, walkouts, drought, riots, floods, earthquakes, fire, casualties, acts of God, acts of the public enemy, epidemics, quarantine restrictions, freight embargoes, restrictions imposed by governmental or quasigovernmental entities other than the City, unusually severe weather, acts of the other Party, acts or the failure to act of any public or government agency or entity other than the City, or any other causes beyond the control or without the fault of the Party claiming an extension of time to perform. An extension of time for any such cause shall only be for the period of the enforced delay, which period shall commence to run from the time of the commencement of cause. If, however, notice by the Party claiming such extension of time is sent to the other Party more than thirty (30) days after the commencement of the cause, the period shall commence to run only thirty (30) days prior to the giving of such notice. Times of performance under this Agreement may also be extended in writing by the joint agreement of the City and Landowner. Litigation attacking the validity of this Agreement, or any permit, ordinance, or entitlement or other action of a governmental agency necessary for the development of the Property pursuant to this Agreement shall also be deemed to create an excusable delay under this Section.
- enacted after the date of this Agreement prevents or precludes compliance with one or more provisions of this Agreement, then the provisions of this Agreement shall, to the extent feasible, be modified or suspended as may be necessary to comply with such new Law. Immediately after enactment of any such new Law, the Parties shall meet and confer in good faith to determine the feasibility of any such modification or suspension based on the effect such modification or suspension would have on the purposes and intent of this Agreement. If such modification or suspension is infeasible in the Landowner's reasonable business Judgment, then the Landowner shall have the right to terminate this Agreement by written notice to the City. The Landowner shall also have the right to challenge the new Law preventing compliance with the terms of this Agreement, and, in the event such challenge is successful, this Agreement shall remain unmodified and in full force and effect.

8. Termination.

- **8.1 City's Right to Terminate**. The City shall have the right to terminate this Agreement if the Landowner is not in substantial compliance with the terms of this Agreement and this default remains uncured, all as set forth in Section 6.
- **8.2 Landowner's Right to Terminate**. The Landowner shall have the right to terminate this Agreement only under the following circumstances:
- **8.2.1** The Landowner has found the City in breach of this Agreement, has given the City notice of such breach and the City has not cured such breach within thirty (30) days of receipt of such notice or, if the breach cannot reasonably be cured within such thirty (30) day period, if the City has not commenced to cure such breach within thirty (30) days of receipt of such notice and is not diligently proceeding to cure such breach.
- **8.2.2** The Landowner is unable to complete the Project because of supersedure by a subsequent law per Section 7.2 or court action.
- **8.2.3** The Landowner determines, in its business judgment, that it is not practical or reasonable to pursue development of the Property, however if termination occurs for this reason the City reserves the right to revoke any remaining entitlement to develop the property.
- **8.3 Mutual Agreement**. This Agreement may be terminated upon the mutual Agreement of the Parties.

8.4 Effect of Termination.

- **8.4.1 General Effect**. If this Agreement is terminated for any reason, such termination shall not affect any condition or obligation due to the City from the Landowner prior to the date of termination and such termination shall not otherwise affect any other City entitlement or approval with respect to the Property that has been granted prior to the date of termination.
- **8.5** Recordation of Termination. In the event of a termination, the City and Landowner agree to cooperate with one another in executing a Memorandum of Termination to record in the Official Records of Sutter County within thirty (30) days of the date of termination.
- **9.** Remedies. Either Party may, in addition to any other rights or remedies, institute legal or equitable action to cure, correct or remedy any default, enforce any covenant or agreement herein, enjoin any threatened or attempted violation or enforce by specific performance the obligations and rights of the Parties hereto.
- 10. Waiver: Cumulative Remedies. Failure by a Party to insist upon the strict performance of any of the provisions of this Agreement by the other Party, irrespective of the length of time for which such failure continues, shall not constitute a waiver of such Party's right to demand strict compliance by such other Party in the future. No waiver by a Party of an event of default shall be effective or binding upon such Party unless made in writing by such Party, and no such waiver shall be implied from any omission by a Party to take any action with respect to such event of default. No express written waiver of any event of default shall affect any other event of default, or cover any other period of time, other than any event of default and/or period of time.

specified in such express waiver. Except as provided in this Section, all of the remedies permitted or available to a Party under this Agreement, or at law or in equity, shall be cumulative and not alternative, and invocation of any such right or remedy shall not constitute a waiver or election of remedies with respect to any other permitted or available right or remedy.

- 11. Project as a Private Undertaking. It is specifically understood and agreed by and between the Parties that the Project is a private development. This Agreement is made and entered into for the sole protection and benefit of the Landowner and the City and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement. The City and Landowner hereby renounce the existence of any third-party beneficiary to this Agreement and agree that nothing contained herein shall be construed as giving any other person or entity third-party beneficiary status. No partnership, joint venture or other association of any kind is formed by this Agreement.
- 12. Cooperation in the Event of Legal Claim. In the event any legal action or proceeding is instituted by any third-party challenging the validity of any provision of this Agreement or any action or decision taken or made hereunder, the Parties shall cooperate in defending such action or proceeding.
- 13. Estoppel Certificate. Either Party may, at any time, and from time-to-time, deliver written notice to the other Party requesting such Party to certify in writing that, to the knowledge of the certifying Party: (i) this Agreement is in full force and effect and a binding obligation of the Parties; ii) this Agreement has not been amended or modified either orally or in writing, and if so amended, identifying the amendments; (iii) the requesting Party is not in default in the performance of its obligations under this Agreement, or if in default, describing therein the nature and amount of any such defaults; and (iv) the requesting Party has been found to be in compliance with this Agreement, and the date of the last determination of such compliance. A Party receiving a request hereunder shall execute and return such certificate within thirty (30) days following receipt thereof. The Director shall have the right to execute any certificate requested by the Landowner hereunder. The City acknowledges that a certificate hereunder may be relied upon by transferees and Mortgagees.
- 14. Right to Assign or Transfer. The Landowner's rights and responsibilities hereunder may be sold or assigned in conjunction with the transfer, sale or assignment of the Property at any time during the term of this Agreement subject to the following conditions precedent:
- **14.1** No default by Developer shall be outstanding and uncured as of the effective date of the proposed transfer, unless the City Council has received adequate assurances satisfactory to the City Council that such default shall be cured in a timely manner either by Developer or the transferee under the transfer.
- **14.2** Prior to the effective date of the proposed transfer, Developer or the proposed transferee has delivered to the City an executed and acknowledged assignment and assumption agreement (the "Assumption Agreement") in recordable form. Such Assumption Agreement shall include provisions regarding: (a) the rights and interest proposed to be transferred to the proposed transferee; (b) the obligations of Developer under this Agreement that the proposed transferee will assume; and (c) the proposed transferee's acknowledgment

that such transferee has reviewed and agrees to be bound by this Agreement. The Assumption Agreement shall also include the name, form of entity, and address of the proposed transferee, and shall provide that the transferee assumes the obligations of Developer to be assumed by the transferee in connection with the proposed transfer. The Assumption Agreement shall be recorded in the official records of the County of Sutter concurrently with the consummation of the transfer.

- 14.3 Prior to the effective date of the proposed transfer, the Developer must obtain the City's consent in writing to the transfer, which may be evidenced by the City Council's approval of an Assumption Agreement. City's consent shall not be unreasonably withheld. Factors the City may consider in determining whether to consent to the transfer include the financial capacity of the proposed transferee to comply with all of the terms of the Agreement and the history, if any, of compliance of transferee, its principals, officers or owners with the provisions of federal or state law, the Yuba City Municipal Code or agreements with the City relating to development projects within the City.
- **14.4** Mortgagee as Transferee. No Mortgage (including the execution and delivery thereof to the Mortgagee) shall constitute a transfer. A Mortgagee shall be a transferee only upon: (a) the acquisition by such Mortgagee of the affected interest of Developer encumbered by such Mortgagee's Mortgage; and (b) delivery to the City of an Assumption Agreement executed by the Mortgagee pursuant to which the Mortgagee assumes assuming, from and after the date such Mortgagee so acquires its interest, the applicable rights, duties and obligations of Developer under this Agreement. No further consent of the City shall be required for any such transfer to a Mortgagee.
- 14.5 Effect of Transfer. A transferee shall become a Party to this Agreement only with respect to the interest transferred to it under the transfer and then only to the extent set forth in the Assumption Agreement. If Developer transfers all of its rights, duties and obligations under this Agreement, Developer shall be released from any and all obligations accruing after the date of the transfer under this Agreement. If Developer effectuates a transfer as to only some but not all of its rights, duties and obligations under this Agreement, Developer shall be released only from its obligations accruing after the date of the transfer which the transferee assumes in the Assumption Agreement.
- **15 Financing**. Mortgages, deeds of trust, sales and leasebacks, or other forms of conveyance required for any reasonable method of financing requiring a security arrangement with respect to the Property ("Mortgages") are permitted without the consent of the City, provided the Landowner complies with the following:
- 15.1 Mortgagee Protection. This Agreement and any covenants entered into between the Developer and City shall be superior and senior to the conveyance of any Mortgage encumbering any interest in the Property. No default shall defeat, render invalid, diminish or impair the conveyance of any Mortgage made for value, but all of the terms and conditions contained in this Agreement shall be binding upon and effective against any person (including any Mortgagee) who acquires title to the Property or any portion thereof or interest therein or improvement thereon, by foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise.
- **15.2 Mortgagee Not Obligated; Mortgagee as Transferee.** No Mortgagee shall have any obligation or duty under this Agreement whatsoever, except that nothing contained in this Agreement shall be deemed to permit or authorize any Mortgagee to undertake

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any new construction or improvement in the Chima Ranch Project Area, or to otherwise have the benefit of any rights of Developer, or to enforce any obligation of the City, under this Agreement, unless and until such Mortgagee elects to become a Transferee in the manner specified in this Agreement. Any Mortgagee that affirmatively elects to become a Transferee shall be later released from all obligations and liabilities under this Agreement upon the subsequent Transfer by the Mortgagee of its interest as a transferee to another person.

- 15.3 Entitlement to Written Notice of Default. The Mortgagee of a Mortgage or beneficiary of a deed of trust encumbering the Property, or any part thereof, and their successors and assigns shall, upon written request to the City, be entitled to receive from the City written notification of any default by Landowner of the performance of Landowner's obligations under this Agreement which has not been cured within sixty (60) days following the date of default. Landowner shall reimburse the City for its actual costs, reasonably and necessarily incurred, to prepare this notice of default.
- **15.4 Priority of Mortgages and Subordination.** Landowner shall ensure that all Mortgages subordinate to this Agreement. For purposes of exercising any remedy of a Mortgagee or for becoming a Transferee, the applicable laws of the State of California shall govern the rights, remedies and priorities of each Mortgagee, absent a written agreement between Mortgagees otherwise providing.
- **15.5 Collateral Assignment.** As additional security to a Mortgagee under a Mortgage on the Property or any portion thereof, Developer shall have the right, without the consent of the City, to execute a collateral assignment of Developer's rights, benefits and remedies under this Agreement in favor of the Mortgagee (a "Collateral Assignment") on the standard form provided by the Mortgagee.
- Covenants to Run with the Land. All of the provisions, agreements, rights, powers, standards, terms, covenants, and obligations contained in this Agreement shall be binding upon the Parties and their respective heirs, successors, assignees, devises, administrators, representatives, lessees, and all other persons acquiring the Property, or any portion thereof, or any interest therein, whether by operation of law or in any manner whatsoever, and shall inure to the benefit of the Parties and their respective heirs, successors and assignees. All of the provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land pursuant to applicable laws, including, but not limited to, Section 1468 of the Civil Code of the State of California. Each covenant to do, or refrain from doing, some act on the Property hereunder: (i) is for the benefit of such properties and is a burden upon such properties: (ii) runs with such properties; and (iii) is binding upon each Party and each successive owner during its ownership of such properties or any portion thereof, and each person having any interest therein derived in any manner through any owner of such properties, or any portion thereof, and shall benefit each Party and its property hereunder, and each other person succeeding to an interest in such properties; provided that no liability or obligation shall accrue to any person, if this Agreement terminates pursuant to Section 8 of this Agreement.

17. Amendment.

17.1 Amendment or Cancellation. Except as otherwise provided in this Agreement, this Agreement may be canceled, modified or amended only by mutual consent of the Parties in writing, and then only in the manner provided for in Government

Code Section 65868. Minor amendments to this Agreement may be made without a public hearing upon approval of the Development Services Director. "Minor Amendments" shall mean amendments which are similar in significance to the type of minor amendments to land use entitlements that may be made without a full public hearing or approval of the Planning Commission or City Council pursuant to the Yuba City Municipal Code.

17.2 Recordation. Any amendment, termination or cancellation of this Agreement shall be recorded by the City Clerk not later than ten (10) days after the effective date of the action effecting such amendment, termination or cancellation; however, a failure to record shall not affect the validity of the amendment, termination or cancellation.

18. Notices.

18.1 Procedure. Any notice to either Party shall be in writing and given by delivering the notice in person or by sending the notice by registered or certified mail, or Express Mail, return receipt requested, with postage prepaid, to the Party's mailing address.

18.2 Mailing Addresses. The respective mailing addresses of the Parties are, until changed as hereinafter provided, the following:

City: Development Services Director

City of Yuba City 1201 Civic Center Blvd.

Yuba City, CA 95993

With a copy to: City Manager
City of Yuba City

1201 Civic Center Blvd. Yuba City, CA 95993

Landowners: Interwest Homes Corporation

Attn: Ron Scott 950 Tharp Road Yuba City, CA 95993

With a copy to: MHM Incorporated

Attn: Sean Minard

P.O. Box B

Marysville, CA 95901

Either Party may change its mailing address at any time by giving ten (10) days' notice of such change in the manner provided for in this section. All notices under this Agreement shall be deemed given, received, made or communicated on the date personal delivery is affected or, if mailed, on the delivery date or attempted delivery date shown on the return receipt. Nothing in

this provision shall be construed to prohibit communication by facsimile transmission, so long as an original is sent by first class mail, commercial carrier or is hand-delivered.

19. Indemnification.

Third Party Actions. To the furthest extent allowed by law, Developer shall indemnify, hold harmless and immediately defend with counsel of City's choosing, City and each of its officers, officials, employees, agents, attorneys, 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 or a City Agency, that: (a) challenges or contests any or all of this Agreement, the Chima Ranch Subdivision Map Applications and Approvals, or the Development Approvals; or (b) claims or alleges a violation of CEQA or another law in connection with the certification of the EIR by the City Council or the grant, issuance or approval by the City of any or all of this Agreement, the Chima Ranch Subdivision Map Applications and Approvals, and the Development Approvals. Developer's obligations under this Section shall apply regardless of whether City or any of its officers, officials, employees, 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 the termination of this Agreement.

Damage Claims. The nature and extent of Developer's obligations to indemnify, defend and hold harmless the City with regard to events or circumstances not addressed in Section 19.1 shall be governed by this Section 19.2. To the furthest extent allowed by law, Developer shall indemnify, hold harmless and defend City and each of its officers, officials, employees, agents, attorneys, and volunteers from any and all loss, liability, fines. penalties. forfeitures, costs and damages (whether in contract, tort or strict liability, including but not limited to personal injury, death at any time and property damage) incurred by City, Developer or any other person, and from any and all claims, demands and actions in law or equity (including attorney's fees and litigation expenses), arising or alleged to have arisen directly or indirectly out of performance of this Agreement or the performance of any or all work to be done by Developer or its contractors, agents, successors and assigns pursuant to this Agreement (including, but not limited to design, construction and/or ongoing operation and maintenance of off-site improvements unless and until such off-site improvements are dedicated to and officially accepted by the City). Developer's obligations under the preceding sentence shall apply regardless of whether City or any of its officers, officials, employees, attorneys, or agents are passively negligent, but shall not apply to any loss, liability, fines, penalties, forfeitures, costs or damages caused by the active or sole negligence, or the willful misconduct, of City or any of its officers, officials, employees, agents, attorneys, or volunteers.

If Developer should subcontract all or any portion of the services to be performed under this Agreement, Developer shall require each subcontractor to indemnify, hold harmless and defend City and each of its officers, officials, employees, agents, attorneys, and volunteers in accordance with the terms of the preceding paragraph. The Developer further agrees that the use for any purpose and by any person of any and all of the streets and improvements required under this Agreement, shall be at the sole and exclusive risk of the Developer, at all times prior to final acceptance by the City of the completed street and other improvements, unless any loss, liability, fines, penalties, forfeitures, costs or damages arising from said use were caused by the

active or sole negligence, or the willful misconduct, of the City or any of its officers, officials, employees, agents or volunteers.

Notwithstanding the preceding paragraph, to the extent that Subcontractor is a "design professional" as defined in Section 2782.8 of the California Civil Code and performing work hereunder as a "design professional" shall, in lieu of the preceding paragraph, be required to indemnify, hold harmless and defend City and each of its officers, officials, employees, agents and volunteers to the furthest extent allowed by law, from any and all loss, liability, fines, penalties, forfeitures, costs and damages (whether in Agreement, tort or strict liability, including but not limited to personal injury, death at any time and property damage), and from any and all claims, demands and actions in law or equity (including reasonable attorney's fees and litigation expenses) that arise out of, pertain to, or relate to the negligence, recklessness or willful misconduct of the design professional, its principals, officers, employees, agents or volunteers in the performance of this Agreement.

This Section shall survive termination or expiration of this Agreement.

- **20. Insurance.** Prior to starting construction of any phase of the project through the date of City's final formal acceptance of off-site improvements constructed pursuant to the terms of this Agreement (the "Insurance Period"), Developer shall pay for and maintain in full force and effect all policies of insurance described in this Section with an insurance company(ies) either (i) admitted by the California Insurance Commissioner to do business in the State of California and rated not less than "A- VII" in Best's Insurance Rating Guide, or (ii) authorized by City's Public Work's Director. The following policies of insurance are required:
- **20.1 Commercial General Liability.** Insurance which shall be at least as broad as the most current version of Insurance Services Office (ISO) Commercial General Liability Coverage Form CG 00 01 and shall include insurance for bodily injury, property damage and personal injury with coverage for premises and operations (including the use of owned and non-owned equipment), products and completed operations, contractual liability (including indemnity obligations under this Agreement), with limits of liability of not less than \$5,000,000 per occurrence for bodily injury and property damage, \$1,000,000 per occurrence for personal injury, \$5,000,000 general aggregate and \$5,000,000 aggregate for products and completed operations and \$5,000,000 general aggregate.
- **20.2** Commercial Automobile Liability. insurance which shall be at least as broad as the most current version of Insurance Services Office (ISO) Business Auto Coverage Form CA 00 01 and shall include coverage for all owned, hired, and non-owned automobiles or other licensed vehicles (Code 1 B Any Auto), with combined single limits of liability of not less than \$5,000,000 per accident for bodily injury and property damage.
- **20.3 Workers Compensation.** insurance as required under the California Labor Code.
- **20.4 Employers Liability.** with minimum limits of liability of not less than \$1,000,000 each accident, \$1,000,000 policy limit and \$1,000,000 for each employee.

In the event Developer purchases an Umbrella or Excess insurance policy(ies) to meet the "Minimum Limits of Insurance," this insurance policy(ies) shall "follow form" and afford no less coverage than the primary insurance policy(ies).

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Developer shall be responsible for payment of any deductibles contained in any insurance policies required hereunder and Developer shall also be responsible for payment of any self-insured retentions.

The above described policies of insurance shall be endorsed to provide an unrestricted 30 calendar day written notice in favor of City of policy cancellation of coverage, except for the Workers' Compensation policy which shall provide a ten (10) calendar day written notice of such cancellation of coverage. In the event any policies are due to expire during the term of this Agreement, Developer shall provide a new certificate evidencing renewal of such policy not less than ten (10) calendar days prior to the expiration date of the expiring policy(ies). Upon issuance by the insurer, broker, or agent of a notice of cancellation in coverage, Developer shall file with City a new certificate and all applicable endorsements for such policy(ies).

The General Liability and Automobile Liability insurance policies shall be written on an occurrence form and shall name City, its officers, officials, agents, attorneys, employees and volunteers as an additional insured. Such policy(ies) of insurance shall be endorsed so Developer's insurance shall be primary, and no contribution shall be required of City. Any Workers' Compensation insurance policy shall contain a waiver of subrogation as to City, its officers, officials, agents, employees and volunteers. Developer shall have furnished City with the certificate(s) and applicable endorsements for all required insurance prior to start of construction of any phase of development. Developer shall furnish City with copies of the actual policies upon the request of City's Director of Public Works at any time during the life of the Agreement or any extension, and this requirement shall survive termination or expiration of this Agreement.

If at any time during the Insurance Period, Developer fails to maintain the required insurance in full force and effect, the Director of Public Works, or designee, may order that the Developer, or its contractors or subcontractors, immediately discontinue any further work under this Agreement and take all necessary actions to secure the work site to ensure that public health and safety is protected. All payments due or that become due to Developer shall be withheld until notice is received by City that the required insurance has been restored to full force and effect and that the premiums therefore have been paid for a period satisfactory to City. The insurance requirements set forth in this Section are material terms of this Agreement.

If Developer should hire a general contractor to provide all or any portion of the services or work to be performed under this Agreement, Developer shall require the general contractor to provide insurance protection in favor of City, its officers, officials, employees, attorneys, volunteers and agents in accordance with the terms of each of the preceding paragraphs, except that the general contractor's certificates and endorsements shall be on file with Developer and City prior to the commencement of any work by the general contractor.

If the general contractor should subcontract all or a portion of the services or work to be performed under this Agreement to one or more subcontractors, Developer shall require the general contractor to require each subcontractor to provide insurance protection in favor of City, its officers, officials, employees, attorneys, volunteers and agents in accordance with the terms of each of the preceding paragraphs, except that each subcontractor shall be required to pay for and maintain Commercial General Liability insurance with limits of liability of not less than \$1,000,000 per occurrence for bodily injury and property damage, \$1,000,000 per occurrence for personal injury, \$2,000,000 aggregate for products and completed operations and \$2,000,000 general aggregate and Commercial Automobile Liability insurance with limits of liability of not less than less than \$1,000,000 per accident for bodily injury and property damage.

Subcontractors' certificates and endorsements shall be on file with the general contractor, Developer and City prior to the commencement of any work by the subcontractor. Developer's failure to comply with these requirements shall constitute a default of this Agreement.

21. Miscellaneous.

- 21.1 **Approvals**. Unless otherwise provided herein, whenever approval, consent or satisfaction (herein collectively referred to as an "approval") is required of a Party pursuant to this Agreement, such approval shall not be unreasonably withheld. If a Party shall disapprove, the reasons therefor shall be stated in reasonable detail in writing. Approval by a Party to or of any act or request by the other Party shall not be deemed to waive or render unnecessary approval to or of any similar or subsequent acts or requests. The Parties acknowledge and agree that the intent of the Parties is that this Agreement be construed in a manner that protects the rights granted to Landowner herein to the as allowed by law. Except for the limitations on the exercise by the City of its police power which are provided in this Agreement or which are construed in accordance with the immediately preceding sentence, the Parties further acknowledge and agree that: (a) the City reserves all of its police power and/or statutory or other legal powers or responsibilities; and (b) this Agreement shall not be construed to limit the authority or obligation of the City to hold necessary public hearings, to limit the discretion of the City or any of its officers or officials with regard to rules, regulations, ordinances, laws, and entitlement of use which require the exercise of discretion by the City or any of its officers or officials. This Agreement shall not be construed to limit the obligations of the City to comply with CEQA or any other federal or state law.
- 21.2 Project Approvals Independent. All approvals that may be granted pursuant to this Agreement, and all approvals or other land use approvals which have been or may be issued or granted by the City with respect to the Property, constitute independent actions and approvals by the City. If any provisions of this Agreement or the application of any provision of this Agreement to a particular situation is held by a court of competent jurisdiction to be invalid or unenforceable, or if the City terminates this Agreement for any reason, such invalidity, unenforceability or termination of this Agreement or any part hereof shall not affect the validity or effectiveness of any approvals or other land use approvals. In such cases, such approvals will remain in effect pursuant to their own terms, provisions and conditions.
- 21.3 Not a Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication of the Property, or of the Project, or any portion thereof, to the general public, for the general public, or for any-public use or purpose whatsoever. This proscription does not extend to any portion of the Property that may be dedicated in compliance with any conditions of approval. The Landowner shall have the right to prevent or prohibit the use of the Property, or any portion thereof, including common areas and buildings and improvements located thereon; by any person for any purposes inimical to the operation of a private, integrated Project as contemplated by this Agreement.
- **21.4 Severability**. Invalidation of any of the provisions contained in this Agreement, or of the application thereof to any person, by judgment or court order, shall in no way affect any of the other provisions hereof or the application thereof to any other person or circumstance and the same shall remain in full force and effect, unless

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enforcement of this Agreement as so invalidated would be unreasonable or grossly inequitable under all the circumstances or would frustrate the purposes of this Agreement.

- 21.5 Construction of Agreement. The provisions of this Agreement and the Exhibits shall be construed as a whole according to their common meaning and not strictly for or against any Party in order to achieve the objectives and purpose of the Parties. The captions preceding the text of each Article, Section, Subsection and the Table of Contents are included only for convenience of reference and shall be disregarded in the construction and interpretation of this Agreement. Wherever required by the context, the singular shall include the plural and vice versa, and the masculine gender shall include the feminine or neuter genders, or vice versa. All references to "person" shall include, without limitation, any and all corporations, partnerships or other legal entities.
- **21.6** Other Necessary Acts. Each Party covenants, on behalf of itself and its successors, heirs and assigns, to take all actions and do all things, and to execute, with acknowledgment or affidavit if required, any and all further instruments, documents and writings as may be reasonably necessary or proper to achieve the purposes and objectives of this Agreement and to secure the other party the full and complete enjoyment of its rights and privileges hereunder.
- **21.7 Applicable Law**. This Agreement, and the rights and obligations of the Parties, shall be construed by and enforced in accordance with the laws of the State of California.
- **21.8 Equal Authorship**. This Agreement has been reviewed by legal counsel for both the Landowner and City, and no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement.
- **21.9 Time**. Time is of the essence of this Agreement and of each and every term and condition hereof. In particular, the City agrees to act in a timely fashion in accepting, processing, checking and approving all maps, documents, plans, permit applications and any other matters requiring the City's review or approval relating to the Project or Property. Subject to extensions of time by mutual consent in writing, unreasonable delay by either party to perform any term or provision of this Agreement shall constitute a default.
- **21.10 Subsequent Projects.** After the effective date of this Agreement, the City may approve other projects that place a burden on the City's infrastructure; however, it is the intent and agreement of the Parties that Landowner's right to build and occupy the Project, as described in this Agreement, shall not be diminished despite the increased burden of future approved development on public facilities.
- **21.11 Entire Agreement**. This written Agreement and the Exhibits contain all the representations and the entire agreement between the Parties with respect to the subject matter hereof. Except as otherwise specified in this Agreement, any prior correspondence, memoranda, agreements, warranties or representations are superseded in total by this Agreement and Exhibits.

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21.12 Form of Agreement: Exhibits. This Agreement is executed in three duplicate originals, each of which is deemed to be an original. This Agreement constitutes the entire understanding and agreement of the parties. Said exhibits are identified as follows:

Exhibit A-1: Property legal description Exhibit A-2: Chima Ranch Subdivision

All attachments to this Agreement, including all exhibits referenced herein, and all subparts thereto, are incorporated herein by this reference.

- 21.13 Attorneys' Fees. If either Party commences any action for the interpretation, enforcement, termination, cancellation or rescission hereof, or for specific performance of the breach hereof, the prevailing party shall be entitled to its reasonable attorneys' fees and litigation expenses and costs, and any judgment, order or decree rendered in such action, suit or proceeding shall include an award thereof. Attorneys' fees under this Section shall include attorneys' fees on any appeal and any post-judgment proceedings to collect or enforce the judgment. This provision is separate and several and shall survive the merger of this Agreement into any judgment on this Agreement.
- **21.14** Limitation of Legal Acts. In no event shall the City, or its officers, agents, attorneys, or employees, be liable in damages for any breach or violation of this Agreement, it being expressly understood and agreed that the Developer's sole legal remedy for a breach or violation of this Agreement by the City shall be a legal action in mandamus, specific performance or other injunctive or declaratory relief to enforce the provisions of this Agreement.
- 21.15 Interpretation and Governing State Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objective and purposes of the Parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, both Parties having been represented by counsel in the negotiation and preparation hereof. All legal actions brought to enforce the terms of this Agreement shall be brought and heard in the Superior Court of the State of California, County of Sutter.
- **21.16 Successor Statutes Incorporated.** All references to a statute or ordinance, shall incorporate any, or all, successor statute or ordinance enacted to govern the activity now governed by the statute or ordinance, noted herein to the extent, however, that incorporation of such successor statute or ordinance does not adversely affect the benefits and protections granted to the Developer under this Agreement.

- **21.17 Counterparts**. This Agreement may be executed in two or more identical counterparts, each of which shall be deemed to be an original and each of which shall be deemed to be one and the same instrument when each Party signs each such counterpart.
- **21.18 Signature Pages**. For convenience, the signatures of the Parties to this Agreement may be executed and acknowledged on separate pages which, when attached to this Agreement, shall constitute this as one complete Agreement.
- **21.19 Days.** Unless otherwise specified in this Agreement, the term "days" means calendar days.
- **21.20 Authority.** The Parties hereby represent that the person hereby signing this Agreement on behalf of each respective Party has the authority to bind the Party to the Agreement.

[SIGNATURES ARE ON THE FOLLOWING PAGE]



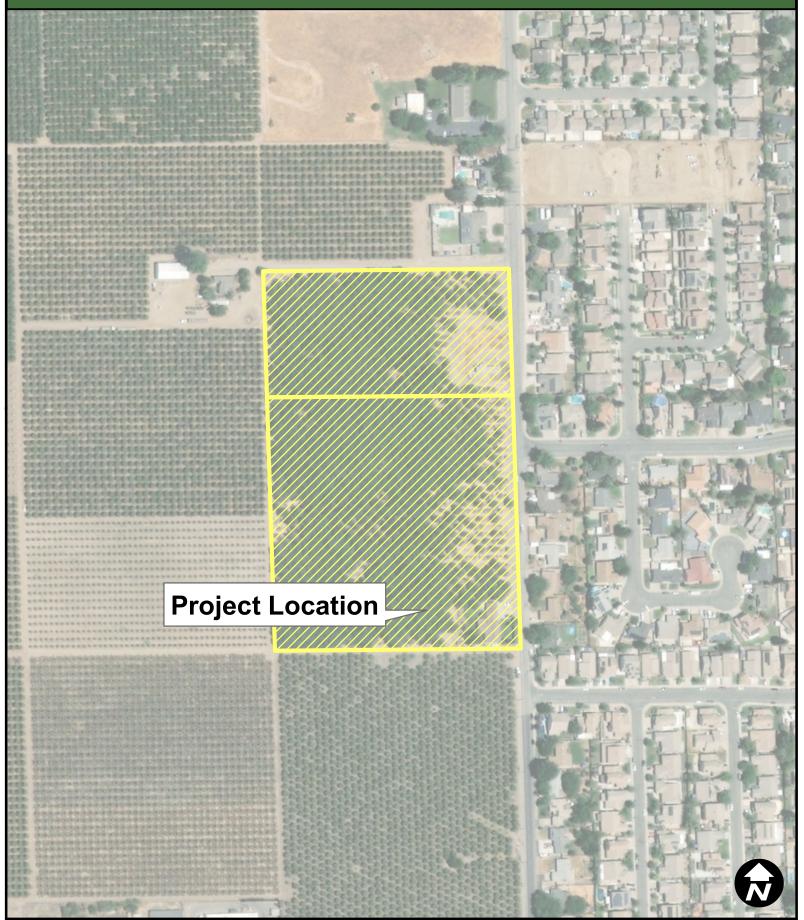
IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

"City"	"Landowner"			
CITY OF YUBA CITY, A General Law City	Interwest Homes Corporation, a California Corporation			
By: Shon Harris, Mayor	By: Interwest Homes Corporation a California Corporation			
Date:	By:			
Attest:				
City Clerk				
Approved as to Form:				
Shannon Chaffin, City Attorney				
Attachments:				

ATTACHMENT 4

Chima Ranch Tentative Subdivision Location Map | SM 22-07, PD15, EA 22-14





ATTACHMENT 5



Environmental Assessment 22-14

Initial Study and Mitigated Negative Declaration for Chima Ranch, a Tentative Subdivision Map (TSM) SM 22-07 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. This project also includes consideration of a development agreement to extend the approval of the Tentative Subdivision Map to 10 years with a provision to request an additional 5 years.

Prepared By: City of Yuba City Development Services Department Planning Division This page intentionally left blank.

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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) SM 22-07, Chima Ranch. The proposed project will divide 14.86-acres 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 including sewer, water and storm drainage collection. The project will involve the removal of two dwellings and a walnut orchard. Finally, a development agreement is proposed to extend approval of the map beyond the City Municipal Code and State Subdivision Map Act thresholds.

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 November 24, 2022 and end on December 14, 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) SM-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).

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

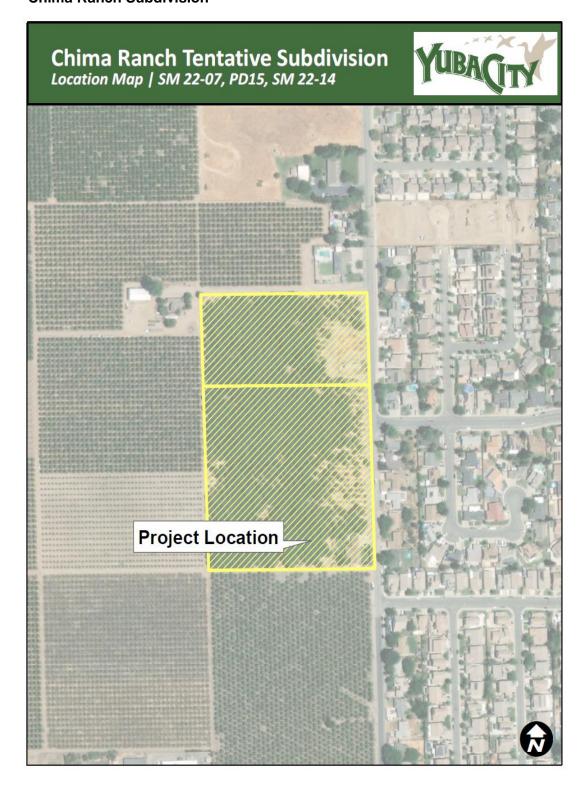
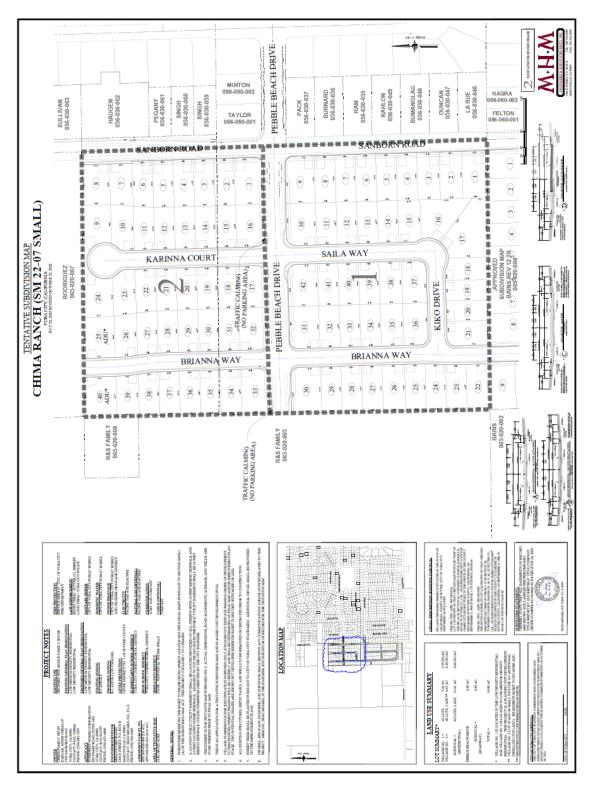


Figure 2: Tentative Subdivision Map TSM 22-07, PD15 Chima Ranch Subdivision



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 6.3 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. 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. Finally, a development agreement is proposed to extend the approval of the map beyond the timelines specified by the City Municipal Code and State Subdivision Map Act.

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	7.30	5.75
Village No. 2	6.67	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	ral Resources Energy		
Х	Geology/Soils	Х	Greenhouse Gas Emissions Hazards & Hazard Materials			
	Hydrology/Water Quality		Land Use Planning		Mineral Resources	
Х	Noise		Population/Housing Public Services		Public Services	
	Recreation	Х	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. \boxtimes 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. November 24, 2022 Signature Date Doug Libby, 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

Tab	Table 3-1: Aesthetics						
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?			Х			
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				Х		
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.			Х			
d)	Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			х			

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.

Tab	le 3-2: Agricultural and Forestry Resources				
Wo	uld 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?			Х	
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?				Х
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))?				Х
d)	Result in the loss of forest land or conversion of forest land to non-forest use?				Х
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?			х	

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 procures 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 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.

Tab	le 3-3: Air Quality				
Wo	uld 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?			Х	
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?			х	
c)	Expose sensitive receptors to substantial pollutant concentrations?			Х	
d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?			Х	

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 (NOX), 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 (NOX): 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 NOX 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 (PM2.5): 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 PM2.5), 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 FRQAMD, 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-verifies 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	e 3.4: Biological Resources				
Woul	ld the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
th id sp re	ave a substantial adverse effect, either directly or prough habitat modifications, on any species lentified as a candidate, sensitive, or special status pecies in local or regional plans, policies, or egulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			x	
ha id re	ave a substantial adverse effect on any riparian abitat or other sensitive natural community lentified in local or regional plans, policies, egulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			х	
fe lir di	ave a substantial adverse effect on states or ederally protected wetlands (including, but not mited to, marsh, vernal pool, coastal, etc.) through irect removal, filling, hydrological interruption, or ther means?				х
na w co	sterfere substantially with the movement of any ative resident or migratory fish or wildlife species or ith established native resident or migratory wildlife prridors, or impede the use of native wildlife ursery sites?			х	
pr	onflict with any local policies or ordinances rotecting biological resources, such as a tree reservation policy or ordinance?			x	
Co Pl	onflict with the provisions of an adopted Habitat onservation Plan, Natural Community Conservation lan, or other approved local, regional, or state abitat conservation plan?				х

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., scc. 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, bromegrass, 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

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

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[i]).

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
- Ione Band of Miwok Indians

3.5.4. Impact Assessment/Environmental Consequences:

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

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 generates 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

Tab	le 3.7: Geology and Soils				
Wo	uld 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?			Х	
	ii) Strong seismic ground shaking?			Х	
	iii) Seismic-related ground failure, including liquefaction?			Х	
	iv) Landslides?			Χ	
b)	Result in substantial soil erosion or the loss of topsoil?			Х	
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 offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?			Х	
d)	Be located on expansive soil, as defined in the California Building Code creating substantial direct or indirect risks to life or property?				х
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?			х	
f)	Directly or indirectly destroy a unique paleontological resources or site or unique geologic feature?		Х		

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

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

Tab	le 3.9: Hazards and Hazardous Materials				
Wo	uld 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?			Х	
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?			Х	
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			Х	
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?				х
≘)	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?				Х
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				Х
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.			Х	

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

Tal	ole 3.10: Hydrology and Water Quality				
Wo	ould 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?			Х	
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impeded sustainable groundwater management of the basin?			х	
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:		Х		
	i) result in substantial erosion or siltation on- or off- site?		Х		
	ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding onor offsite?		Х		
	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?		Х		
	iv) impede or redirect flood flows?				
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			х	
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			Х	

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

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

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	llocc Than	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?				х
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?				х

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

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 midrange. 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 Groundbourne 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.

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

Figure 1: Noise Exposure

COMMUNITY NOISE EXPOSURE - Ldn or CNEL (dBA)													
LAND USE CATEGORY	50	55		60		65		70	1	75		80	
Residential – Low Density													
Single Family, Duplex, Mobile Home													
Home													
Residential – Multi-Family													
							_						
Transient Lodging –													
Motel/Hotel													
Schools, Libraries, Churches,													
Hospitals, Nursing Homes			-										
3 1 1 3 1 1 1	\vdash												
Auditorium, Concert Hall,													
Amphitheaters													
Sports Arena, Outdoor													
Spectator Sports													
Discourse de Maintaine de cod													
Playgrounds, Neighborhood Parks													
Turks													
Golf Courses, Riding Stables,													
Water Recreation, Cemeteries													
													-
Office Buildings, Business,													
Commercial and Professional													
Industrial, Manufacturing,													
Utilities, Agriculture													
_													
Normally Acceptable	Specific	ad land u	co ic c	atisfac	tory	hased	unon	the as	sumn	tion th	nat an	v huild	dings
involved are of norma	•												311163
Conditionally Accepta													ailed
analysis of the noise r					•								
the design. Conventi			ı, but	with c	losed	windo	ows ai	nd fre	sh air	suppl	y syst	ems o	r air
conditioning will norn													
Normally Unacceptab									_				
development does pr						oise re	ductio	n req	uireme	ent mu	ust be	made	and
needed noise insulati							- مام بدالا	- مامانہ	+ h - · ·	n d c :-+ -	dens		
Clearly Unacceptable													
Source: State of California, Gove	rnor's O	ffice of Pi	lanning	and R	Resear	ch, 200	03. Ge	neral F	Plan G	ıidelin	es.		

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.

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.

⁽²⁾ Feasible noise control includes the use of intake mufflers, exhaust mufflers and engine shrouds operating in accordance with manufacturers specifications

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-thansignificant 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

Tab	ole 4-14: Population and Housing				
Wo	ould 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?			Х	

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

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

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

Tab	le 3-16: Recreation				
Wo	uld 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?			Х	

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

Tab	ole 4-17: Transportation Recreation				
Wo	ould 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?			Х	
b)	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?		х		
c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			х	
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,				•			
Native American tribe, and that is:	1	1	T				
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							
ii) A resource determined by the lead agency, in its							
discretion and supported by substantial evidence,		Х					
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.	

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 Maiduan 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
- Ione 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);
 - o 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

Tab	le 3-19: Utilities and Service Systems				
Wo	ould 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?			х	
b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			х	
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?			Х	
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?			Х	
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			Х	

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 o lands classified as very high fire hazard severity zones, would the project:	•	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<u>'</u>		Х	
b) Due to slope, prevailing winds, and othe factors, exacerbate wildfire risks, and thereby expose project occupants to pollutan concentrations from a wildfire or the uncontrolled spread of a wildfire?	t		Х	

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?		Х	
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?		х	

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)		Х	
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) SM 22-07 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	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:	Development Services Dept.	During construction phase.
	 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 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.		
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	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.	Developer, Public Works Dept.	Prior to final map, grading, building or encroachment permit issuance
3.13 Noise	Noise Mitigation 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 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	Developer, Development Services Dept.	During construction phase

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

I			
	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 noncompliance 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

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.

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 subsequent construction during any 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 other culturally-affiliated American tribes that volunteer information to the City during its investigation. Possible management recommendations 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.

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)

Ву

Marcus H. Bole & Associates

01248.0005/823223.1

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 MapTM 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 SCRD DRYCLEANERS 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 TSDF 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 formerlycontaminated 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
		The subject property appears to be agricultural land (row crops and
1937-	1" = 500'	orchards) and a residential area appears on the eastern side of property.
1952	1 – 300	Immediately adjoining properties on all sides appear to be agricultural
		land. Some roads are visible. Few buildings are visible.
		Similar to 1952 aerial photograph. Site appears to have more orchards on
1973-	1" = 500'	the northern portion. Adjoining properties appear to be
1984	1 – 300	agricultural/orchards. Additional Residence shown along Sanborn street to
		the southwest portion of the property.
1998-		Similar to 1984 aerial photograph with the addition of the construction of
2016	1" = 500'	a residential subdivision to the east and south. Adjoining properties
2010		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-	Marysville	Not much detail is shown of these early topo maps. Gilsizer Slough is
1895	wiarysville	shown to the east of the property.
1911	Gilsizer Slough	The subject property is along a road (Sanborn Road). A few
1911	Glisizei Slougii	residences are shown.
		Similar to 1911 map. Additional roads and more residences are in the
1952	Gilsizer Slough	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
1973	Glisizei Slougii	shown to the east. Residences to the south.
2012-		The maps show streets but little details.
2018		

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-	Polk	Street not listed in Polk Directory Co.
1988	POIK	·
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 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.

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

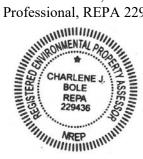
Maraus H. Bole

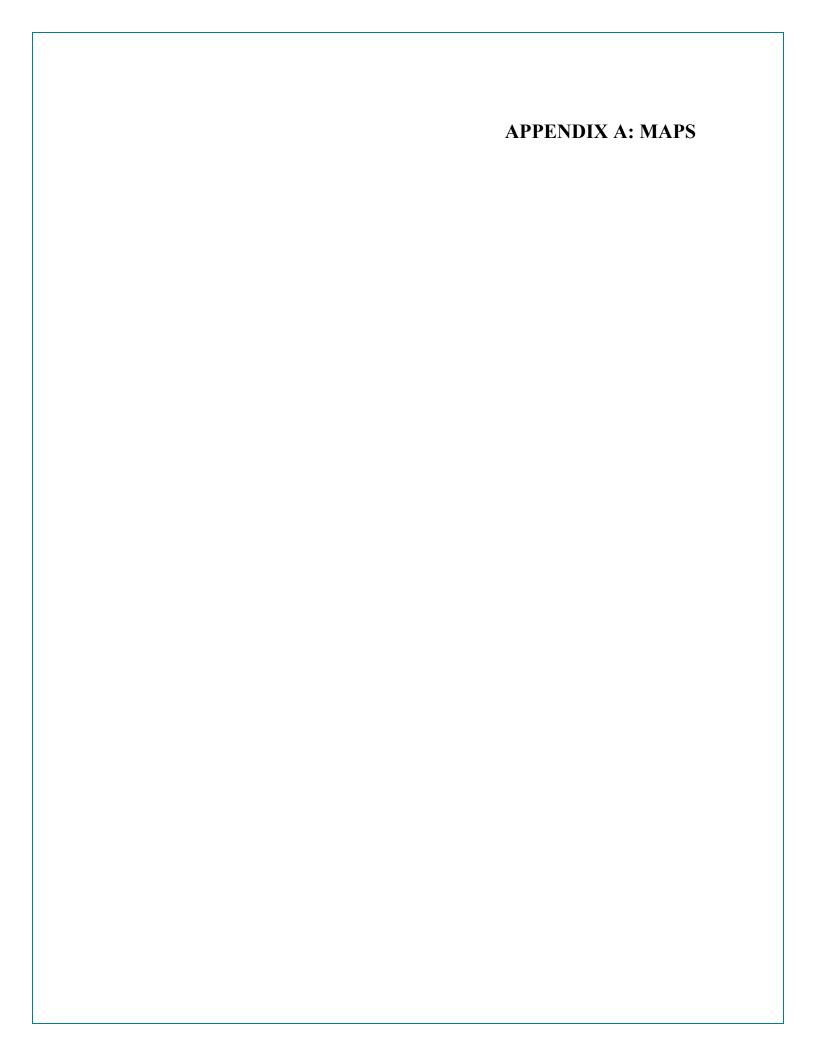
MARCUS H. BOLE REPA 647913

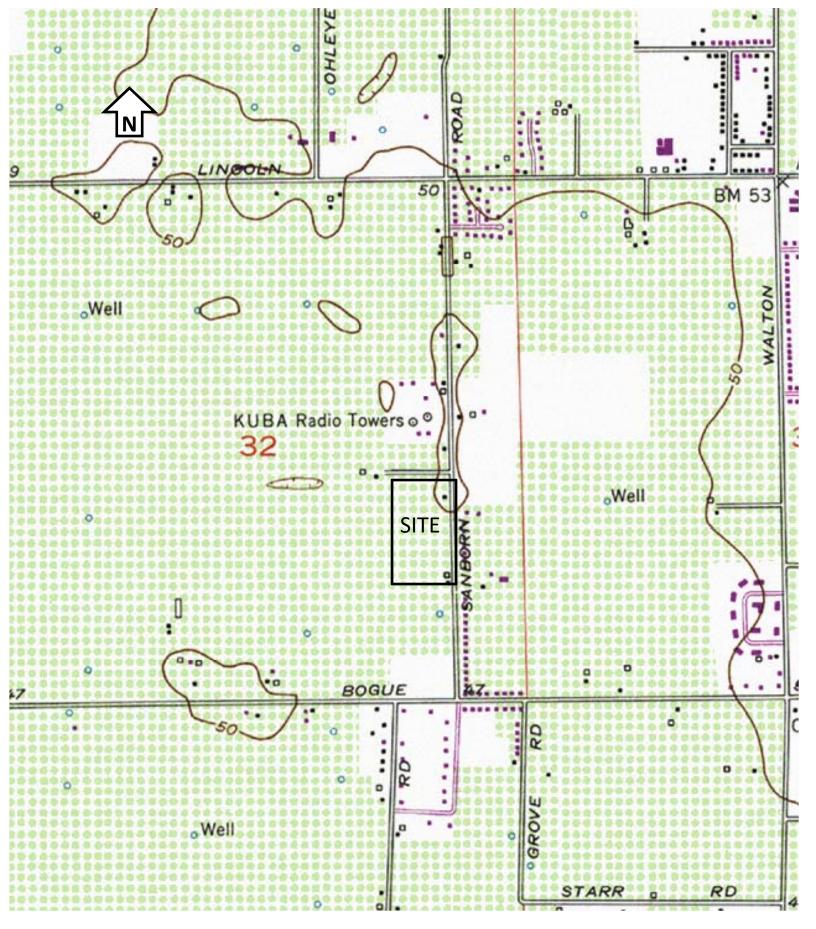
AREP

Final Review and Certification:

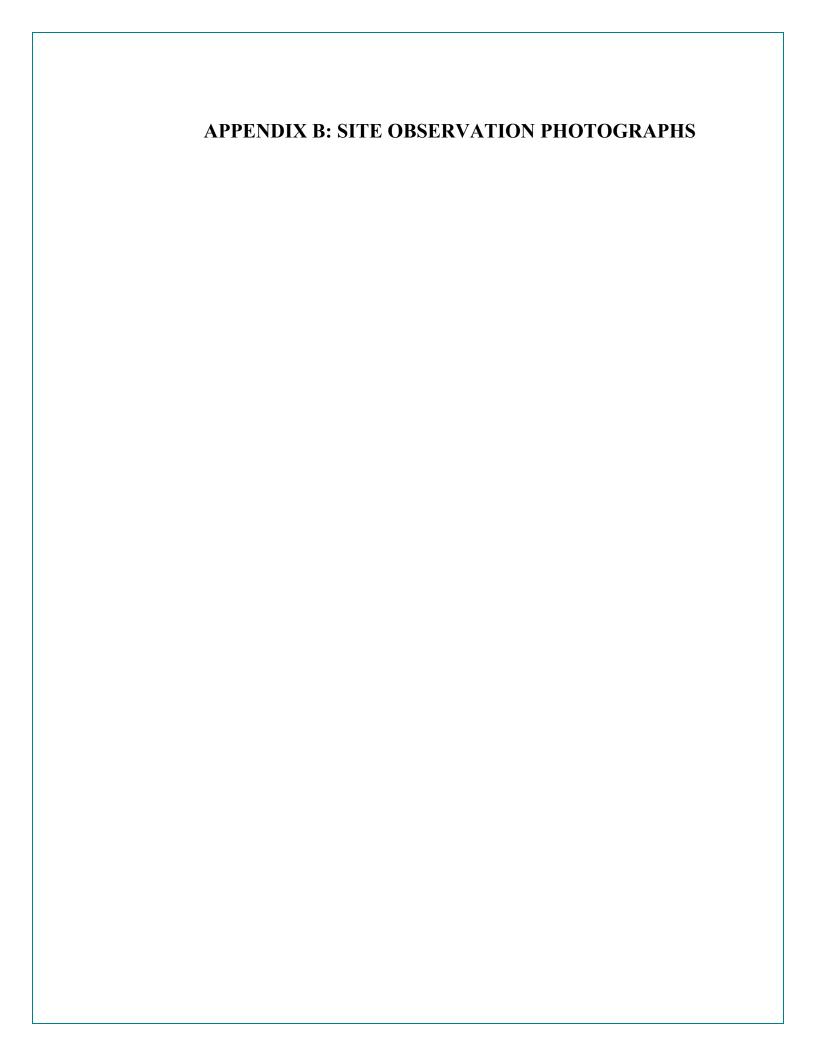
Charlene J. Bole, M.S. Environmental Professional, REPA 229436







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.







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

AP	PENDIX C: REGULATE	TORY RECORDS R	

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 Tranverse 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				RELATIVE	DIST (ft. & mi.)
ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	ELEVATION	<u>DIRECTION</u> 1
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					
NPLProposed NPL	Proposed National Priority List Sites				
NPL LIENS	- Federal Superrund 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 Site Information listing 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-SQG	RCRA - Large Quantity Generators RCRA - Small Quantity Generators 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 Brownfieds 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

HIST Cal-Sites 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 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

Act)/TSCA (Toxic Substances Control Act)

MLTS..... Material Licensing Tracking System COAL ASH DOE..... Steam-Electric Plant Operation Data

COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List

PCB TRANSFORMER...... PCB Transformer Registration Database

RADINFO...... Radiation Information Database

HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing

DOT OPS..... Incident and Accident Data

CONSENT..... Superfund (CERCLA) Consent Decrees

INDIAN RESERV..... Indian Reservations

FUSRAP..... Formerly Utilized Sites Remedial Action Program

UMTRA..... Uranium Mill Tailings Sites

LEAD SMELTERS..... Lead Smelter Sites

US AIRS...... Aerometric Information Retrieval System Facility Subsystem

US MINES..... Mines Master Index File

ABANDONED MINES..... Abandoned Mines

FINDS....... Facility Index System/Facility Registry System
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

Financial Assurance Information Listing

HAZNET..... Facility and Manifest Data

ICE.....ICE

HIST CORTESE..... Hazardous Waste & Substance Site List HWP..... EnviroStor Permitted Facilities Listing

MINES..... Mines Site Location Listing

MWMP..... Medical Waste Management Program Listing

NPDES Permits Listing

PEST LIC...... Pesticide Regulation Licenses Listing

PROC...... Certified Processors Database Notify 65...... Proposition 65 Records

UIC_____UIC Listing

MILITARY PRIV SITES...... MILITARY PRIV SITES (GEOTRACKER)

PROJECT.....PROJECT (GEOTRACKER)

WDR...... Waste Discharge Requirements Listing CIWQS..... California Integrated Water Quality System

CERS..... CERS

MINES MRDS..... Mineral Resources Data System HWTS..... Hazardous Waste Tracking System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants

EDR Hist Auto______ EDR Exclusive Historical Auto Stations EDR Hist Cleaner.____ EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	Recovered Government Archive Solid Waste Facilities List
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

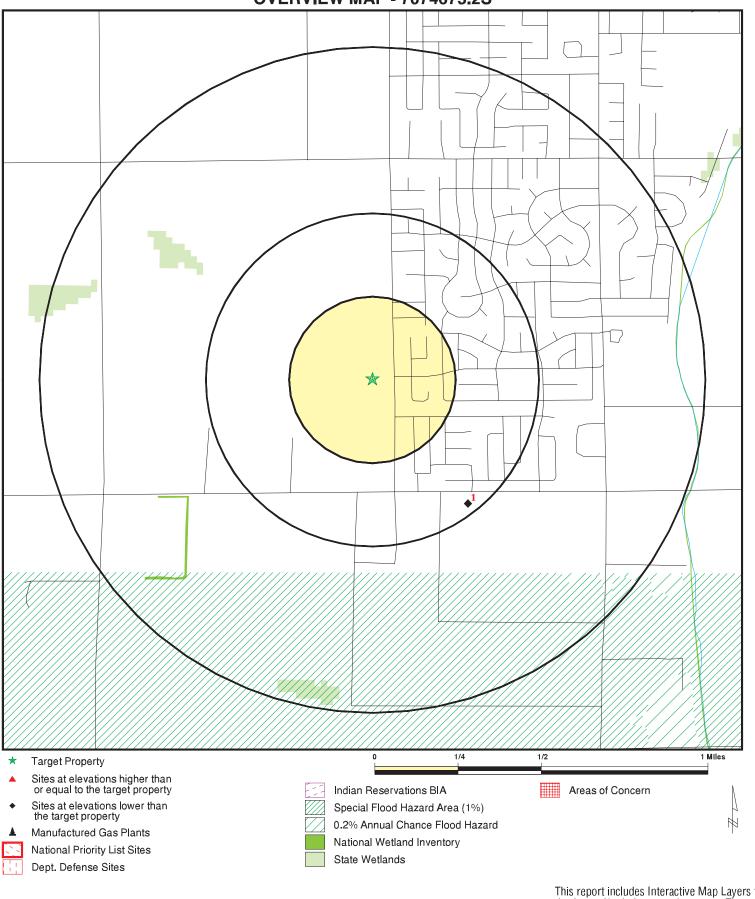
ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: 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.

Lower Elevation	Address	Direction / Distance	Map ID	Page
BOGUE/GROVE ROADS EL Facility Id: 51010005	BOGUE ROAD/GROVE ROA	SE 1/4 - 1/2 (0.469 mi.)	1	9
Status: No Further Action				

There were no unmapped sites in this report.

OVERVIEW MAP - 7074675.2S

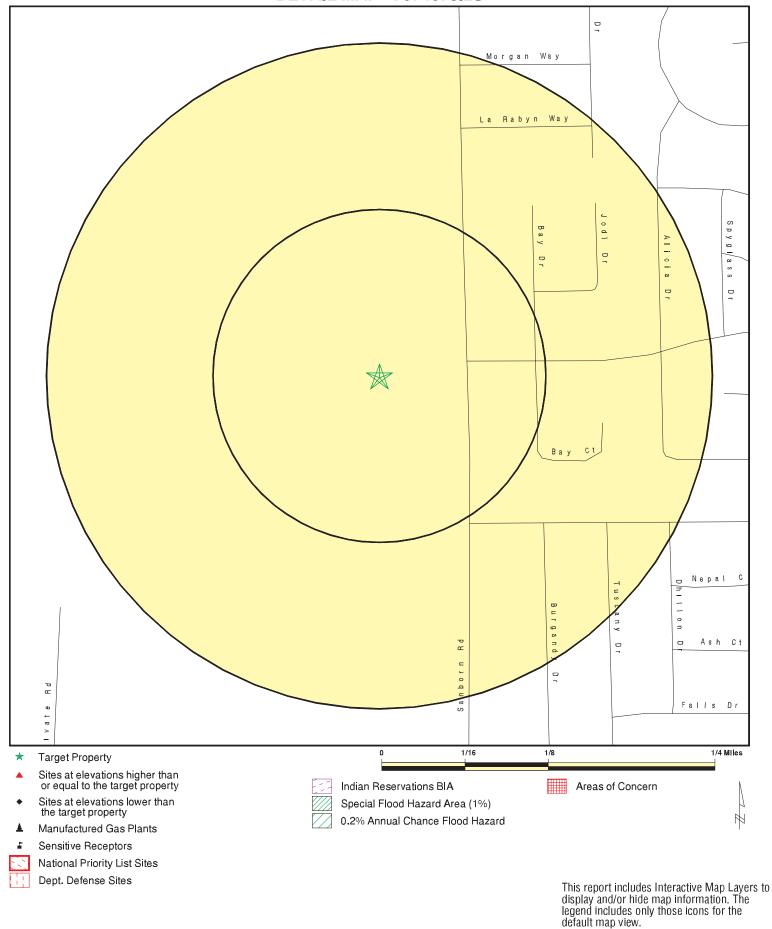


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

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



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

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	>1	Total Plotted
STANDARD ENVIRONMENT	AL RECORDS							
Lists of Federal NPL (Su	perfund) site	s						
NPL Proposed NPL NPL LIENS	1.000 1.000 1.000		0 0 0	0 0 0	0 0 0	0 0 0	NR NR NR	0 0 0
Lists of Federal Delisted	NPL sites							
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites sul CERCLA removals and C		rs						
FEDERAL FACILITY SEMS	0.500 0.500		0 0	0 0	0 0	NR NR	NR NR	0 0
Lists of Federal CERCLA	sites with N	FRAP						
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA fa undergoing Corrective A								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA To	SD facilities							
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA ge	enerators							
RCRA-LQG RCRA-SQG RCRA-VSQG	0.250 0.250 0.250		0 0 0	0 0 0	NR NR NR	NR NR NR	NR NR NR	0 0 0
Federal institutional con engineering controls reg								
LUCIS US ENG CONTROLS US INST CONTROLS	0.500 0.500 0.500		0 0 0	0 0 0	0 0 0	NR NR NR	NR NR NR	0 0 0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
Lists of state- and tribal (Superfund) equivalent s	sites							
RESPONSE	1.000		0	0	0	0	NR	0
Lists of state- and tribal hazardous waste facilitie	es							
ENVIROSTOR	1.000		0	0	1	0	NR	1
Lists of state and tribal la and solid waste disposal								
SWF/LF	0.500		0	0	0	NR	NR	0

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Lists of state and tribal l	eaking storag	ge tanks						
LUST INDIAN LUST CPS-SLIC	0.500 0.500 0.500		0 0 0	0 0 0	0 0 0	NR NR NR	NR NR NR	0 0 0
Lists of state and tribal I	registered sto	rage tanks						
FEMA UST UST AST INDIAN UST	0.250 0.250 0.250 0.250		0 0 0 0	0 0 0 0	NR NR NR NR	NR NR NR NR	NR NR NR NR	0 0 0 0
Lists of state and tribal	-	anup sites						
INDIAN VCP VCP	0.500 0.500		0 0	0 0	0 0	NR NR	NR NR	0 0
Lists of state and tribal l	brownfield sit	es						
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMEN	ITAL RECORD	<u>s</u>						
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / S Waste Disposal Sites	Solid							
WMUDS/SWAT SWRCY HAULERS INDIAN ODI ODI DEBRIS REGION 9 IHS OPEN DUMPS	0.500 0.500 TP 0.500 0.500 0.500 0.500		0 0 NR 0 0 0	0 0 NR 0 0 0	0 0 NR 0 0 0	NR NR NR NR NR NR	NR NR NR NR NR NR	0 0 0 0 0 0
Local Lists of Hazardous Contaminated Sites	s waste /							
US HIST CDL HIST Cal-Sites SCH CDL Toxic Pits CERS HAZ WASTE US CDL AQUEOUS FOAM PFAS	TP 1.000 0.250 TP 1.000 0.250 TP TP 0.500		NR 0 0 NR 0 0 NR NR NR	NR 0 0 NR 0 0 NR NR 0	NR 0 NR NR 0 NR NR NR	NR 0 NR 0 NR NR NR NR	NR NR NR NR NR NR NR NR	0 0 0 0 0 0 0
Local Lists of Registered	d Storage Tar	iks						
SWEEPS UST HIST UST CA FID UST	0.250 0.250 0.250		0 0 0	0 0 0	NR NR NR	NR NR NR	NR NR NR	0 0 0

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 LIENS 2 DEED	TP TP 0.500		NR NR 0	NR NR 0	NR NR 0	NR NR NR	NR NR NR	0 0 0
Records of Emergency F	Release Repo	rts						
HMIRS CHMIRS LDS MCS SPILLS 90	TP TP TP TP TP		NR NR NR NR NR	NR NR NR NR NR	NR NR NR NR NR	NR NR NR NR NR	NR NR NR NR NR	0 0 0 0
Other Ascertainable Rec	ords							
RCRA NonGen / NLR FUDS DOD SCRD DRYCLEANERS US FIN ASSUR EPA WATCH LIST 2020 COR ACTION TSCA TRIS SSTS ROD RMP RAATS PRP PADS ICIS FTTS MLTS COAL ASH DOE COAL ASH DOE COAL ASH EPA PCB TRANSFORMER RADINFO	0.250 1.000 1.000 0.500 TP TP TP 0.250 TP TP TP 1.000 TP		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 NR NR 0 NR NR 0 NR	NR O O O R NR NR NR O R NR N	NR O O NR NR NR NR NR O NR	NR NR NR NR NR NR NR NR NR NR NR NR NR N	
HIST FTTS DOT OPS CONSENT INDIAN RESERV FUSRAP UMTRA LEAD SMELTERS US AIRS US MINES ABANDONED MINES FINDS DOCKET HWC ECHO UXO	TP TP 1.000 1.000 1.000 0.500 TP TP 0.250 0.250 TP TP TP TP		NR NR 0 0 0 0 NR NR 0 NR NR NR NR NR	NR NR 0 0 0 0 NR NR 0 0 NR NR 0 0 NR NR	NR NR 0 0 0 0 NR NR NR NR NR NR NR	NR NR 0 0 0 NR NR NR NR NR NR NR NR NR	NR NR NR NR NR NR NR NR NR NR NR NR NR N	0 0 0 0 0 0 0 0 0

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
	(/							
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance HAZNET	TP TP		NR NR	NR NR	NR NR	NR NR	NR NR	0 0
ICE	TP		NR	NR	NR NR	NR	NR	0
HIST CORTESE	0.500		0	0	0	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		Ő	Ö	NR	NR	NR	0
MINES	0.250		Ö	Ö	NR	NR	NR	Ö
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
UIC GEO	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS WIP	TP		NR	NR	NR	NR	NR	0
MILITARY PRIV SITES	0.250 TP		0 NR	0 NR	NR NR	NR NR	NR NR	0 0
PROJECT	TP		NR	NR	NR	NR	NR	0
WDR	TP		NR	NR	NR	NR	NR	0
CIWQS	TP		NR	NR	NR	NR	NR	0
CERS	TP		NR	NR	NR	NR	NR	Ö
NON-CASE INFO	TP		NR	NR	NR	NR	NR	0
OTHER OIL GAS	TP		NR	NR	NR	NR	NR	0
PROD WATER PONDS	TP		NR	NR	NR	NR	NR	0
SAMPLING POINT	TP		NR	NR	NR	NR	NR	0
WELL STIM PROJ	TP		NR	NR	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0
HWTS	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICA	L RECORDS							
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		Ö	NR	NR	NR	NR	Ö
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERN	IMENT ARCHIV	/ES						
Exclusive Recovered Go	vt. Archives							
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	Ö
- Totals		0	0	0	1	0	0	1

Search

Distance (Miles)

Target Property

< 1/8 1/8 - 1/4

1/4 - 1/2

1/2 - 1

> 1

Total Plotted

NOTES:

Database

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID MAP FINDINGS

Direction Distance

Elevation Site Database(s) EPA ID Number

1 BOGUE/GROVE ROADS ELEMENTARY SCHOOL ENVIROSTOR S107735935 SE BOGUE ROAD/GROVE ROAD SCH N/A

1/4-1/2 YUBA, CA 95993

0.469 mi. 2476 ft.

Relative: ENVIROSTOR:

Lower Name: BOGUE/GROVE ROADS ELEMENTARY SCHOOL

104324

Actual: Address: BOGUE ROAD/GROVE ROAD

 51 ft.
 City,State,Zip:
 YUBA, CA 95993

 Facility ID:
 51010005

 Status:
 No Further Action

 Status Date:
 03/25/2003

Site Code:

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 **EDR ID Number**

MAP FINDINGS Map ID

Direction Distance

Elevation Site Database(s) **EPA ID Number**

BOGUE/GROVE ROADS ELEMENTARY SCHOOL (Continued)

S107735935

EDR ID Number

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

PROJECT WIDE Completed Area Name: Completed Sub Area Name: Not reported

Completed Document Type: Preliminary Endangerment Assessment Report

Completed Date: 07/09/2004 Comments: Not reported

PROJECT WIDE Completed Area Name: 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

NONE SPECIFIED Site Mgmt. Req.:

Acres: 30 NO National Priorities List: Cleanup Oversight Agencies: SMBRP SMBRP Lead Agency:

Lead Agency Description: DTSC - Site Cleanup Program

Project Manager: Not reported Supervisor: Juan Koponen

Division Branch: Northern California Schools & Santa Susana

104324 Site Code: Assembly: 03 04 Senate:

Special Program Status: Not reported No Further Action Status: Status Date: 03/25/2003

Restricted Use: NO Funding:

School District 39.0977 Latitude: Longitude: -121.6512

APN: NONE SPECIFIED

AGRICULTURAL - ROW CROPS Past Use:

Map ID MAP FINDINGS

Direction Distance

Elevation Site Database(s) EPA ID Number

BOGUE/GROVE ROADS ELEMENTARY SCHOOL (Continued)

S107735935

EDR ID Number

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 Not reported Schedule Area Name: 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

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 EPA Region 6

Telephone 617-918-1143 Telephone: 214-655-6659

EPA Region 3 EPA Region 7

Telephone 215-814-5418 Telephone: 913-551-7247

EPA Region 4 EPA Region 8

Telephone 404-562-8033 Telephone: 303-312-6774

EPA Region 5 EPA Region 9

Telephone 312-886-6686 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

> Next Scheduled EDR Contact: 10/10/2022 Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Number of Days to Update: 26

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.

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 know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 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

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 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 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 Date Data Arrived at EDR: 06/21/2022 Date Made Active in Reports: 06/28/2022

Number of Days to Update: 7

Source: EPA

Telephone: 800-424-9346 Last EDR Contact: 06/21/2022

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 Date Data Arrived at EDR: 06/21/2022 Date Made Active in Reports: 06/28/2022

Number of Days to Update: 7

Source: Environmental Protection Agency

Telephone: (415) 495-8895 Last EDR Contact: 06/21/2022

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 Date Data Arrived at EDR: 06/21/2022 Date Made Active in Reports: 06/28/2022

Number of Days to Update: 7

Source: Environmental Protection Agency

Telephone: (415) 495-8895 Last EDR Contact: 06/21/2022

Next Scheduled EDR Contact: 10/03/2022 Data Release Frequency: Quarterly

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 Date Data Arrived at EDR: 06/21/2022 Date Made Active in Reports: 06/28/2022

Number of Days to Update: 7

Source: Environmental Protection Agency

Telephone: (415) 495-8895 Last EDR Contact: 06/21/2022

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 Date Data Arrived at EDR: 06/21/2022 Date Made Active in Reports: 06/28/2022

Number of Days to Update: 7

Source: Environmental Protection Agency

Telephone: (415) 495-8895 Last EDR Contact: 06/21/2022

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 Date Data Arrived at EDR: 05/19/2022 Date Made Active in Reports: 07/29/2022

Number of Days to Update: 71

Source: Department of the Navy Telephone: 843-820-7326 Last EDR Contact: 05/05/2022

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 Date Data Arrived at EDR: 05/24/2022 Date Made Active in Reports: 07/29/2022

Number of Days to Update: 66

Source: Environmental Protection Agency

Telephone: 703-603-0695 Last EDR Contact: 05/24/2022

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 Date Data Arrived at EDR: 05/24/2022 Date Made Active in Reports: 07/29/2022

Number of Days to Update: 66

Source: Environmental Protection Agency

Telephone: 703-603-0695 Last EDR Contact: 05/04/2022

Next Scheduled EDR Contact: 09/05/2022

Data Release Frequency: Varies

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 Date Data Arrived at EDR: 06/15/2022 Date Made Active in Reports: 06/21/2022

Number of Days to Update: 6

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180 Last EDR Contact: 06/15/2022

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 Date Data Arrived at EDR: 04/26/2022 Date Made Active in Reports: 07/15/2022

Number of Days to Update: 80

Last EDR Contact: 07/25/2022 Next Scheduled EDR Contact: 11/07/2022

Telephone: 916-323-3400

Data Release Frequency: Quarterly

Source: Department of Toxic Substances Control

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 identifes 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 Date Data Arrived at EDR: 04/26/2022 Date Made Active in Reports: 07/15/2022

Number of Days to Update: 80

Source: Department of Toxic Substances Control

Telephone: 916-323-3400 Last EDR Contact: 07/25/2022

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 i nactive 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 Date Data Arrived at EDR: 05/09/2022 Date Made Active in Reports: 07/29/2022

Number of Days to Update: 81

Source: Department of Resources Recycling and Recovery

Telephone: 916-341-6320 Last EDR Contact: 05/09/2022

Next Scheduled EDR Contact: 08/22/2022 Data Release Frequency: Quarterly

Lists of state and tribal leaking storage tanks

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004 Date Data Arrived at EDR: 09/07/2004 Date Made Active in Reports: 10/12/2004

Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)

Telephone: 213-576-6710 Last EDR Contact: 09/06/2011

Next Scheduled EDR Contact: 12/19/2011 Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008 Date Data Arrived at EDR: 07/22/2008 Date Made Active in Reports: 07/31/2008

Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)

Telephone: 916-464-4834 Last EDR Contact: 07/01/2011

Next Scheduled EDR Contact: 10/17/2011 Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004 Date Data Arrived at EDR: 02/26/2004 Date Made Active in Reports: 03/24/2004

Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)

Telephone: 760-776-8943 Last EDR Contact: 08/01/2011

Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005 Date Data Arrived at EDR: 02/15/2005 Date Made Active in Reports: 03/28/2005

Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)

Telephone: 909-782-4496 Last EDR Contact: 08/15/2011

Next Scheduled EDR Contact: 11/28/2011 Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003 Date Data Arrived at EDR: 05/19/2003 Date Made Active in Reports: 06/02/2003

Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)

Telephone: 805-542-4786 Last EDR Contact: 07/18/2011

Next Scheduled EDR Contact: 10/31/2011 Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004 Date Data Arrived at EDR: 10/20/2004 Date Made Active in Reports: 11/19/2004

Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)

Telephone: 510-622-2433 Last EDR Contact: 09/19/2011

Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001 Date Data Arrived at EDR: 02/28/2001 Date Made Active in Reports: 03/29/2001

Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)

Source: California Regional Water Quality Control Board Victorville Branch Office (6)

Telephone: 707-570-3769 Last EDR Contact: 08/01/2011

Next Scheduled EDR Contact: 11/14/2011 Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005 Date Data Arrived at EDR: 06/07/2005 Date Made Active in Reports: 06/29/2005

Number of Days to Update: 22

75 Telephone: 760-241-7365 2005 Last EDR Contact: 09/12/2011

> 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 Date Data Arrived at EDR: 05/23/2022 Date Made Active in Reports: 05/24/2022

Number of Days to Update: 1

Source: State Water Resources Control Board

Telephone: see region list Last EDR Contact: 05/23/2022

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 Date Data Arrived at EDR: 09/10/2003 Date Made Active in Reports: 10/07/2003

Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)

Source: California Regional Water Quality Control Board San Diego Region (9)

Telephone: 530-542-5572 Last EDR Contact: 09/12/2011

Next Scheduled EDR Contact: 12/26/2011 Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001 Date Data Arrived at EDR: 04/23/2001 Date Made Active in Reports: 05/21/2001

Number of Days to Update: 28

Telephone: 858-637-5595 Last EDR Contact: 09/26/2011

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 Date Data Arrived at EDR: 06/11/2021 Date Made Active in Reports: 09/07/2021

Number of Days to Update: 88

Source: EPA Region 1 Telephone: 617-918-1313 Last EDR Contact: 06/13/2022

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.

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

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 Date Data Arrived at EDR: 05/23/2022 Date Made Active in Reports: 05/24/2022

Number of Days to Update: 1

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

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality

from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003 Date Data Arrived at EDR: 04/07/2003 Date Made Active in Reports: 04/25/2003

Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)

Telephone: 707-576-2220 Last EDR Contact: 08/01/2011

Next Scheduled EDR Contact: 11/14/2011 Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality

from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004 Date Data Arrived at EDR: 10/20/2004 Date Made Active in Reports: 11/19/2004

Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)

Telephone: 510-286-0457 Last EDR Contact: 09/19/2011

Next Scheduled EDR Contact: 01/02/2012 Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality

from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006 Date Data Arrived at EDR: 05/18/2006 Date Made Active in Reports: 06/15/2006

Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)

Telephone: 805-549-3147 Last EDR Contact: 07/18/2011

Next Scheduled EDR Contact: 10/31/2011 Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality

from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004 Date Data Arrived at EDR: 11/18/2004 Date Made Active in Reports: 01/04/2005

Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)

Telephone: 213-576-6600 Last EDR Contact: 07/01/2011

Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality

from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005 Date Data Arrived at EDR: 04/05/2005 Date Made Active in Reports: 04/21/2005

Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)

Telephone: 916-464-3291 Last EDR Contact: 09/12/2011

Next Scheduled EDR Contact: 12/26/2011 Data Release Frequency: No Update Planned

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality

from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005 Date Data Arrived at EDR: 05/25/2005 Date Made Active in Reports: 06/16/2005

Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch

Telephone: 619-241-6583 Last EDR Contact: 08/15/2011

Next Scheduled EDR Contact: 11/28/2011 Data Release Frequency: No Update Planned

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

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 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: 916-327-7844 Last EDR Contact: 06/09/2022

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 Date Data Arrived at EDR: 03/08/2022 Date Made Active in Reports: 06/02/2022

Number of Days to Update: 86

Source: SWRCB Telephone: 916-341-5851 Last EDR Contact: 06/07/2022

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 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

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016 Date Data Arrived at EDR: 07/12/2016 Date Made Active in Reports: 09/19/2016

Number of Days to Update: 69

Source: California Environmental Protection Agency

Telephone: 916-327-5092 Last EDR Contact: 06/09/2022

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 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: 404-562-9424 Last EDR Contact: 06/13/2022

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 Date Data Arrived at EDR: 06/11/2021 Date Made Active in Reports: 09/07/2021

Number of Days to Update: 88

Source: EPA Region 5 Telephone: 312-886-6136 Last EDR Contact: 06/13/2022

Next Scheduled EDR Contact: 10/31/2022 Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal

Nations).

Date of Government Version: 10/14/2021 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 1 Telephone: 617-918-1313 Last EDR Contact: 06/13/2022

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 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 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 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 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 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: 303-312-6137 Last EDR Contact: 06/13/2022

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 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 9 Telephone: 415-972-3368 Last EDR Contact: 06/13/2022

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 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: 214-665-7591 Last EDR Contact: 06/13/2022

Next Scheduled EDR Contact: 10/31/2022 Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 04/25/2022 Date Data Arrived at EDR: 04/26/2022 Date Made Active in Reports: 07/15/2022

Number of Days to Update: 80

Source: Department of Toxic Substances Control

Telephone: 916-323-3400 Last EDR Contact: 07/25/2022

Next Scheduled EDR Contact: 11/07/2022 Data Release Frequency: Quarterly

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008 Date Data Arrived at EDR: 04/22/2008 Date Made Active in Reports: 05/19/2008

Number of Days to Update: 27

Source: EPA, Region 7 Telephone: 913-551-7365 Last EDR Contact: 07/08/2021

Next Scheduled EDR Contact: 07/20/2009

Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015 Date Data Arrived at EDR: 09/29/2015 Date Made Active in Reports: 02/18/2016

Number of Days to Update: 142

Source: EPA, Region 1 Telephone: 617-918-1102 Last EDR Contact: 06/15/2022

Next Scheduled EDR Contact: 10/03/2022

Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Considered Brownfieds 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 Date Data Arrived at EDR: 03/21/2022 Date Made Active in Reports: 06/14/2022

Number of Days to Update: 85

Source: State Water Resources Control Board

Telephone: 916-323-7905 Last EDR Contact: 06/21/2022

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 Date Data Arrived at EDR: 03/10/2022 Date Made Active in Reports: 03/10/2022

Number of Days to Update: 0

Source: Environmental Protection Agency

Telephone: 202-566-2777 Last EDR Contact: 06/13/2022

Next Scheduled EDR Contact: 09/26/2022 Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000 Date Data Arrived at EDR: 04/10/2000 Date Made Active in Reports: 05/10/2000

Number of Days to Update: 30

Source: State Water Resources Control Board

Telephone: 916-227-4448 Last EDR Contact: 07/19/2022

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 Date Data Arrived at EDR: 03/08/2022 Date Made Active in Reports: 06/02/2022

Number of Days to Update: 86

Source: Department of Conservation

Telephone: 916-323-3836 Last EDR Contact: 06/07/2022

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 Date Data Arrived at EDR: 02/24/2022 Date Made Active in Reports: 05/25/2022

Number of Days to Update: 90

Source: Integrated Waste Management Board

Telephone: 916-341-6422 Last EDR Contact: 08/02/2022

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 Date Data Arrived at EDR: 12/03/2007 Date Made Active in Reports: 01/24/2008

Number of Days to Update: 52

Source: Environmental Protection Agency

Telephone: 703-308-8245 Last EDR Contact: 07/21/2022

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 Date Data Arrived at EDR: 05/07/2009 Date Made Active in Reports: 09/21/2009

Number of Days to Update: 137

Source: EPA, Region 9 Telephone: 415-947-4219 Last EDR Contact: 07/12/2022

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 Date Data Arrived at EDR: 08/09/2004 Date Made Active in Reports: 09/17/2004

Number of Days to Update: 39

Source: Environmental Protection Agency

Telephone: 800-424-9346 Last EDR Contact: 06/09/2004 Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States

Date of Government Version: 04/01/2014 Date Data Arrived at EDR: 08/06/2014 Date Made Active in Reports: 01/29/2015

Telephone: 301-443-1452 Last EDR Contact: 07/21/2022

Number of Days to Update: 176

Next Scheduled EDR Contact: 11/07/2022 Data Release Frequency: Varies

Source: Department of Health & Human Serivces, Indian Health Service

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 Date Data Arrived at EDR: 05/24/2022 Date Made Active in Reports: 07/29/2022

Telephone: 202-307-1000 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

Source: Drug Enforcement Administration

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005 Date Data Arrived at EDR: 08/03/2006

Source: Department of Toxic Substance Control

Date Made Active in Reports: 08/24/2006

Telephone: 916-323-3400 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 Date Data Arrived at EDR: 04/26/2022

Source: Department of Toxic Substances Control

Date Made Active in Reports: 07/15/2022

Telephone: 916-323-3400 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 Date Data Arrived at EDR: 01/20/2021

Source: Department of Toxic Substances Control

Date Made Active in Reports: 04/08/2021

Telephone: 916-255-6504 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.

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

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990 Date Data Arrived at EDR: 01/25/1991 Date Made Active in Reports: 02/12/1991

Number of Days to Update: 18

Source: State Water Resources Control Board

Telephone: 916-341-5851 Last EDR Contact: 07/26/2001 Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 05/05/2022 Date Data Arrived at EDR: 05/06/2022 Date Made Active in Reports: 07/21/2022

Number of Days to Update: 76

Source: San Francisco County Department of Public Health

Telephone: 415-252-3896 Last EDR Contact: 07/26/2022

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 Date Data Arrived at EDR: 09/05/1995 Date Made Active in Reports: 09/29/1995

Number of Days to Update: 24

Source: California Environmental Protection Agency

Telephone: 916-341-5851 Last EDR Contact: 12/28/1998 Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

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 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: 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 Date Data Arrived at EDR: 02/25/2022 Date Made Active in Reports: 03/09/2022

Number of Days to Update: 12

Source: Department of Toxic Substances Control

Telephone: 916-323-3400 Last EDR Contact: 05/25/2022

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 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: 202-564-6023

Last EDR Contact: 08/02/2022

Next Scheduled EDR Contact: 10/10/2022 Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 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: DTSC and SWRCB Telephone: 916-323-3400 Last EDR Contact: 05/31/2022

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 Date Data Arrived at EDR: 03/21/2022 Date Made Active in Reports: 06/14/2022

Number of Days to Update: 85

Source: U.S. Department of Transportation

Telephone: 202-366-4555 Last EDR Contact: 06/21/2022

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 Date Data Arrived at EDR: 04/19/2022 Date Made Active in Reports: 07/12/2022

Number of Days to Update: 84

Source: Office of Emergency Services

Telephone: 916-845-8400 Last EDR Contact: 07/18/2022

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 Date Data Arrived at EDR: 05/23/2022 Date Made Active in Reports: 05/24/2022

Number of Days to Update: 1

Source: State Water Quality Control Board

Telephone: 866-480-1028 Last EDR Contact: 05/23/2022

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 Date Data Arrived at EDR: 05/23/2022 Date Made Active in Reports: 05/24/2022

Number of Days to Update: 1

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: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012 Date Data Arrived at EDR: 01/03/2013 Date Made Active in Reports: 02/22/2013

Number of Days to Update: 50

Source: FirstSearch Telephone: N/A

Last EDR Contact: 01/03/2013 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 Date Data Arrived at EDR: 06/21/2022 Date Made Active in Reports: 06/28/2022

Number of Days to Update: 7

Source: Environmental Protection Agency

Telephone: (415) 495-8895 Last EDR Contact: 06/21/2022

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 Date Data Arrived at EDR: 05/17/2022 Date Made Active in Reports: 07/29/2022

Number of Days to Update: 73

Source: U.S. Army Corps of Engineers

Telephone: 202-528-4285 Last EDR Contact: 05/17/2022

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 Date Data Arrived at EDR: 07/13/2021 Date Made Active in Reports: 03/09/2022

Number of Days to Update: 239

Source: USGS

Telephone: 888-275-8747 Last EDR Contact: 07/13/2022

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 Date Data Arrived at EDR: 04/11/2018 Date Made Active in Reports: 11/06/2019

Number of Days to Update: 574

Source: U.S. Geological Survey Telephone: 888-275-8747 Last EDR Contact: 07/08/2022

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.

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.

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

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 01/25/2022 Date Data Arrived at EDR: 02/03/2022 Date Made Active in Reports: 02/25/2022

Number of Days to Update: 22

Source: EPA

Telephone: 202-564-6023 Last EDR Contact: 08/02/2022

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 Date Data Arrived at EDR: 01/20/2022 Date Made Active in Reports: 03/25/2022

Number of Days to Update: 64

Source: EPA

Telephone: 202-566-0500 Last EDR Contact: 07/08/2022

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 Date Data Arrived at EDR: 11/23/2016 Date Made Active in Reports: 02/10/2017

Number of Days to Update: 79

Source: Environmental Protection Agency

Telephone: 202-564-2501 Last EDR Contact: 06/28/2022

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

Date Data Arrived at EDR: 04/16/2009 Date Made Active in Reports: 05/11/2009

Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-566-1667 Last EDR Contact: 08/18/2017

Next Scheduled EDR Contact: 12/04/2017 Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act) A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009 Date Data Arrived at EDR: 04/16/2009 Date Made Active in Reports: 05/11/2009

Number of Days to Update: 25

Source: EPA

Telephone: 202-566-1667 Last EDR Contact: 08/18/2017

Next Scheduled EDR Contact: 12/04/2017 Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/11/2022 Date Data Arrived at EDR: 03/15/2022 Date Made Active in Reports: 06/14/2022

Number of Days to Update: 91

Source: Nuclear Regulatory Commission

Telephone: 301-415-7169 Last EDR Contact: 07/13/2022

Next Scheduled EDR Contact: 10/31/2022 Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2020 Date Data Arrived at EDR: 11/30/2021 Date Made Active in Reports: 02/22/2022

Number of Days to Update: 84

Source: Department of Energy Telephone: 202-586-8719 Last EDR Contact: 06/02/2022

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 Date Data Arrived at EDR: 03/05/2019 Date Made Active in Reports: 11/11/2019

Number of Days to Update: 251

Source: Environmental Protection Agency

Telephone: N/A

Last EDR Contact: 05/25/2022

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 Date Data Arrived at EDR: 11/06/2019 Date Made Active in Reports: 02/10/2020

Number of Days to Update: 96

Source: Environmental Protection Agency

Telephone: 202-566-0517 Last EDR Contact: 05/06/2022

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 Date Data Arrived at EDR: 07/01/2019 Date Made Active in Reports: 09/23/2019

Number of Days to Update: 84

Source: Environmental Protection Agency

Telephone: 202-343-9775 Last EDR Contact: 06/23/2022

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 Date Data Arrived at EDR: 03/01/2007 Date Made Active in Reports: 04/10/2007

Number of Days to Update: 40

Source: Environmental Protection Agency

Telephone: 202-564-2501 Last EDR Contact: 12/17/2007

Next Scheduled EDR Contact: 03/17/2008

Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006 Date Data Arrived at EDR: 03/01/2007 Date Made Active in Reports: 04/10/2007

Number of Days to Update: 40

Source: Environmental Protection Agency

Telephone: 202-564-2501 Last EDR Contact: 12/17/2008

Next Scheduled EDR Contact: 03/17/2008 Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, 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 Transporation, 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.

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 1931and 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.

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

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 Date Data Arrived at EDR: 04/05/2022 Date Made Active in Reports: 06/28/2022

Number of Days to Update: 84

Source: Environmental Protection Agency

Telephone: 202-564-2280 Last EDR Contact: 07/01/2022

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 Date Data Arrived at EDR: 05/21/2021 Date Made Active in Reports: 08/11/2021

Number of Days to Update: 82

Source: Environmental Protection Agency

Telephone: 202-564-0527 Last EDR Contact: 05/19/2022

Next Scheduled EDR Contact: 09/05/2022 Data Release Frequency: Varies

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 Date Data Arrived at EDR: 05/17/2022 Date Made Active in Reports: 07/29/2022

Number of Days to Update: 73

Source: EPA

Telephone: 800-385-6164 Last EDR Contact: 05/17/2022

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 Date Data Arrived at EDR: 07/27/1994 Date Made Active in Reports: 08/02/1994

Number of Days to Update: 6

Source: Department of Health Services

Telephone: 916-255-2118 Last EDR Contact: 05/31/1994 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 Date Data Arrived at EDR: 03/21/2022 Date Made Active in Reports: 06/14/2022

Number of Days to Update: 85

Source: CAL EPA/Office of Emergency Information

Telephone: 916-323-3400 Last EDR Contact: 06/21/2022

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 Date Data Arrived at EDR: 05/09/2022 Date Made Active in Reports: 05/17/2022

Number of Days to Update: 8

Source: Livermore-Pleasanton Fire Department

Telephone: 925-454-2361 Last EDR Contact: 05/09/2022

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

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 Resoruces 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.

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 Subsances 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

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 03/07/2022 Date Data Arrived at EDR: 03/08/2022 Date Made Active in Reports: 06/01/2022

Number of Days to Update: 85

Source: Department of Conservation Telephone: 916-322-1080

Last EDR Contact: 06/07/2022

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 Date Data Arrived at EDR: 02/28/2022 Date Made Active in Reports: 05/25/2022

Number of Days to Update: 86

Source: Department of Public Health

Telephone: 916-558-1784 Last EDR Contact: 05/31/2022

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 Date Data Arrived at EDR: 05/09/2022 Date Made Active in Reports: 07/29/2022

Number of Days to Update: 81

Source: State Water Resources Control Board

Telephone: 916-445-9379 Last EDR Contact: 05/09/2022

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 Date Data Arrived at EDR: 02/28/2022 Date Made Active in Reports: 05/25/2022

Number of Days to Update: 86

Source: Department of Pesticide Regulation

Telephone: 916-445-4038 Last EDR Contact: 05/31/2022

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 Date Data Arrived at EDR: 03/08/2022 Date Made Active in Reports: 06/02/2022

Number of Days to Update: 86

Source: Department of Conservation

Telephone: 916-323-3836 Last EDR Contact: 06/07/2022

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 Date Data Arrived at EDR: 03/15/2022 Date Made Active in Reports: 06/08/2022

Number of Days to Update: 85

Source: State Water Resources Control Board

Telephone: 916-445-3846 Last EDR Contact: 06/09/2022

Next Scheduled EDR Contact: 09/26/2022 Data Release Frequency: No Update Planned

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 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: Deaprtment of Conservation

Telephone: 916-445-2408 Last EDR Contact: 06/07/2022

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 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 Resource Control Board

Telephone: 866-480-1028 Last EDR Contact: 05/23/2022

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 Date Data Arrived at EDR: 07/01/2021 Date Made Active in Reports: 09/29/2021

Number of Days to Update: 90

Source: RWQCB, Central Valley Region

Telephone: 559-445-5577 Last EDR Contact: 07/08/2022

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 Date Data Arrived at EDR: 06/20/2007 Date Made Active in Reports: 06/29/2007

Number of Days to Update: 9

Source: State Water Resources Control Board

Telephone: 916-341-5227 Last EDR Contact: 05/12/2022

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 Date Data Arrived at EDR: 07/21/2009 Date Made Active in Reports: 08/03/2009

Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board

Telephone: 213-576-6726 Last EDR Contact: 06/14/2022

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 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

PROJECT: Project Sites (GEOTRACKER)

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

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

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.

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.

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: $\ensuremath{\mathsf{N}/\mathsf{A}}$

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:

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:

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:

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

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:

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

LOS ANGELES AST: Active & Inactive AST Inventory

A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019 Date Data Arrived at EDR: 06/25/2019 Date Made Active in Reports: 08/22/2019

Number of Days to Update: 58

Source: Los Angeles Fire Department

Telephone: 213-978-3800 Last EDR Contact: 06/14/2022

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 Date Data Arrived at EDR: 01/12/2022 Date Made Active in Reports: 04/04/2022

Number of Days to Update: 82

Source: Los Angeles County Department of Public Works

Telephone: 626-458-6973 Last EDR Contact: 07/06/2022

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 Date Data Arrived at EDR: 03/21/2022 Date Made Active in Reports: 06/15/2022

Number of Days to Update: 86

Source: Los Angeles Fire Department

Telephone: 213-978-3800 Last EDR Contact: 06/24/2022

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 Date Data Arrived at EDR: 03/21/2022 Date Made Active in Reports: 06/15/2022

Number of Days to Update: 86

Source: Los Angeles Fire Department

Telephone: 213-978-3800 Last EDR Contact: 06/24/2022

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 Date Data Arrived at EDR: 07/09/2021 Date Made Active in Reports: 09/29/2021

Number of Days to Update: 82

Source: Community Health Services

Telephone: 323-890-7806 Last EDR Contact: 07/14/2022

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 Date Data Arrived at EDR: 04/19/2017 Date Made Active in Reports: 05/10/2017

Number of Days to Update: 21

Source: City of El Segundo Fire Department

Telephone: 310-524-2236 Last EDR Contact: 07/06/2022

Next Scheduled EDR Contact: 10/24/2022 Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019 Date Data Arrived at EDR: 04/23/2019 Date Made Active in Reports: 06/27/2019

Number of Days to Update: 65

Source: City of Long Beach Fire Department

Telephone: 562-570-2563 Last EDR Contact: 07/12/2022

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 Date Data Arrived at EDR: 04/21/2022 Date Made Active in Reports: 07/12/2022

Number of Days to Update: 82

Source: City of Torrance Fire Department

Telephone: 310-618-2973 Last EDR Contact: 07/13/2022

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 Date Data Arrived at EDR: 08/12/2020 Date Made Active in Reports: 10/23/2020

Number of Days to Update: 72

Source: Madera County Environmental Health

Telephone: 559-675-7823 Last EDR Contact: 05/12/2022

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 Date Data Arrived at EDR: 10/04/2018 Date Made Active in Reports: 11/02/2018

Number of Days to Update: 29

Source: Public Works Department Waste Management

Telephone: 415-473-6647 Last EDR Contact: 06/22/2022

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 Date Data Arrived at EDR: 11/18/2021 Date Made Active in Reports: 11/22/2021

Number of Days to Update: 4

Source: Department of Public Health

Telephone: 707-463-4466 Last EDR Contact: 05/19/2022

Next Scheduled EDR Contact: 09/05/2022 Data Release Frequency: Annually

MERCED COUNTY:

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.

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:

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.

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

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 Oversite 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 FRANCISO 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:

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

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

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 Ennvironmental 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:

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

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 Date Data Arrived at EDR: 03/08/2022 Date Made Active in Reports: 06/02/2022

Number of Days to Update: 86

Source: Environmental Health Division

Telephone: 805-654-2813 Last EDR Contact: 06/07/2022

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 Date Data Arrived at EDR: 03/31/2022 Date Made Active in Reports: 06/27/2022

Number of Days to Update: 88

Source: Yolo County Department of Health

Telephone: 530-666-8646 Last EDR Contact: 06/22/2022

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 Date Data Arrived at EDR: 05/05/2022 Date Made Active in Reports: 07/28/2022

Number of Days to Update: 84

Source: Yuba County Environmental Health Department

Telephone: 530-749-7523 Last EDR Contact: 08/02/2022

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 Date Data Arrived at EDR: 05/09/2022 Date Made Active in Reports: 07/28/2022

Number of Days to Update: 80

Source: Department of Energy & Environmental Protection

Telephone: 860-424-3375 Last EDR Contact: 05/09/2022

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 Date Data Arrived at EDR: 04/10/2019 Date Made Active in Reports: 05/16/2019

Number of Days to Update: 36

Source: Department of Environmental Protection

Telephone: N/A

Last EDR Contact: 06/28/2022

Next Scheduled EDR Contact: 10/17/2022 Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD

acility.

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: 12/31/2020 Date Data Arrived at EDR: 11/30/2021 Date Made Active in Reports: 02/18/2022

Number of Days to Update: 80

Source: Department of Environmental Management

Telephone: 401-222-2797 Last EDR Contact: 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.

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 - 39⁶ 11.09" Longitude (West): 121.656537 - 121³⁹ 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).

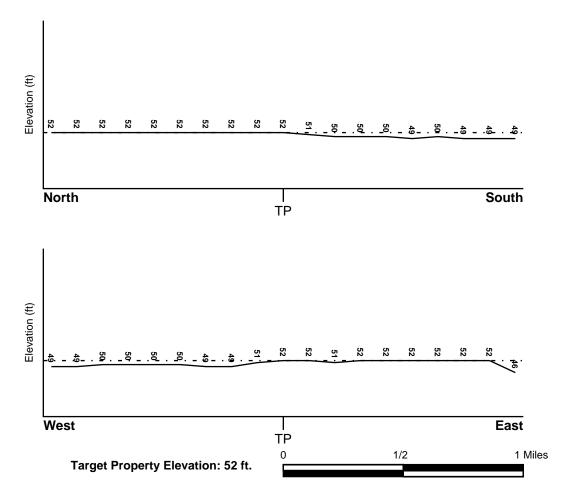
TOPOGRAPHIC INFORMATION

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

Flood Plain Panel at Target Property FEMA Source Type

0603940600E FEMA FIRM Flood data

Additional Panels in search area: FEMA Source Type

0603940090B FEMA Q3 Flood data 0603940095B FEMA Q3 Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property Data Coverage

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.

LOCATION GENERAL DIRECTION

MAP ID FROM TP GROUNDWATER FLOW

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

GEOLOGIC AGE IDENTIFICATION

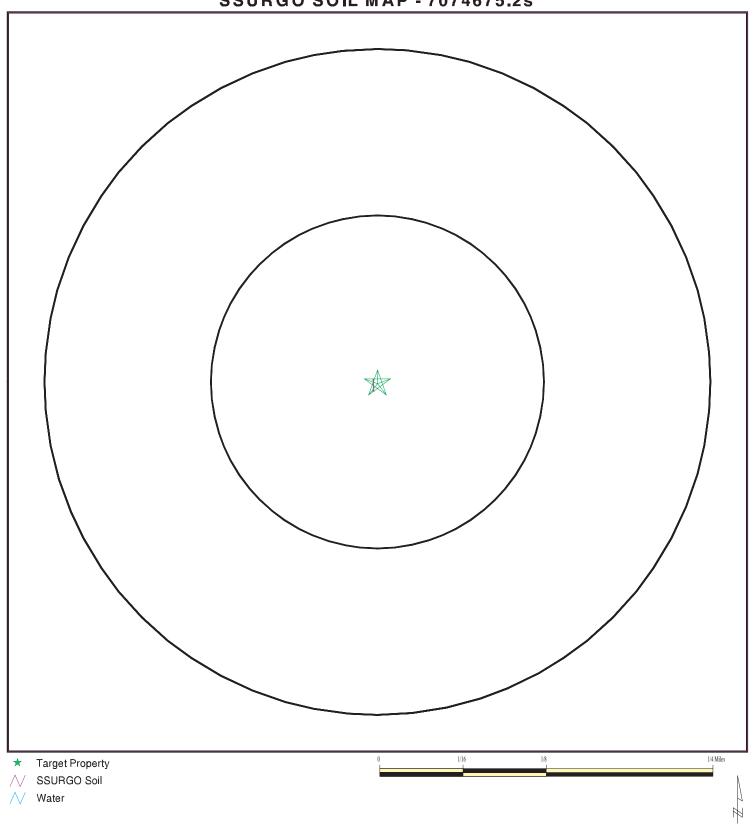
Era: Cenozoic Category: Stratifed Sequence

System: Quaternary Series: Quaternary

Code: Q (decoded above as Era, System & Series)

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



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							
	Boundary			Classification		Saturated hydraulic	
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	conductivity micro m/sec	Soil Reaction (pH)
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

DATABASE SEARCH DISTANCE (miles)

Federal USGS 1.000

Federal FRDS PWS Nearest PWS within 1 mile

State Database 1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
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

MAP ID WELL ID LOCATION FROM TP

No PWS System Found

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1 A2 3 4 B5 B6 7 8 9 C10 C11 D13	22189 12568 CADDW00000002981 CADDW0000000367 CADDW0000018349 12571 CADWR9000041423 CADWR9000041422 12594 CADDW0000021715 CADWR9000041446 CAUSGSN00009839	1/8 - 1/4 Mile ENE 1/8 - 1/4 Mile SSW 1/4 - 1/2 Mile NNW 1/4 - 1/2 Mile NNW 1/4 - 1/2 Mile SE 1/4 - 1/2 Mile SW 1/2 - 1 Mile ESE 1/2 - 1 Mile ENE 1/2 - 1 Mile ENE
14 E17	CADWR0000035664 CADDW0000015134	1/2 - 1 Mile East 1/2 - 1 Mile ESE

GEOCHECK[®] - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

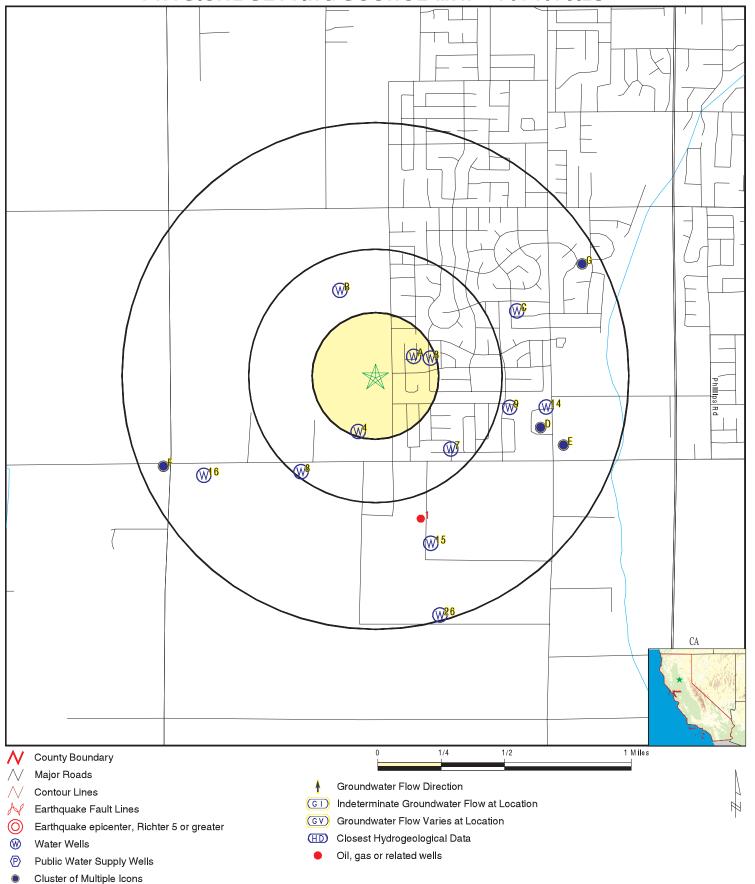
MAP ID	WELL ID	LOCATION FROM TP
F19	CADWR0000018673	1/2 - 1 Mile WSW
F20	CAUSGSN00001664	1/2 - 1 Mile WSW
G22	CADDW0000011457	1/2 - 1 Mile ENE
G23	CADDW0000007171	1/2 - 1 Mile ENE
26	CAGAMA00000253	1/2 - 1 Mile SSE

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP	
1	CAOG14000009319	1/2 - 1 Mile SSE	

PHYSICAL SETTING SOURCE MAP - 7074675.2s



No contour lines were detected within this map area.

SITE NAME: Chima Ranch
ADDRESS: 1607 Sanborn Road
Yuba City CA 95993

CLIENT: Marcus Bole and Associates
CONTACT: Marcus H Bole
INQUIRY#: 7074675.2s

LAT/LONG: 39.10308 / 121.656537 DATE: August 03, 2022 12:32 pm

Map ID Direction Distance

Elevation Database EDR ID Number

A1
ENE CA WELLS 22189
1/8 - 1/4 Mile

Higher

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

WELL 02 - CHLORINATION Station ty: WELL/AMBNT Source nam: Latitude: 390616.0 Longitude: 1213910.0 Precision: Status: AT 3 Not Reported Not Reported Comment 1: Comment 2: Comment 3: Not Reported Comment 4: Not Reported Comment 5: Not Reported Comment 6: Not Reported Not Reported Comment 7:

System no: 5100131 System nam: Harter Packing Company Hqname: 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
CA WELLS 12568
1/8 - 1/4 Mile

Higher

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

WELL 01 - INACTIVE Station ty: WELL/AMBNT Source nam: 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

Not Reported

3 ENE CA WELLS CADDW0000002981

1/8 - 1/4 Mile Higher

Area serve:

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=

GeoTracker Data: Not Reported

SSW **CA WELLS** CADDW000000367

1/8 - 1/4 Mile Lower

> 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=

Not Reported GeoTracker Data:

NNW 1/4 - 1/2 Mile **CA WELLS** CADDW0000018349

Higher

Well ID: 5100101-001 MUNICIPAL Well Type:

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

NNW **CA WELLS** 12571 1/4 - 1/2 Mile

Higher

15N/03E-17Q04 M Seq: 12571 Prim sta c:

Frds no: 5100101001 County: 51 District: 02 User id: **BUG** System no: 5100101 Water type: G

WELL/AMBNT KIMBERLY DR Station ty: Source nam: Latitude: 390629.0 Longitude: 1213931.0 Precision: 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 Not Reported State: Zip: Not Reported Zip ext: Not Reported Connection:

Pop serv:

Area serve: Not Reported

Map ID Direction Distance

Elevation Database EDR ID Number

1/4 - 1/2 Mile

CA WELLS CADWR9000041423

Higher

State Well #: 15N03E33N004M Station ID: 13933 Well Name: Not Reported Basin Name: Sutter Well Use: Irrigation Well Type: Unknown Well Depth: Well Completion Rpt #: Not Reported

1/4 - 1/2 Mile Higher

CA WELLS CADWR9000041422

State Well #: Well Name:

14N03E05C001M 15986 Station ID: Not Reported Basin Name: Sutter Well Use: Irrigation Well Type: Unknown Well Depth: 288 Well Completion Rpt #: 209

CA WELLS ESE 12594

1/2 - 1 Mile Higher

> Seq: 12594 Prim sta c: 15N/03E-33F02 M

5110003009 Frds no: County: 51 District: 02 User id: **BUG** Water type: System no: 5110003 G

WELL 09 - INACTIVE - ELECTRICITY OFF Source nam:

WELL/AMBNT/MUN/INTAKE 390605.0 Station ty: Latitude: Longitude: 1213844.0 Precision: 2 Status: IU 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

Hillcrest Water Co. Region 1-4 System no: 5110003 System nam:

Hqname: HILLCREST WATER COMPANY Address: 707 N GEORGE WASHINGTON BLVD

City: Yuba City State:

95993 Zip ext: Not Reported Zip: 10062 2914 Pop serv: Connection:

Area serve: HILLCREST-YUBA CITY AREA

C10 **ENE CA WELLS** CADDW0000021715

1/2 - 1 Mile Higher

> 5110003-009 **MUNICIPAL** Well ID: Well Type:

Source: Department of Health Services

Other Name: GAMA PFAS Testing: Not Reported

https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_ Groundwater Quality Data:

date=&global_id=&assigned_name=5110003-009&store_num=

GeoTracker Data: Not Reported

Map ID Direction Distance

Elevation Database EDR ID Number

CA WELLS CADWR9000041446 **ENE** 1/2 - 1 Mile

Higher

State Well #: Not Reported Station ID: 51231 Well Name: Edwin Basin Name: Sutter Well Type: Well Use: Other Single Well Well Depth: 190 Well Completion Rpt #: Not Reported

D12

ESE 1/2 - 1 Mile Higher

> Organization ID: **USGS-CA**

Organization Name: USGS California Water Science Center

Monitor Location: 015N003E33P002M Well Type: HUC: Description: Not Reported 18020106 Not Reported Drainage Area: 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 **CA WELLS** CAUSGSN00009839

1/2 - 1 Mile Higher

> USGS-390601121383601 Well ID: 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&s

amp_date=&global_id=&assigned_name=USGS-390601121383601&store_num=

GeoTracker Data: Not Reported

CA WELLS CADWR0000035664 **East**

1/2 - 1 Mile Higher

> Well ID: 15N03E33P002M Well Type: UNK

Department of Water Resources Source:

Other Name: 15N03E33P002M GAMA PFAS Testing: Not Reported

https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_ Groundwater Quality Data:

date=&global_id=&assigned_name=15N03E33P002M&store_num=

GeoTracker Data: Not Reported **FED USGS**

USGS40000191731

Map ID Direction Distance

Elevation Database EDR ID Number

SSE 1/2 - 1 Mile

15

FED USGS USGS40000191692

1/2 - 1 Mile Lower

Organization ID: USGS-CA

Organization Name: USGS California Water Science Center

Monitor Location: 014N003E04E005M Well Type: 18020106 Description: Not Reported HUC: 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: 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 FED USGS USGS40000191709

1/2 - 1 Mile Lower

Organization ID: USGS-CA

Organization Name: USGS California Water Science Center

Monitor Location: 014N003E05D003M Well Type: 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: 19610416 Well Depth: 150
Well Depth Units: ft Well Hole Depth: 154

Well Hole Depth Units: ft

ESE 1/2 - 1 Mile Higher

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

CA WELLS

CADDW0000015134

Map ID Direction Distance

EDR ID Number Elevation Database

ESE

E18

FED USGS USGS40000191720

1/2 - 1 Mile Higher

> Organization ID: **USGS-CA**

Organization Name: USGS California Water Science Center

Monitor Location: 015N003E33Q004M Well Type: 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 Central Valley aquifer system

Aquifer:

Formation Type: Not Reported Aquifer Type: Not Reported

19690727 Well Depth: Construction Date: 75 Well Depth Units: ft Well Hole Depth: 90

Well Hole Depth Units: ft

F19 **WSW CA WELLS** CADWR0000018673

1/2 - 1 Mile Lower

> 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 **CA WELLS** CAUSGSN00001664

1/2 - 1 Mile Lower

> Well ID: USGS-390553121401601 Well Type: UNK

United States Geological Survey Source:

USGS-390553121401601 Other Name: GAMA PFAS Testing: Not Reported

Groundwater Quality Data: https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&s

amp_date=&global_id=&assigned_name=USGS-390553121401601&store_num=

GeoTracker Data: Not Reported

FED USGS USGS40000191713

1/2 - 1 Mile

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

Construction Date: 19620430 100 Well Depth: Well Depth Units: ft Well Hole Depth: 100

Well Hole Depth Units: ft

CA WELLS CADDW0000011457

1/2 - 1 Mile Higher

> 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

CADDW0000007171 **CA WELLS**

1/2 - 1 Mile Higher

> Well ID: 5110003-004 Well Type: MUNICIPAL

Source: Department of Health Services

GAMA PFAS Testing: Other Name: WELL 04 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

FED USGS USGS40000191785

1/2 - 1 Mile Higher

> Organization ID: **USGS-CA**

Organization Name: USGS California Water Science Center Monitor Location: 015N003E33B001M Well Type: HUC: Description: Not Reported 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

19500101 Well Depth: Construction Date: 121 Well Hole Depth: Well Depth Units: ft 200

Well Hole Depth Units: ft

FED USGS USGS40000191786

1/2 - 1 Mile Higher

> Organization ID: **USGS-CA**

Organization Name: USGS California Water Science Center Monitor Location: 015N003E33B002M Type: Well Description: Not Reported HUC: 18020106

TC7074675.2s Page A-16

Drainage Area: Not Reported Drainage Area Units: Not Reported Contrib Drainage Area: Not Reported Contrib Drainage Area: Not Reported Contrib Drainage Area Units: Not Reported

Aquifer: Central Valley aquifer system

ft

Formation Type: Not Reported Aquifer Type: Not Reported

Construction Date: 19680101 Well Depth: 128 Well Depth Units: ft Well Hole Depth: 214

26 SSE CA WELLS CAGAMA000000253 1/2 - 1 Mile

Lower

Well Hole Depth Units:

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&samp

_date=&global_id=&assigned_name=YUB 301&store_num=

GeoTracker Data: Not Reported

Map ID Direction Distance

Distance Database EDR ID Number

1 SSE OIL_GAS CAOG14000009319 1/2 - 1 Mile

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

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 >= 2 pCi/L and <= 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 Not Reported Basement 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 Californias 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 Heath Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

California Drinking Water Quality Database Source: Department of Public Health

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations

Source: Dept of Conservation, Geologic Energy Management Division

Telephone: 916-323-1779

Oil and Gas well locations in the state.

California Earthquake Fault Lines

Source: California Division of Mines and Geology

The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon

Source: Department of Public Health

Telephone: 916-210-8558 Radon Database for California

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency

(USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at

private sources such as universities and research institutions.

EPA Radon Zones Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor

radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

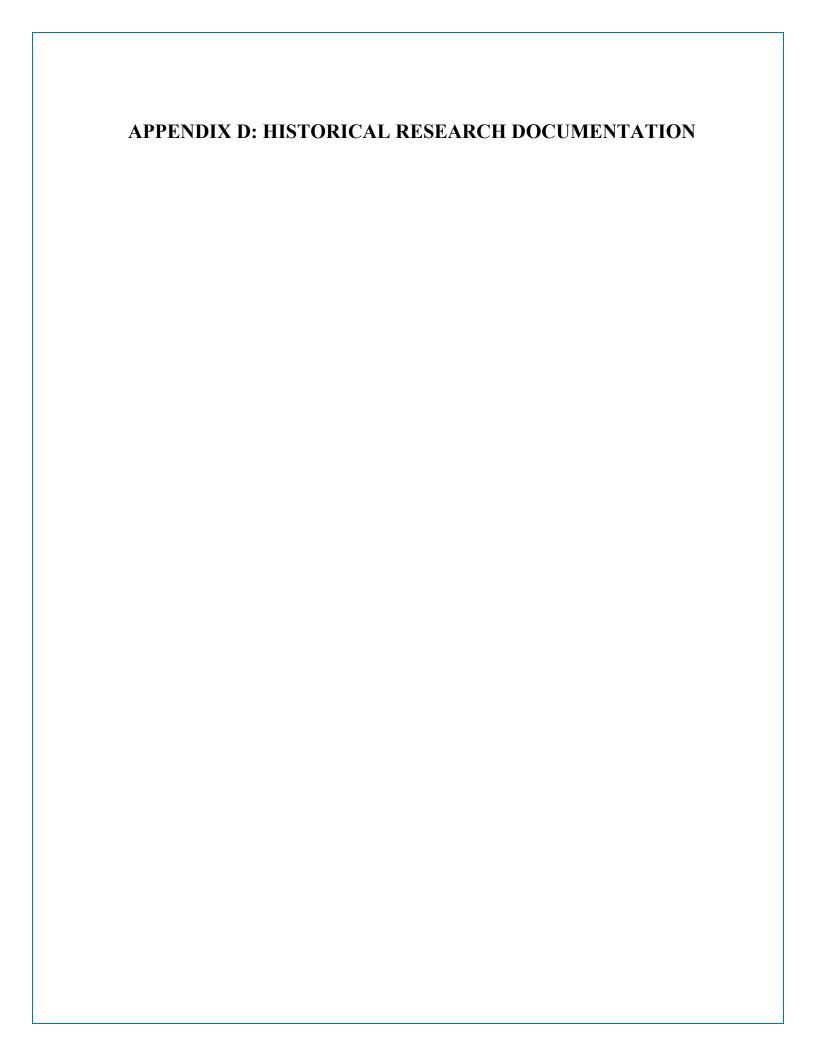
Epicenters: World earthquake epicenters, Richter 5 or greater

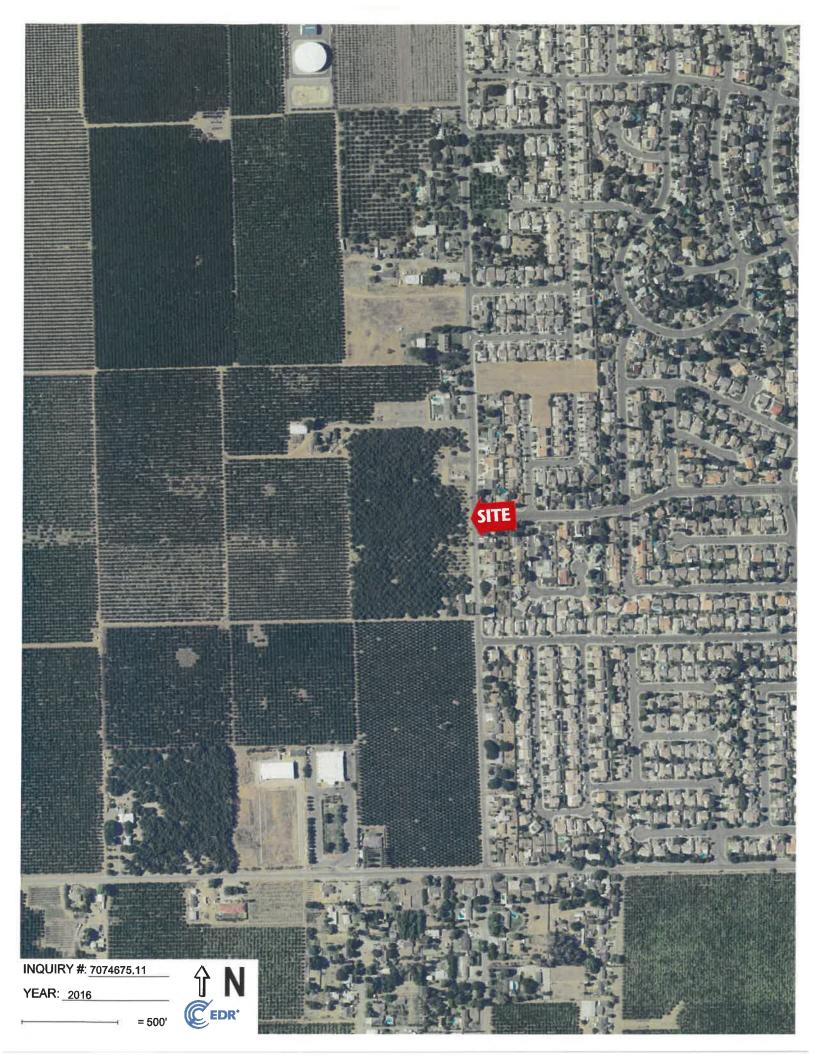
Source: Department of Commerce, National Oceanic and Atmospheric Administration

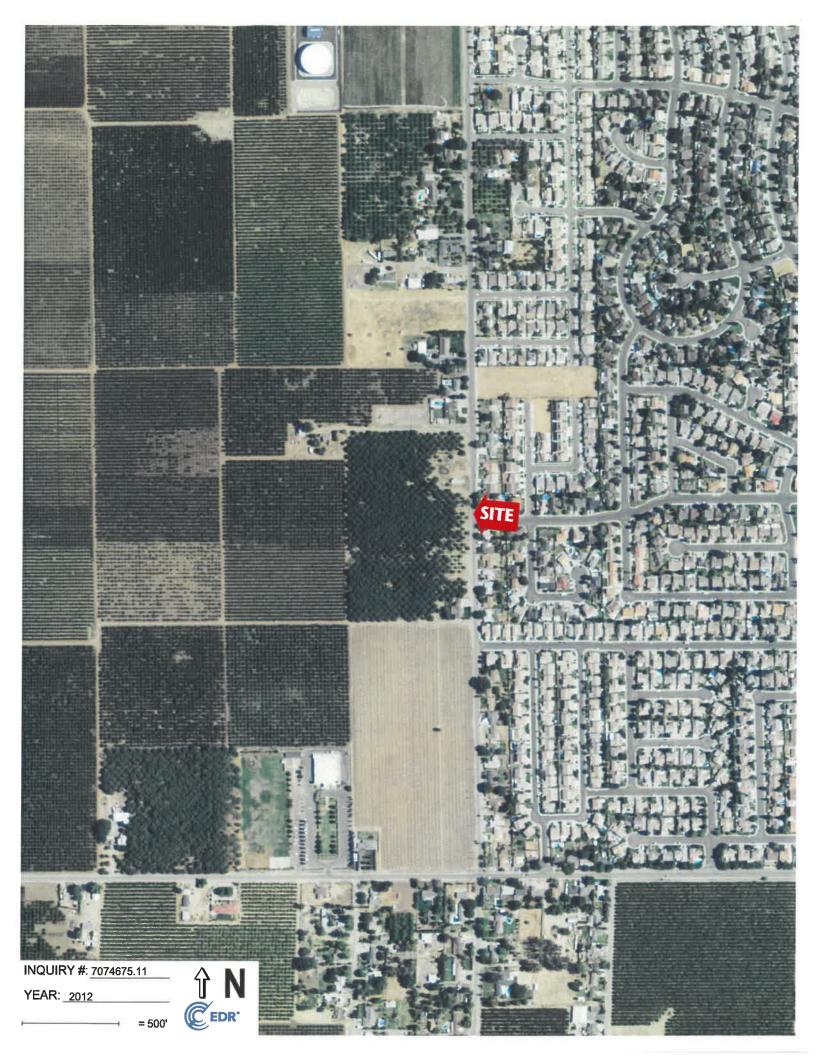
California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

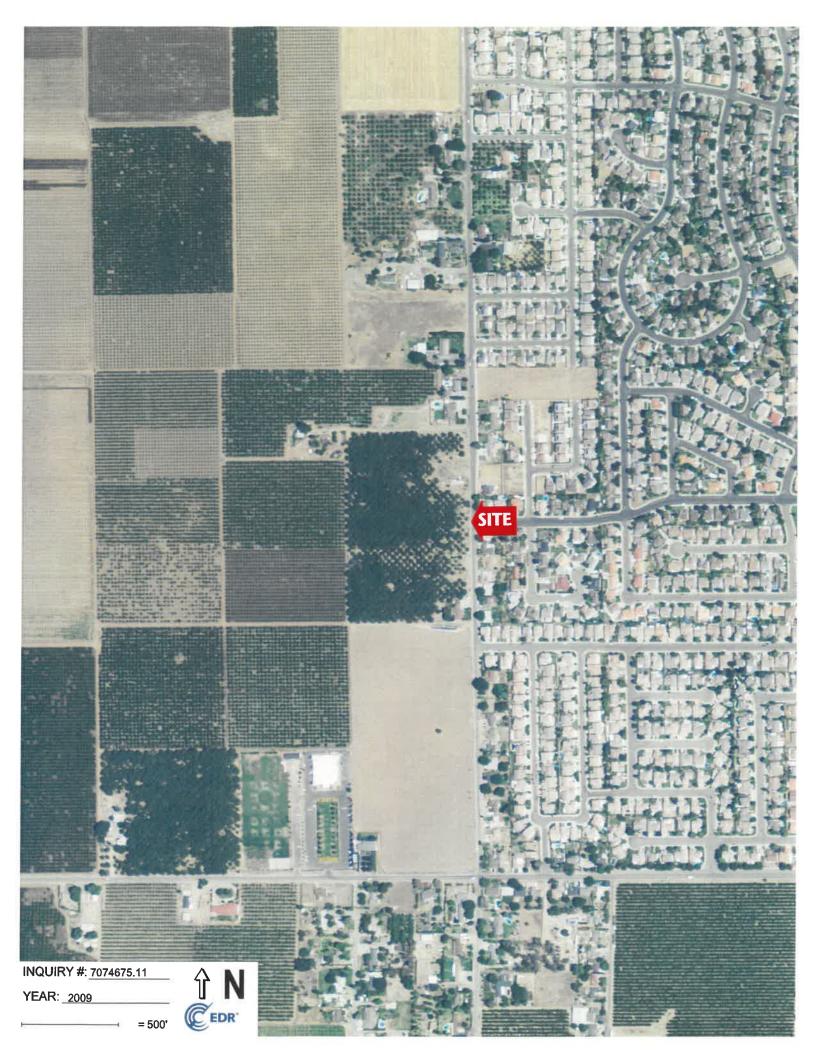
STREET AND ADDRESS INFORMATION

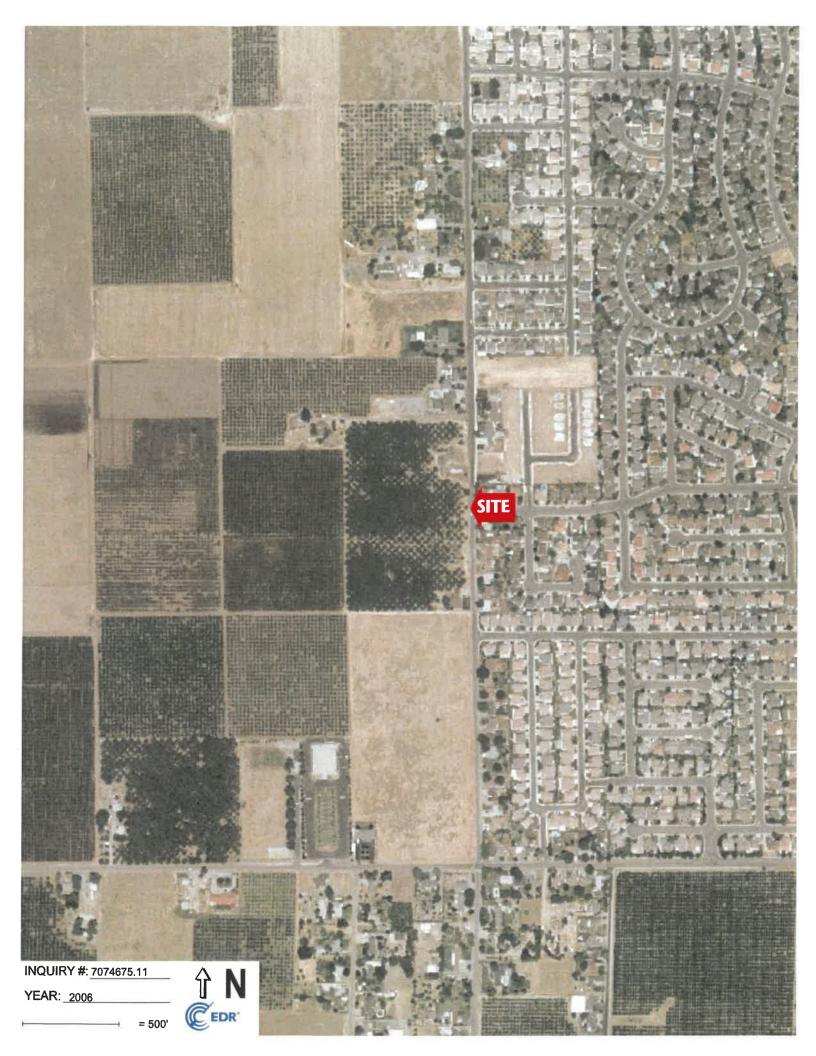
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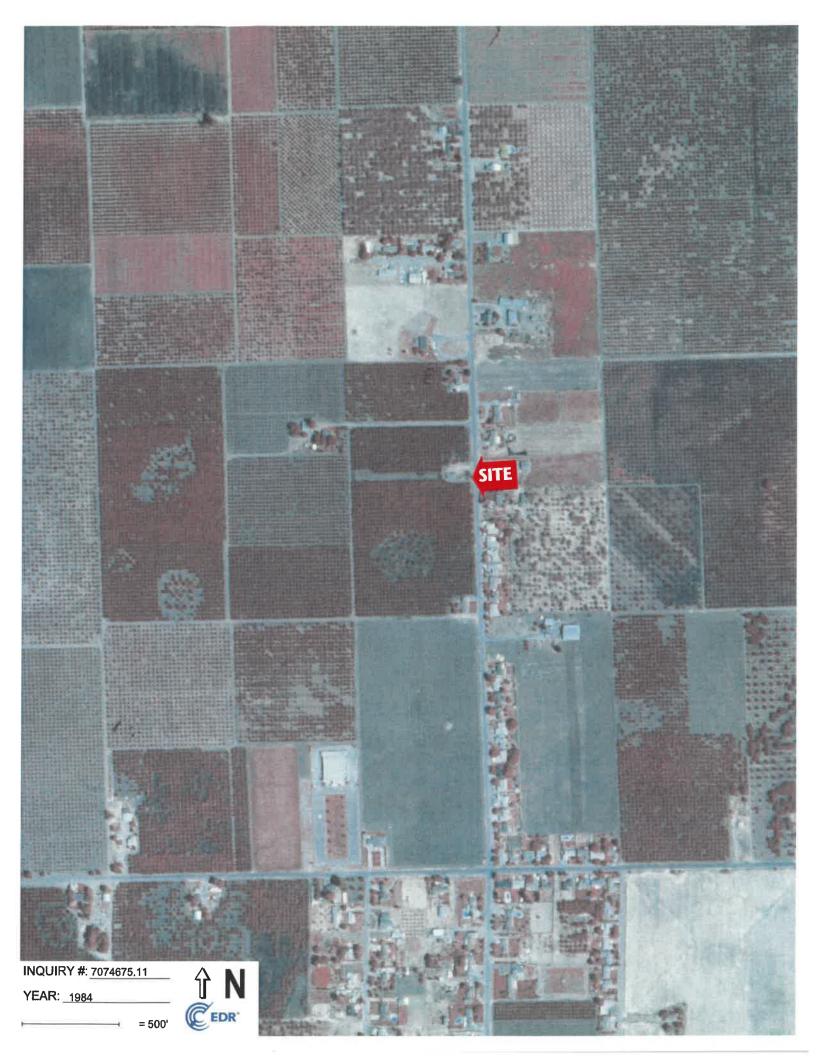










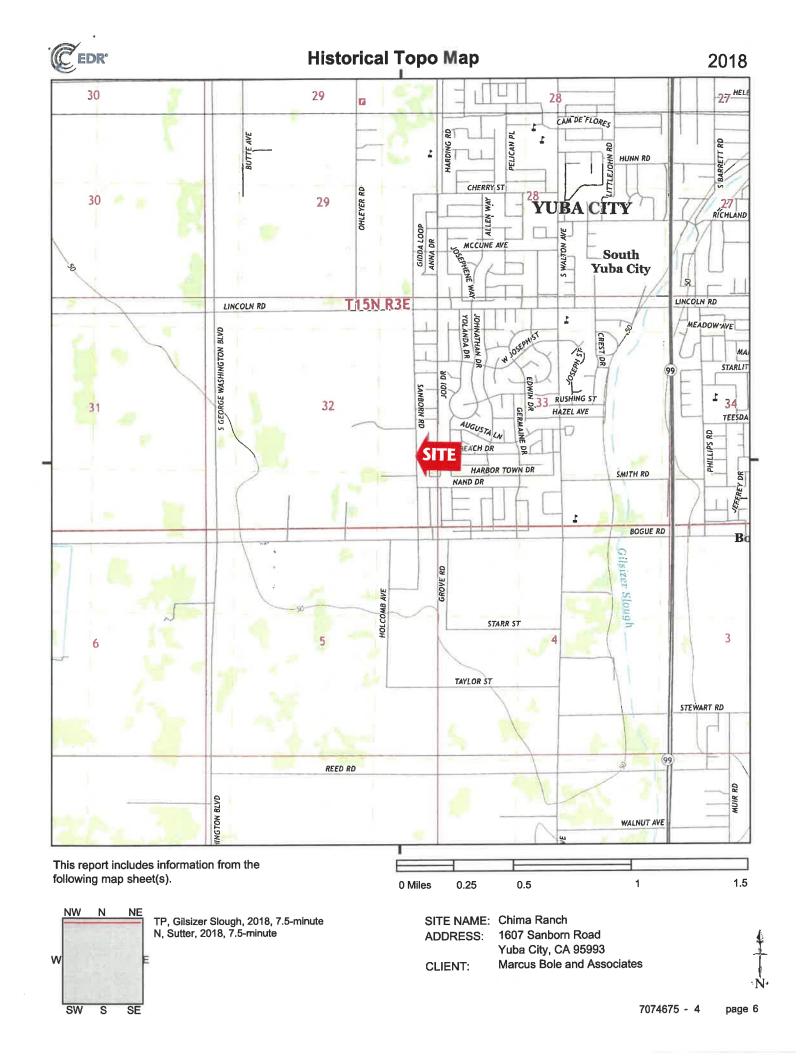


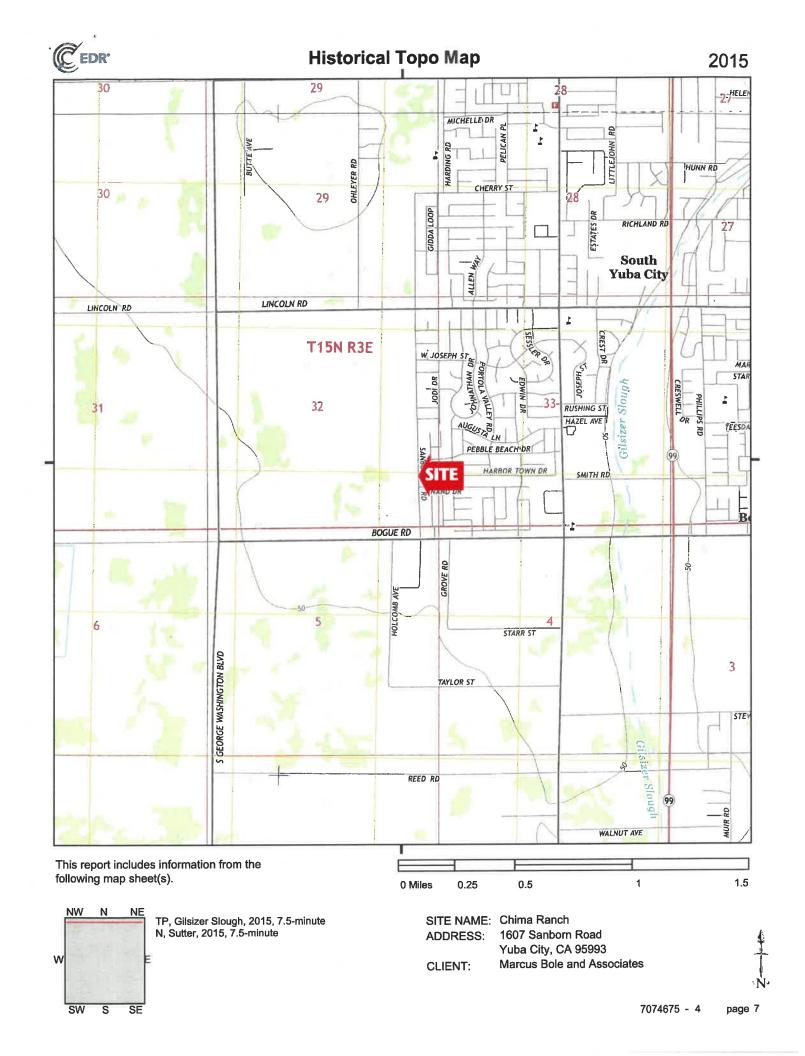


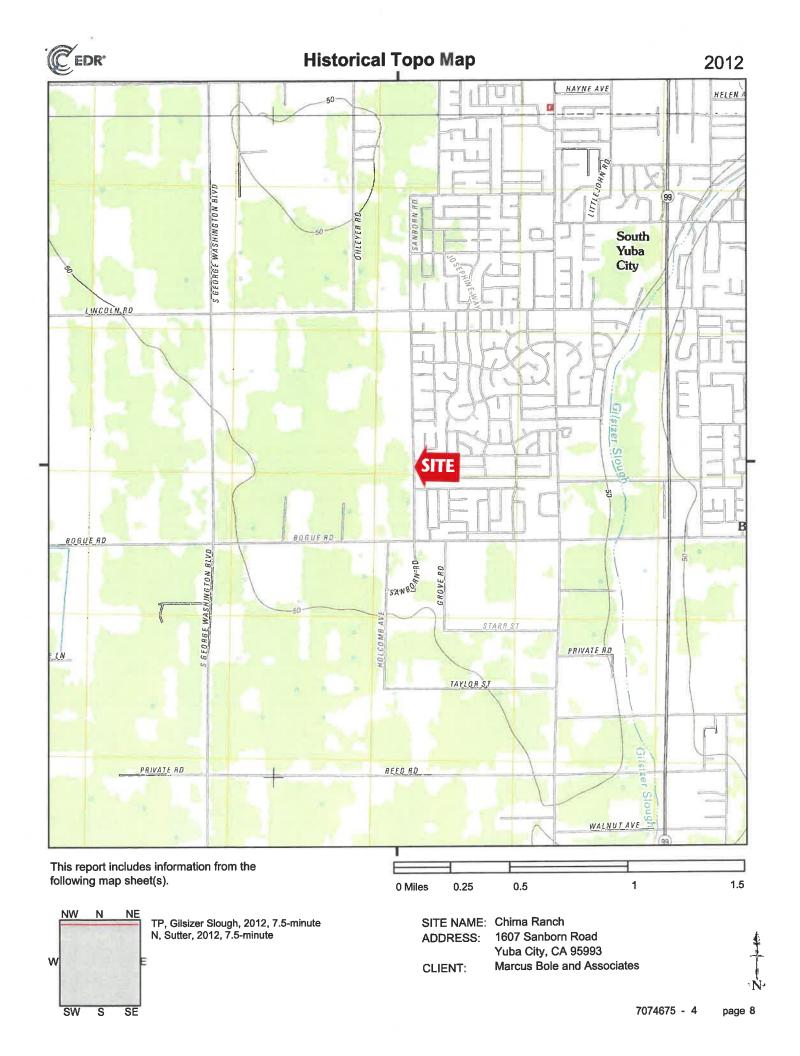


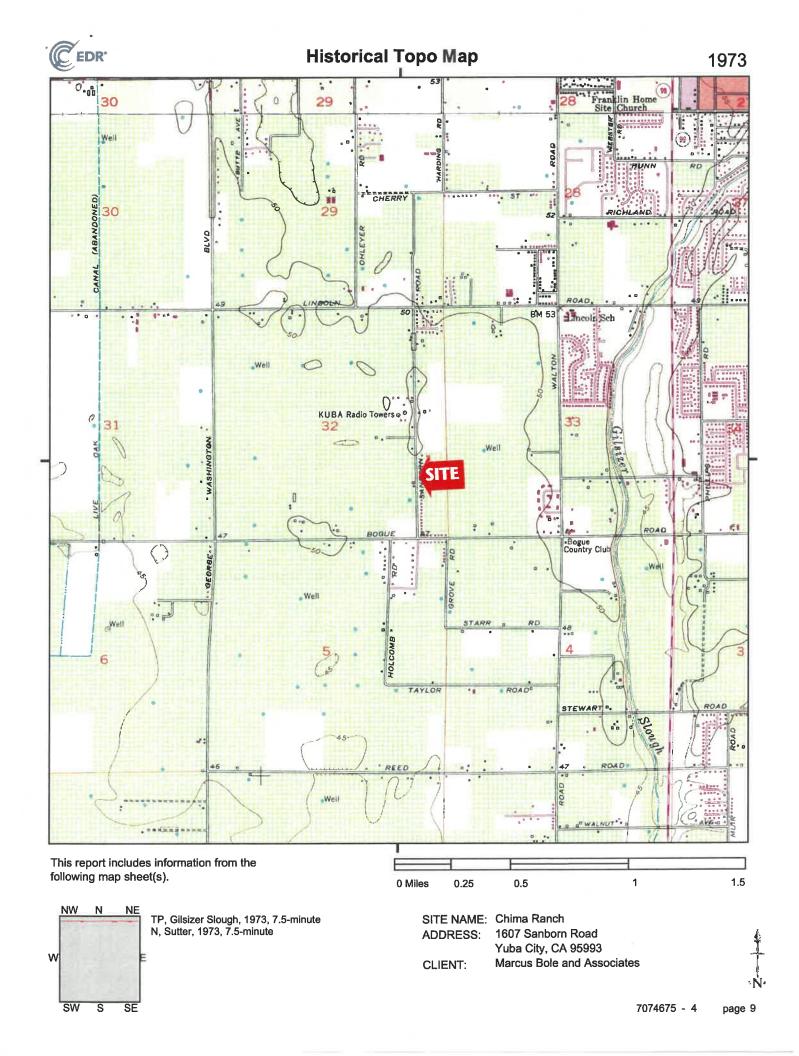




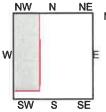












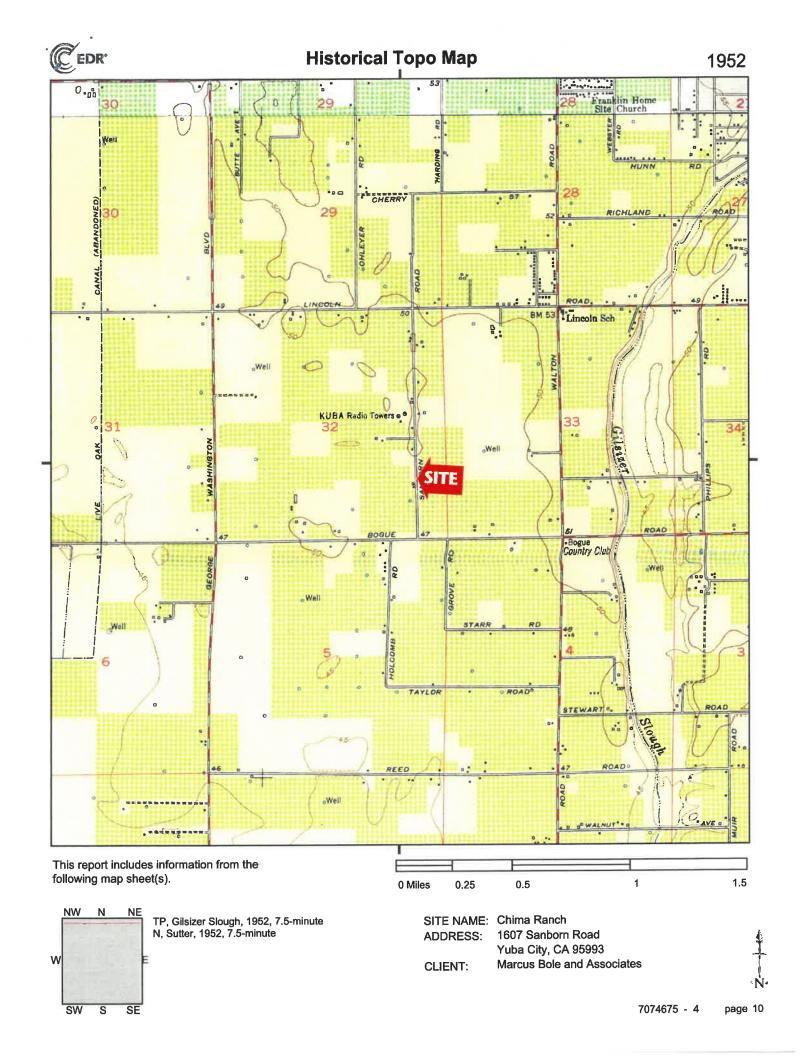
NW, MARYSVILLE BUTTES VICINITY, 1913, 15-minute

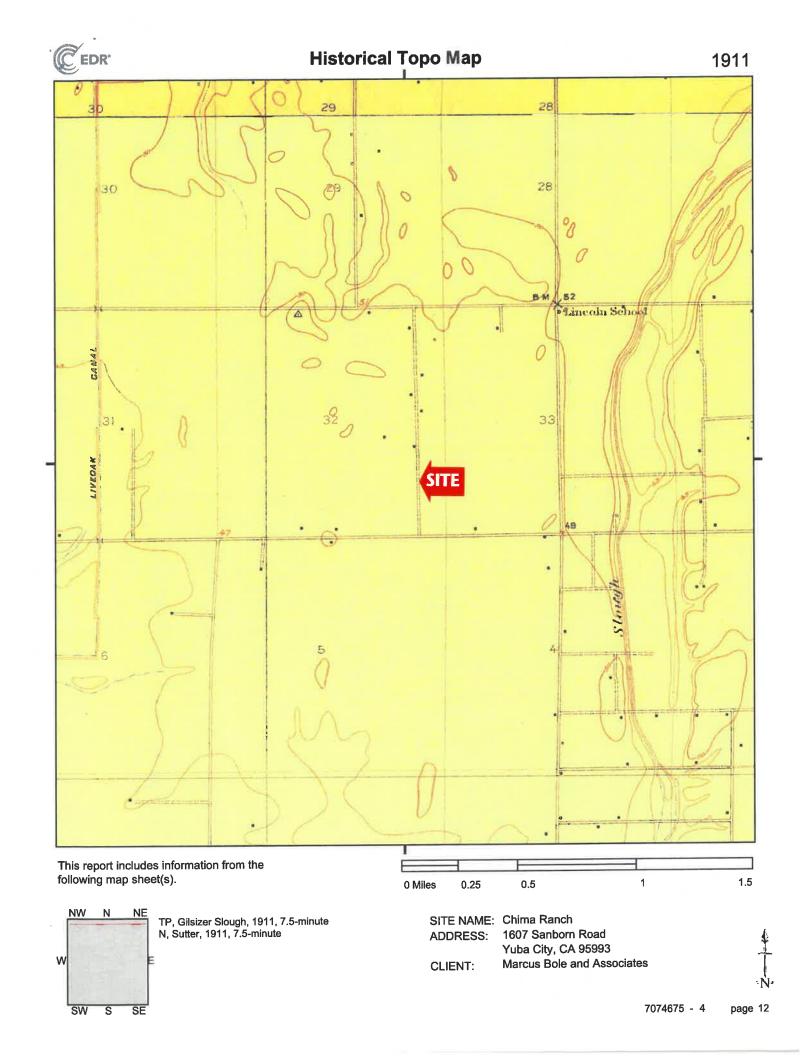
SITE NAME: Chima Ranch

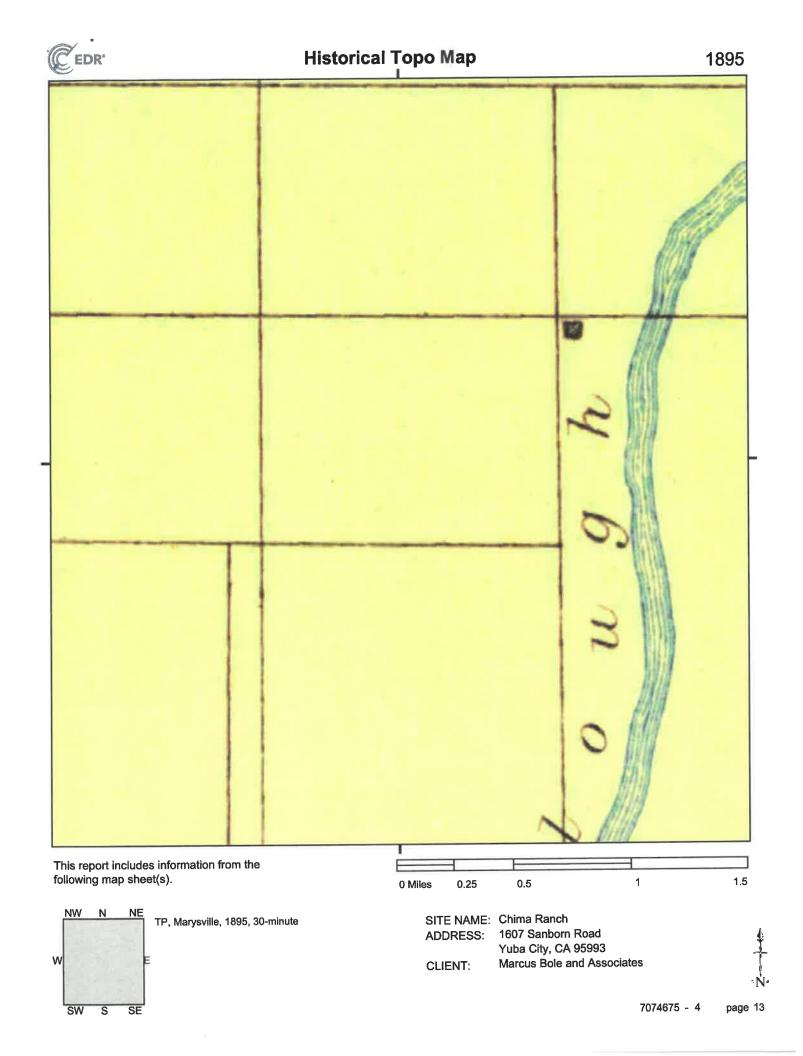
ADDRESS: 1607 Sanborn Road

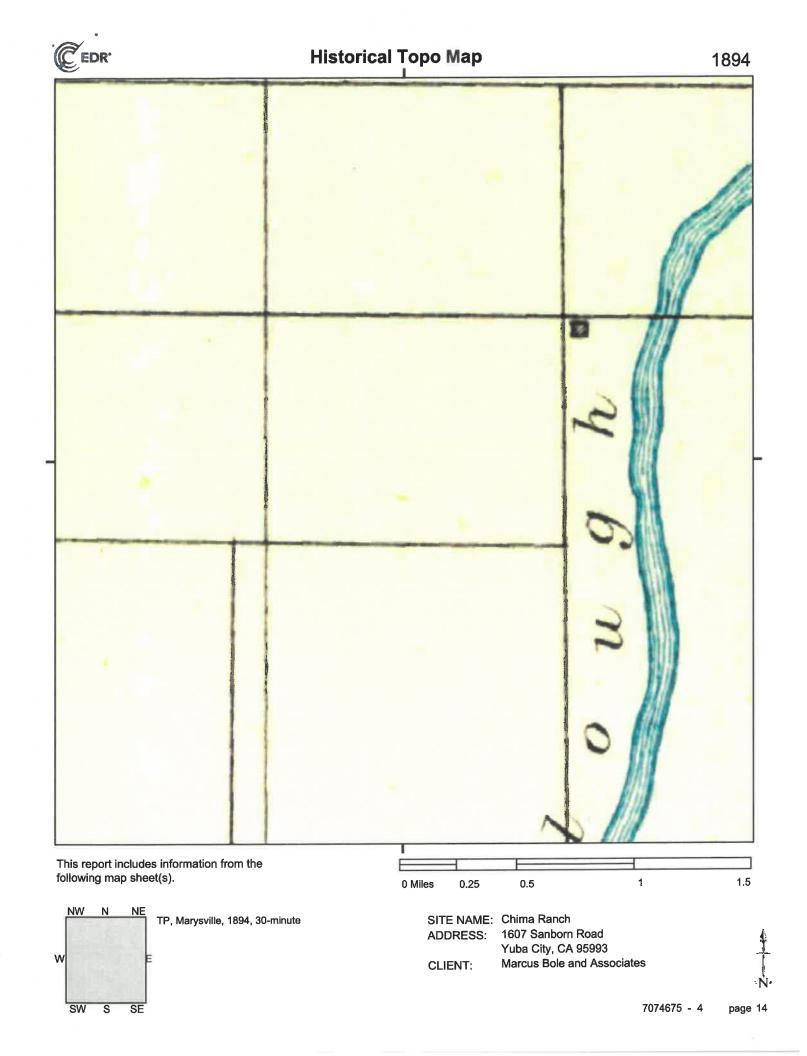
Yuba City, CA 95993

CLIENT: Marcus Bole and Associates

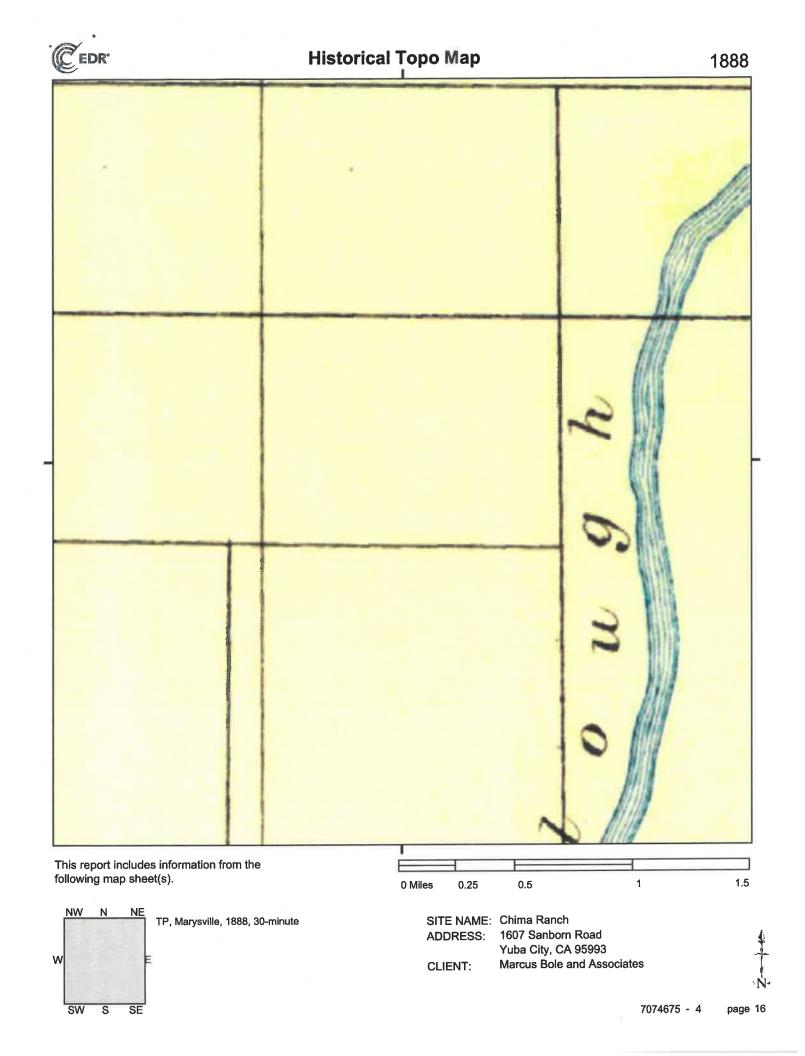












ADDENIDIVE, OHAT LEICATIONIC
APPENDIX E: QUALIFICATIONS
MR. MARCUS H. BOLE, ENVIRONMENTAL PROFESSIONAL
MS. CHARLENE J. BOLE, ENVIRONMENTAL PROFESSIONAL



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.



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:

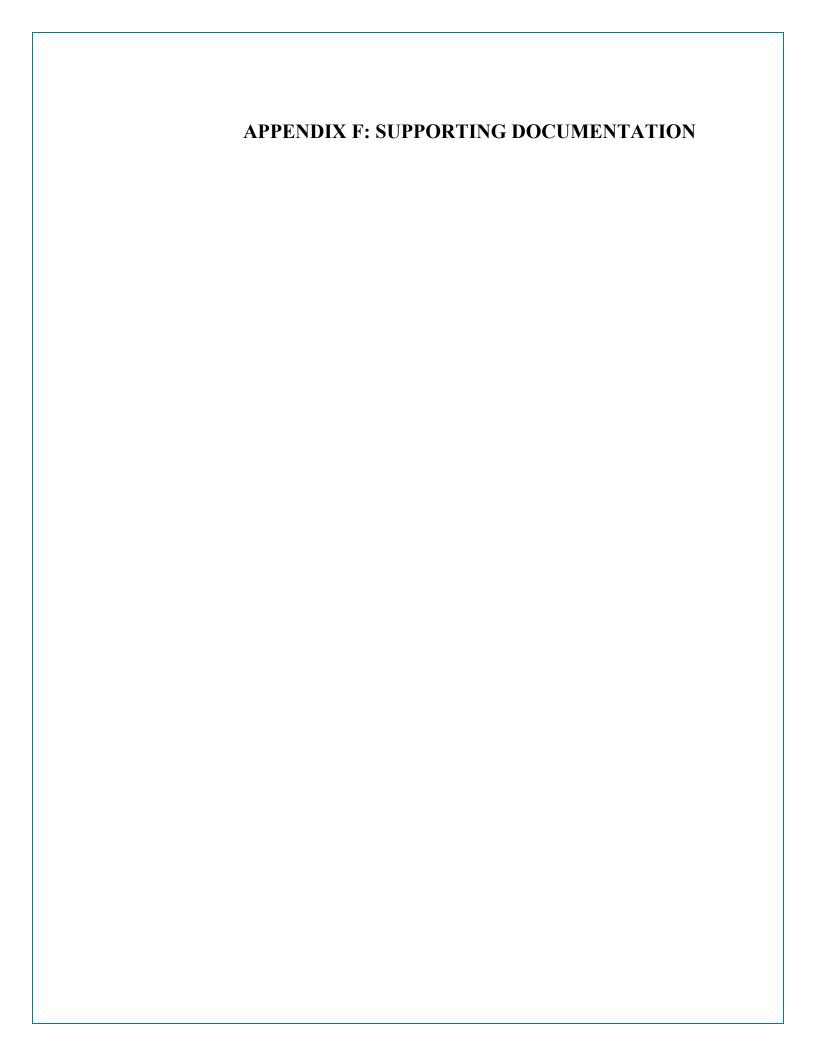
Master's Degree in Environmental Science
North Dakota State University, Fargo, 1979
Baccalaureate in Social Science
California State University, Sacramento, 1974
Graduate Course work in Environmental Science, Pollution Assessment Registered Environmental Property Assessor (REPA, # 229436)
State of California 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.



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.

Name of Owner/s: 1	ers contact information (required information):	
Mailing address: 17	19 Sanborn Rd.	
Phone number; 53	0) 682-1507	
Key site Personnel	Phone Number	
Date originally purchased	1965	
Buyer/s contact inform	nation (if known):	
Mailing address:		
Phone number:		
	ress & APN Number):	
APN:		
Square feet of building	Size of lot (total acreage)	
Number of rooms/stories i	n building(s) 1 MOBILE HOME -> 2 bedroom	om
2) Residence	> 3 Bedroom.	

	What year(s) were any building(s) on site constructed and/or renovated?
	Please refer to appendix A to find the NAIC code if applicable. If there is 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 pro a description of the business. FARMING
4.	Type of business to be operated on the premises. (Use NAICS code and provide 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:
Dat	es to 1965 Land Use (NAICS code) Property Owner/Phone
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.
6.	NAICS codes and description) Adjoining properties include those that border the
6.	NAICS codes and description) Adjoining properties include those that border the immediate site and include properties across the street from the property.
6.	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
5.	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 Adjoining property (south): NAICS code
	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 Residential Adjoining property (east): NAICS code Residential Adjoining property (west): NAICS code FARMING Please indicate the past (50 years) uses of the adjoining properties (use NAICS)
	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 Residential Adjoining property (east): NAICS code Residential Adjoining property (west): NAICS code FARMING Please indicate the past (50 years) uses of the adjoining properties (use NAIC codes and description) Adjoining properties include those that border the immediate site and include site and include site site site site site site site sit
	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 Residential Adjoining property (east): NAICS code Residential Adjoining property (west): NAICS code Residential Please indicate the past (50 years) uses of the adjoining properties (use NAIC codes and description) Adjoining properties include those that border the immediate and
	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 Adjoining property (south): NAICS code Adjoining property (east): NAICS code Adjoining property (west): NAICS code Please indicate the past (50 years) uses of the adjoining properties (use NAICS codes and description) Adjoining properties include those that border the immediate and include properties across the street from the property.

	Previous use (west): NAIC	Scode PAKMI	NG
8. A	re you aware of any environn	nental hazards or contar	nination present on
SULL	ounding properties (e.g., und	derground tanks, heavy	industry, manufacturing,
refin			tural purpose or ground water
V-01111	YES NO (If "YES	77 Pleace describe)	
		, i rease describe,	
9A.	Have any of the following	environmental permits,	registrations, or agreements
		operty? X Yes	No (If yes, please check al
		Discharge Elimination S	
	Wastewater Dischar		
	Underground Storag		
	Hazardous Material	s Monitoring Program I	ide Permits
	Z other (prease desert	for for	Ac. UKF.
9B.	Have any of the following	environmental permits,	registrations, or agreements
	been issued for the property		
	check all applicable categor	nes and attach a copy of	the permit(s):
		Discharge Elimination S	System Permit
	Air Emissions Perm		
	Wastewater Dischar	The second secon	
	Underground Storag		
	Hazardous Material	s Monitoring Program I	'ermit -
	Other (please descr	ibe) testici	Dermits Senstrations, or agreements
9C.	Are any of the following en	vironmental permits, res	nstrations, or agreements
	currently applied for?	Yes X No (If v	es, please check all applicable
	categories and attach a copy		
	National Pollutant	Discharge Elimination S	System Permit
	Air Emissions Perm		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	Wastewater Dischar		
	Underground Storag		
	Hazardous Material	s Monitoring Program I	Permit
	Other (please descri		
9D.	Have any environmental audever been conducted?	lits (Phase I, Phase II, 7	ransaction Screens) of the site
	YES Date	By whom?	Attach report
	YES Date		

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 X 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.	chemicals stored on	ides, automotive or indu the property or at the fa mer products of fewer th	cility other than u	ndamaged
	YES X	NO (If "YES", Picase de	scribe)	
19.		n any spills, leaks, or ac s, or other chemicals into		-
	YES	NO (If "YES", Please de	scribe)	
20.	Are there any plasti property or at the fa	c or metal industrial dru cility?	ms (typically 55-g	allon) located on the
	YES YES	NO (If "YES", Please de	escribe and indicat	te the type of spill
21.	waste materials, tire	on debris, substances ides, automotive or industror or any other waste mate e site?	ial batteries, fill di	rt that could have
	YES X	NO (If "YES", Please de	scribe)	
22.	Are there any pits, a waste treatment or waste	oonds or lagoons located vaste disposal?	on the property in	connection with
	YES X	NO (If "YES", Please de	scribe)	
23.	Are there any vent pipe any structure locate	es protruding from the gr d on the property?	round at the proper	rty or adjacent to
	YES X	NO (If "YES", Please of	lescribe)	
24.	(UST) located on th	there ever been storage e site? YES \ N ats and age of each tank)	O (If "YES", indi	
	Total number of tan	ks:		
	Contents	Type of tank (UST or AST)	age of tank	capacity
	#1			
	#2		100 of the Spilled of Malabatic months are not to 100 thms	
	#3 #4			gappanganggappopinnenkin na makani dikudikin na kanan na kanan dikudikin na kanan na kanan na maka ki dibibi
	77-7			

24A.	Date of equipment testing (All requivithin the past 6 months)	ired tank/line tests must be current
	UST tightness tests	
	Line tightness tests	
	Vapor recovery (Stage II) sy	/stems
	Monitoring systems Hydrostatic testing of contact	inment devices
	injurcounts seeing of comme	
Name	and contact information for independ	dent contractor who conducted these tests:
	Name	
	Address	Phone number
	PLEASE ATTACH TEST RESULT	TS
		been provided for the underground tanks and appropriate, and note the tank affected:
	Integrity testing	inventory reconciliation
for	Integrity testing	inventory reconciliation for
	Leak detection system	overfill spill protection
for	Leak detection system	for
	Secondary containment	for other (please describe)
for _		for
	cathodic protection	
for	- Cathodic protection	
101		
24C.	Has an underground storage tank le	ak ever occurred on the property?
	1	
	YES X NO (If "YES",	Please describe)
25. <i>A</i>	Are there any above or below ground waste?	pipelines on site used to transfer chemicals or
	YES X NO (If "YES", F	4 2 3
25A.	Have the pipelines been inspected of	r tested for leaks?
	YES XNO (If yes, ple	age indicate the regults):
	TES NO (It yes, pie	ase indicate the results):
26.	Does the property discharge waste	water (other than storm water) directly to
	a ditch or stream on or adjacent to t	
	YES X NO (IF"YES", F	Please describe)
	-	

27.	Are there any on-site sewage disposal systems (e.g. septic tank, wastewater treatment plant)?
ധം 28.	YES NO If "YES", Please describe the system(s) and the date and nature of any failures of the system(s). (1) At Mobile Home Site ORKING Property is served by Orivate well or non-public water system, has the well or system been designated as contaminated by any government environmental/health agency?
	YES X 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 X 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 PCP electrical equipment?
	YES X 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.	<u>Urea-Formaldehyde</u> : Does the property or any buildings located on the property contain any urea-formaldehyde materials?
	YES X 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?
	YESNO (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 X 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 X 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)

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)		
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: 08/08/27_		
I am familiar with the property descried 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.		
Kand C) 08/08/22		
Signature/Dale		

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.

Anetwork 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 LIMIT	AHONS (AL	JLs)	
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:

Docket

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

Land Record Comments:
Miscellaneous Comments:

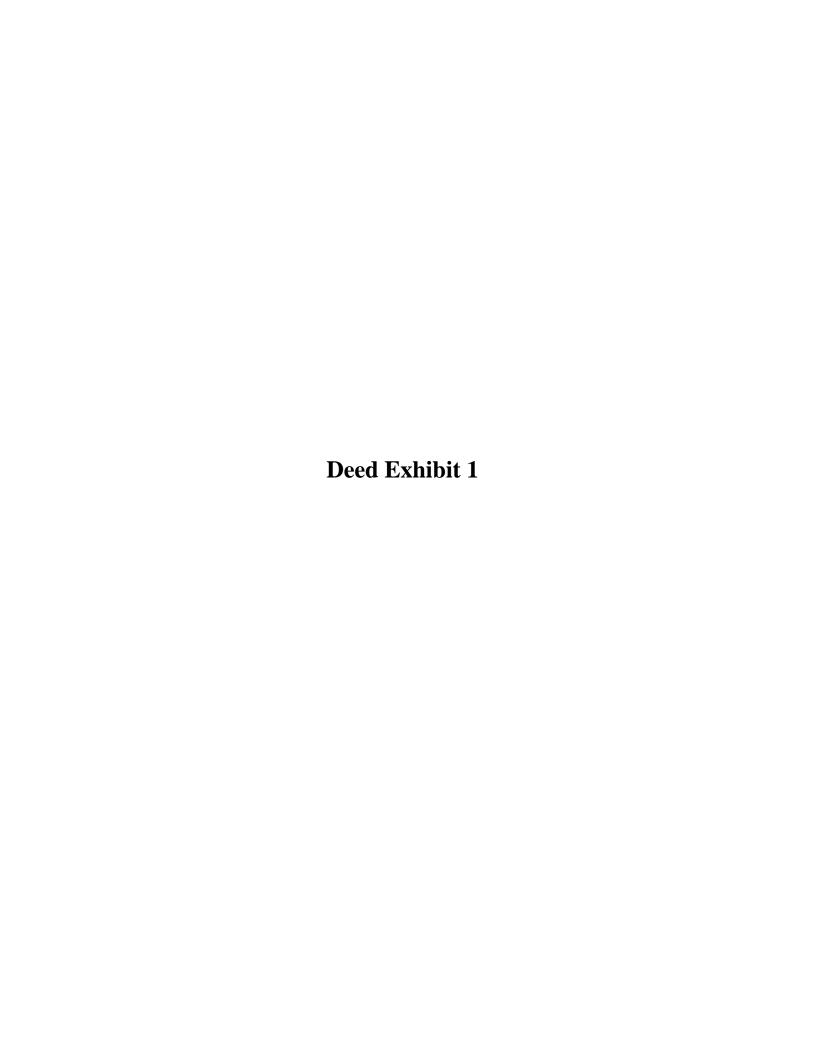
Legal Description: See Exhibit

Legal Current Owner: Karpal S & Kulvinder Kaur Chima Trustees

NA

Parcel # / Property Identifier: 22-040-005

Comments: See Exhibit



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

2018-0013610

Recorded Official Records County of Sutter Donna M. Johnston Clerk Recorder

REC FEE 22.00 HFE-OO 0.00

09:34AM 19-Oct-2018 Page 1 of 3

State: Calif. 95993

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

RAT CODE 11930

The undersigned Grantor declares:

UNINCORPORATED AREA

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
	Goder Kaw Chine Ginder Kaur Chima
Cmanton Twansferors	

Grantor – Transferors

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the

State Of California		
County of		¥
within instrument and	acknowledged to me that he/she/thir signature on the instrument the pe	, a Notary Public, personally appeared Ka y evidence to be the person(s) whose name is subscribed to they executed the same in his/her/their authorized capacity(serson(s), or the entities upon behalf of which the person(s) ac
I certify under PENAL correct.	TY OF PERJURY under the laws of	of the State of California that the foregoing paragraph is true

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.

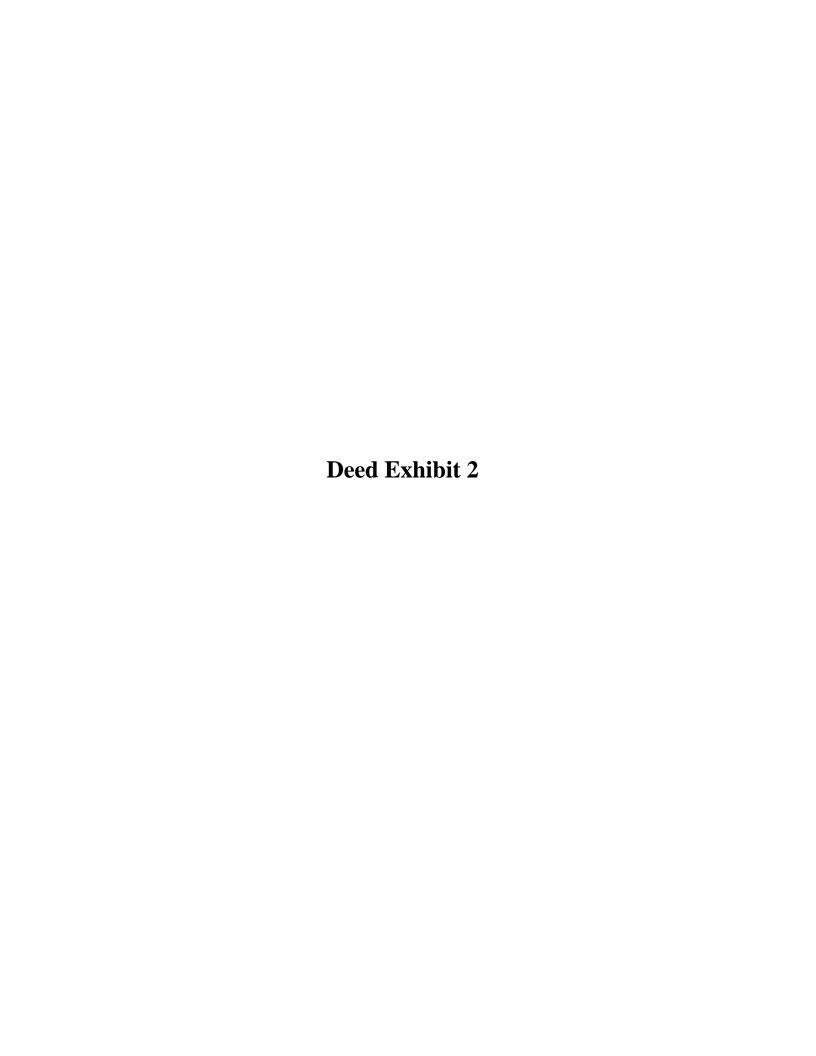
EXCEPTING THEREFROM all oil, gas and mineral rights as reserved in the Deed from Bank of America National Trust and Savings Association, a national banking association, to Leonard J. Harter and Elsie Harter, his wife, dated March 4, 1943 and recorded March 30, 1943 in Book 194 of Official Records, page 413.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

· · ·	cate verifies only the identity of the individual who signed the the truthfulness, accuracy, or validity of that document.
State of California County of	
On October 10,2018 before me,	D. Haley Noram Public, Here Insert Name and Title of the Officer
personally appeared	Here Insert Name and Title of the Officer
	Name(s) of Signer(s) Kaur Chima
subscribed to the within instrument and acknow	evidence to be the person(s) whose name(s) is are velocitied to me that he/she/they executed the same in his/her/their signature(s) on the instrument the person(s), cted, executed the instrument.
Zanana and and and and and and and and an	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
D. HALEY Commission # 2118056 Notery Public - Celifornia Senter County My Comm. Engine Am 21, 2019	WITNESS my hand and official seal. Signature
Place Notary Seal Above	TIONAL —
Though this section is optional, completing this	information can deter alteration of the document or form to an unintended document.
Description of Attached Document Title or Type of Document:	Number of Pages: 1 + Ehrbit A
Document Date: 10/10/2018 Signer(s) Other Than Named Above:	
Capacity(ies) Claimed by Signer(s) Signer's Name:	· · · · · · · · · · · · · · · · · · ·
□ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
□ Partner □ Limited □ General □ Individual □ Attorney in Fact	□ Partner — □ Limited □ General□ Individual □ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
□ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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2010-0009040

REC FEE

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO

Karpal S.Chima Name

1749 Sanborn Rd. Address Yuba City City & California 95991 State MAIL TAX STATEMENTS TO Karpal S. Chima Name

Address 1749 Sanborn Rd. Yuba City City & California 95991 State

Recorded Official Records County of Sutter Donna M. Johnston Clerk Recorder

17.00

LS 04:12PM 22-Jun-2010 | 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

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. Commission # 1788875 Notary Public - California Placer County My Comm. Expires Feb 11, 2012

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



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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 orforecast 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 & Brad street. 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>	Target Street	Cross Street	<u>Source</u>
2017	$\overline{\checkmark}$		EDR Digital Archive
2014	$\overline{\checkmark}$		EDR Digital Archive
2010	$\overline{\checkmark}$		EDR Digital Archive
2005	$\overline{\checkmark}$		EDR Digital Archive
2000	$\overline{\checkmark}$		EDR Digital Archive
1995	$\overline{\checkmark}$		EDR Digital Archive
1992	$\overline{\checkmark}$		EDR Digital Archive
1988	$\overline{\checkmark}$		POLK DIRECTORY CO
1984	$\overline{\checkmark}$		POLK DIRECTORY CO
1979	$\overline{\checkmark}$		POLK DIRECTORY CO
1974	$\overline{\checkmark}$		POLK DIRECTORY CO
1969	$\overline{\checkmark}$		POLK DIRECTORY CO
1964	$\overline{\checkmark}$		POLK DIRECTORY CO
1960			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		

7074675-5 Page 3

FINDINGS

CROSS STREETS

No Cross Streets Identified

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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

4.450	KALID CHIKLIDEV
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

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

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

4.400	INCLEDGOV DOD
1460	INGLEROCK, BOB
1479	COOL 104 FM RADIO
	HARLAN COMMUNICATIONS
4540	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
4000	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

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

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



Certified Sanborn® Map Report

08/03/22

Site Name:

Client Name:

Chima Ranch 1607 Sanborn Road Yuba City, CA 95993 EDR Inquiry# 7074675.3 Marcus Bole and Associates 104 Brock Drive Wheatland, CA 95692 Contact: Marcus H Bole



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Marcus Bole and Associates were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # E704-45AE-A9E0

PO# NA

0 11

Project MHBA 0724-2022-3828

UNMAPPED PROPERTY

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Sanborn® Library search results
Certification #: E704-45AE-A9E0

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Library of Congress

University Publications of America

✓ EDR Private Collection

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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

01248.0005/823223.1



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 7½ 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.

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 (CNDDB, 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 (CFGC §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 out crops, 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, CNDDB 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
INVERTEBRA	TES & INSECTS			
California linderiella (Linderiella occidentalis)	_/S2S3/_	Vernal pools, swales, and ephemeral freshwater habitat.	A/HA	There are no vernal pools within the subject property.
Monarch Butterfly (Danaus plexippus)	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 (Scientific Name)	<u>Status</u> Fed/State/ CNPS	General Habitat Description	Species Presence/ Habitat Presence	Rationale
Valley elderberry longhorn beetle (Desmocerus californicus dimorphus)	FT/_/_	Blue elderberry shrubs usually associated with riparian areas.	А/НА	There are no elderberry shrubs within or near the subject property.
Vernal pool fairy shrimp (Branchinecta lynchi)	FT/_/_	Moderately turbid, deep, cool-water vernal pool.	A/HA	There are no vernal pools within the subject property.
Vernal pool tadpole shrimp (Lepidurus packardi)	FE/_/_	Vernal pools, swales, and ephemeral freshwater habitat.	А/НА	There are no vernal pools within the subject property.
REPTILES AN	D AMPHIBIANS			
Northwestern pond turtle (Emys marmorata marmorata)	_/SSC/_	Artificial ponds, pond margins, back waters of rivers, and sloughs vegetated by heavy riparian and/or emergent vegetation and basking areas.	А/НА	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.	А/НА	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 (Thamnophis gigas)	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)	А/НА	No wetland areas were identified within the subject property. None were observed during the habitat survey.
BIRDS				
California black rail (Laterallus jamaicensis coturniculus)	MBTA/ST/_	Densely vegetated marshes.	А/НА	There is no suitable emergent wetland habitat for California black rail within the subject property. None were observed during the habitat survey.

Common Name (Scientific Name)	<u>Status</u> Fed/State/ CNPS	General Habitat Description	Species Presence/ Habitat Presence	Rationale
Swainson's hawk (Buteo swainsoni)	MBTA/ST/_	Open grasslands and shrub lands.	А/НА	The Swainson's hawk and other raptors do not forage or nest within orchards
Tri-colored black bird (Agelaius tricolor)	MBTA/SSC/_	Marshes and swamps, agricultural irrigation ditches, blackberry brambles and grasslands. Requires open water, protected nesting substrate, and foraging area with insect pretty 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 (Coccyzus americanus occidentalis)	FT/SE/_	Open woodlands, riparian areas, orchards and moist, overgrown thickets	А/НА	There are no extensive parcels of riparian habitat within or near the subject property. None were observed during the habitat survey.
Cackling goose (Branta hutchinsli leucopareia	_/_/_	Winters on lakes and inland prairies, fallow (winter) rice fields. Forges on natural pasture or grain fields. On lakes, reservoirs or ponds.	А/НА	There is no suitable habitat within or near the subject property. None were observed during the habitat survey.
PLANTS				
Hartweg's Golden Sunburst (Pseudobahia bahiifolia)	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.	А/НА	There is no suitable habitat within or near the subject property. None were observed during the habitat survey.
Woolly rose- mallow (Hibiscus lasiocarpos var. occidentalis)	_/_/1B.2	Marshes and swamps (freshwater)	А/НА	There is no suitable habitat within or near the subject property. None were observed during the habitat survey.
Veiny monardella (Monardella venosa)	_/_/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 **FT** = Federally-listed Threatened

FC = Federal Candidate Species

BCC = Federal Bird of Conservation Concern

MBTA = Protected by the federal Migratory Bird Treaty Act

SE = State-listed Endangered **ST** = State-listed Threatened

SR = State-listed Rare

SSC = State Species of Special Concern

S1 = State Critically Imperiled

S2 = State Imperiled S3 = State Vulnerable

S4 = State Apparently Secure

SSC = CDFW Species of Special Concern FP = CDFW Fully Protected Species

SNC = CDFW Sensitive Natural Community

A = Species Absent

P = Species Present

HA = Habitat Absent

HP = Habitat Present

CH = Critical Habitat

MH = Marginal Habitat

CNPS 1B = Rare or Endangered in California or

elsewhere

CNPS 2 = Rare or Endangered in California, more

common elsewhere

CNPS 3 = More information is needed **CNPS 4** = Plants with limited distribution

0.1 = Seriously Threatened
0.2 = Fairly Threatened
0.3 = Not very Threatened

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, cryptogrammic 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

Charles & Bole

Senior Wetland Scientist

Marcus H. Bole & Associates

Marcus H. Bole, M. S, Wildlife Biologist

Maraus H. Bole

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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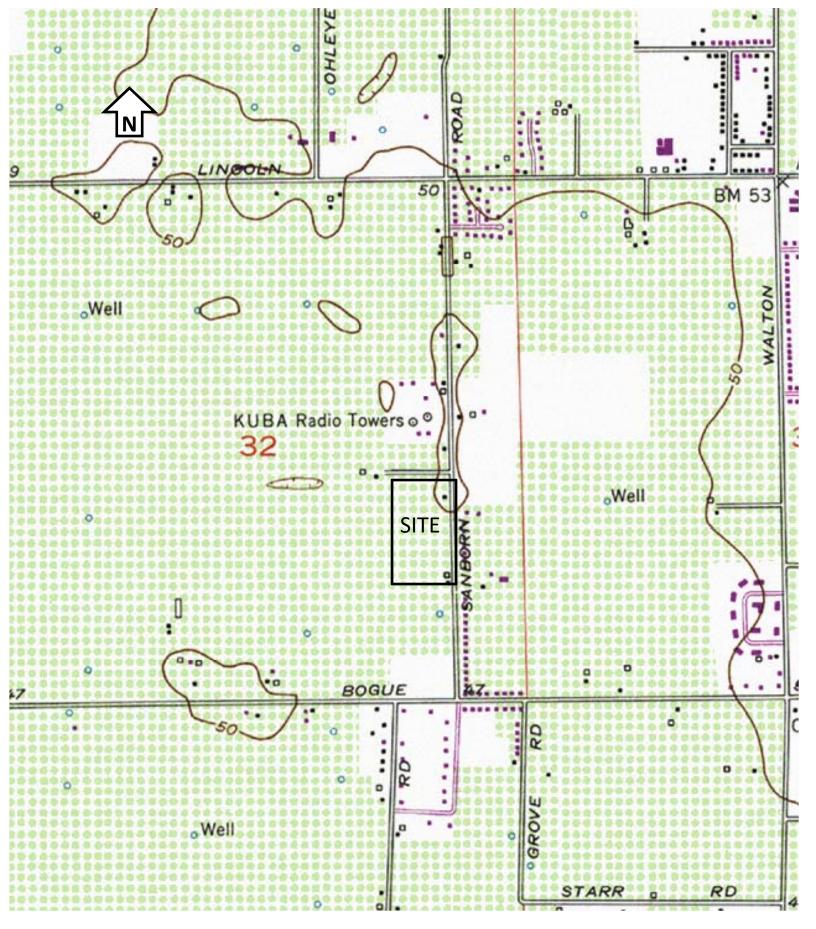
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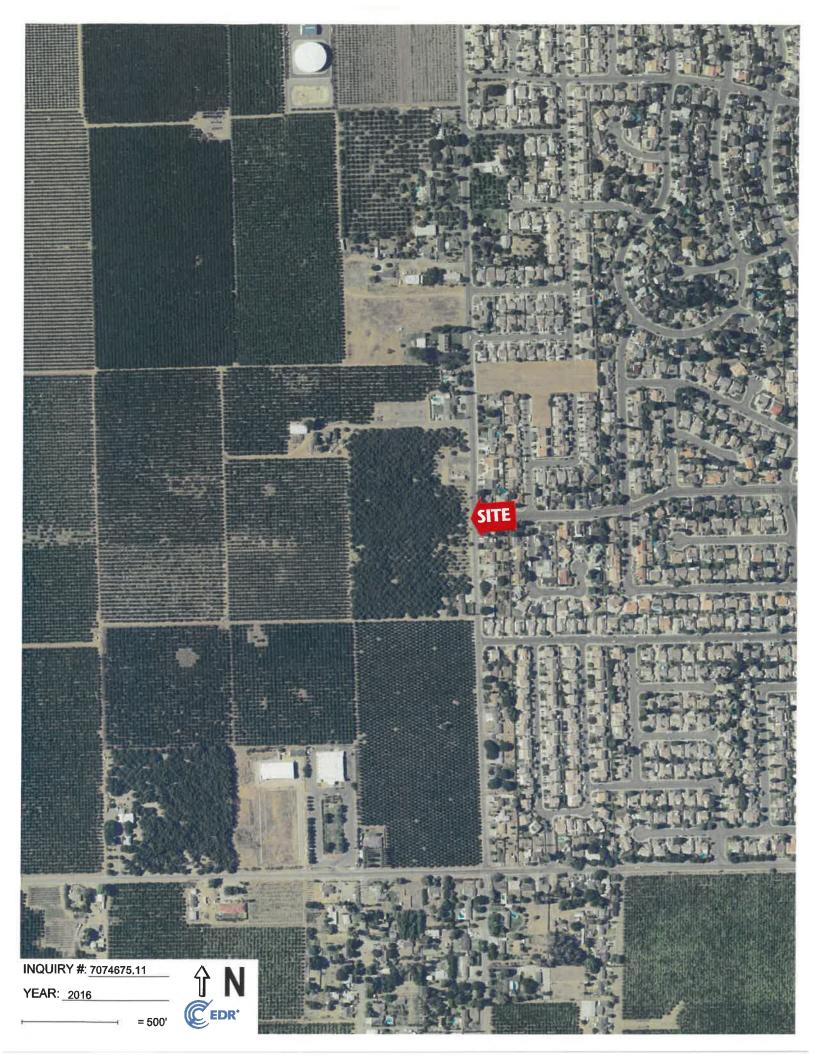
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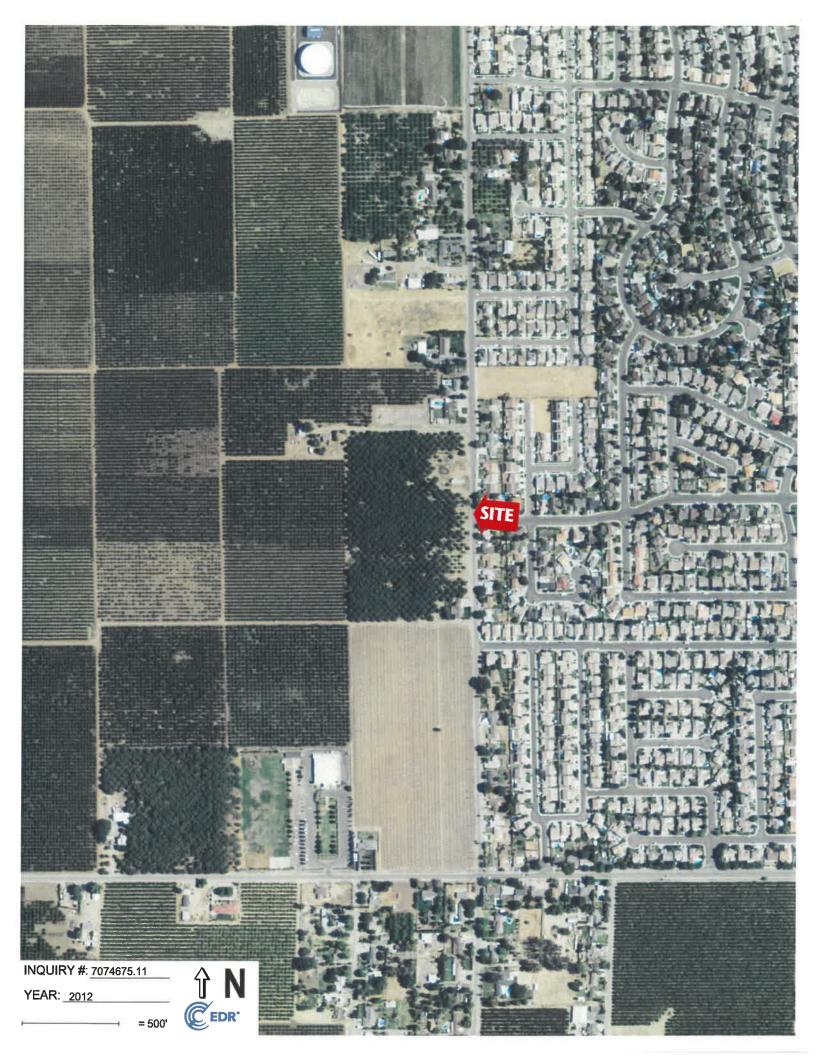
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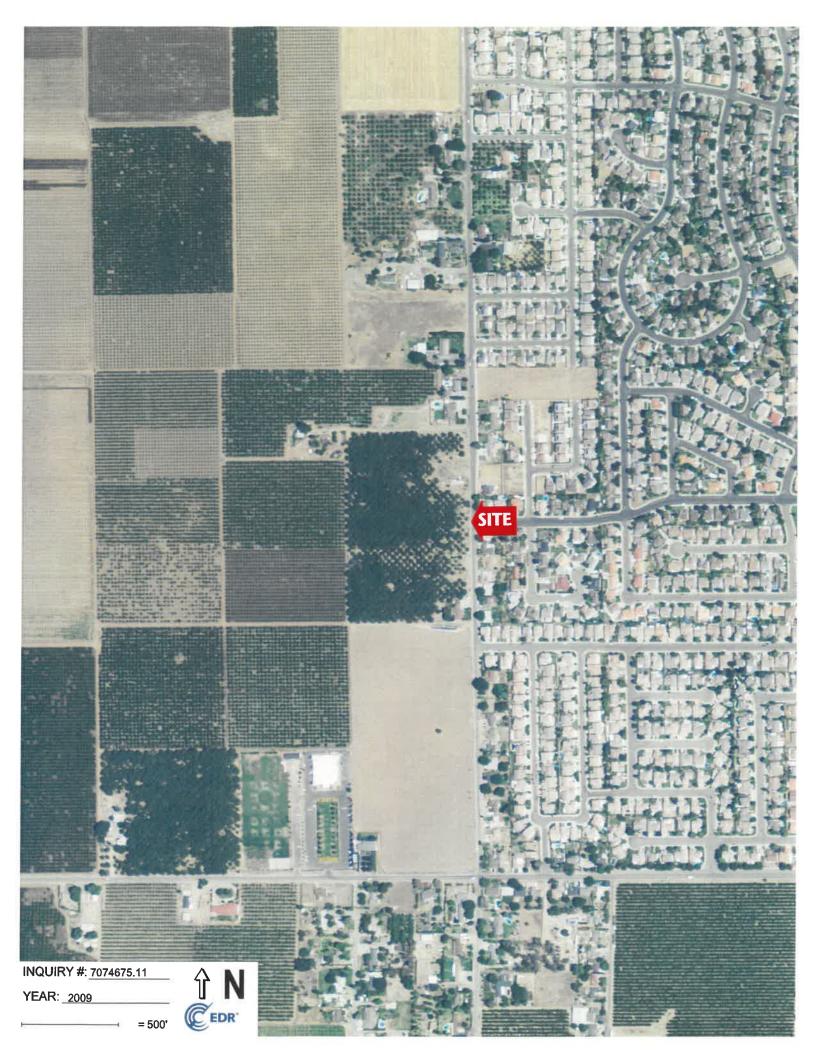
APPENDIX A: MAPS AND SITE PHOTOS

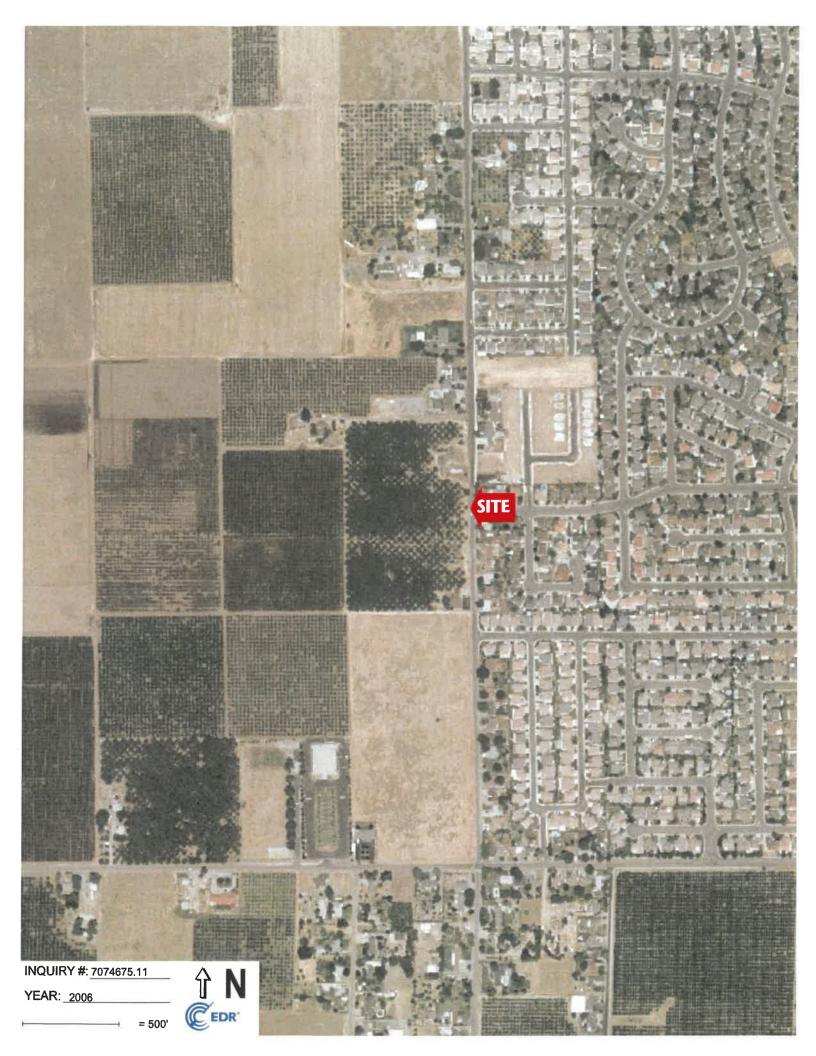


Vicinity Map: Chima Ranch Project, a ± 15.0 -acre project site located in Section 32, Township 15N, Range 3 East Gilsizer Slough 7.5 minute USGS Quadrangle. 39.103080 N, -121.656537W. Sutter County APNs 022-040-003 and 022-040-005.

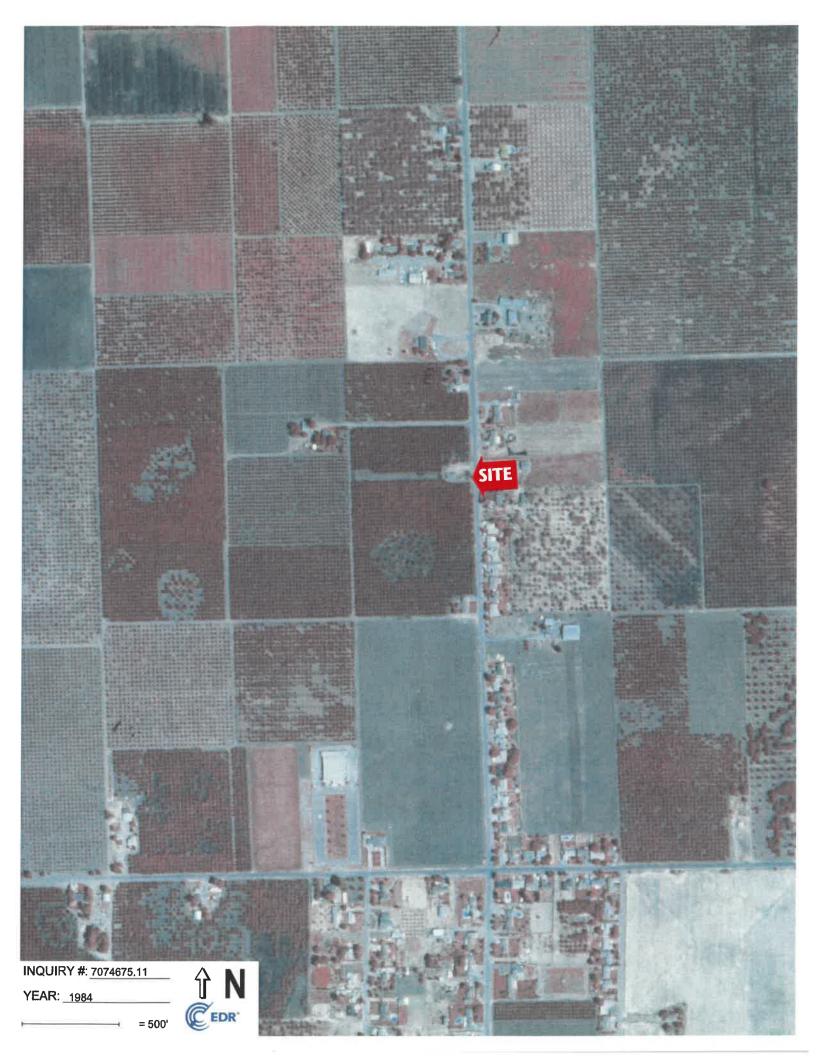










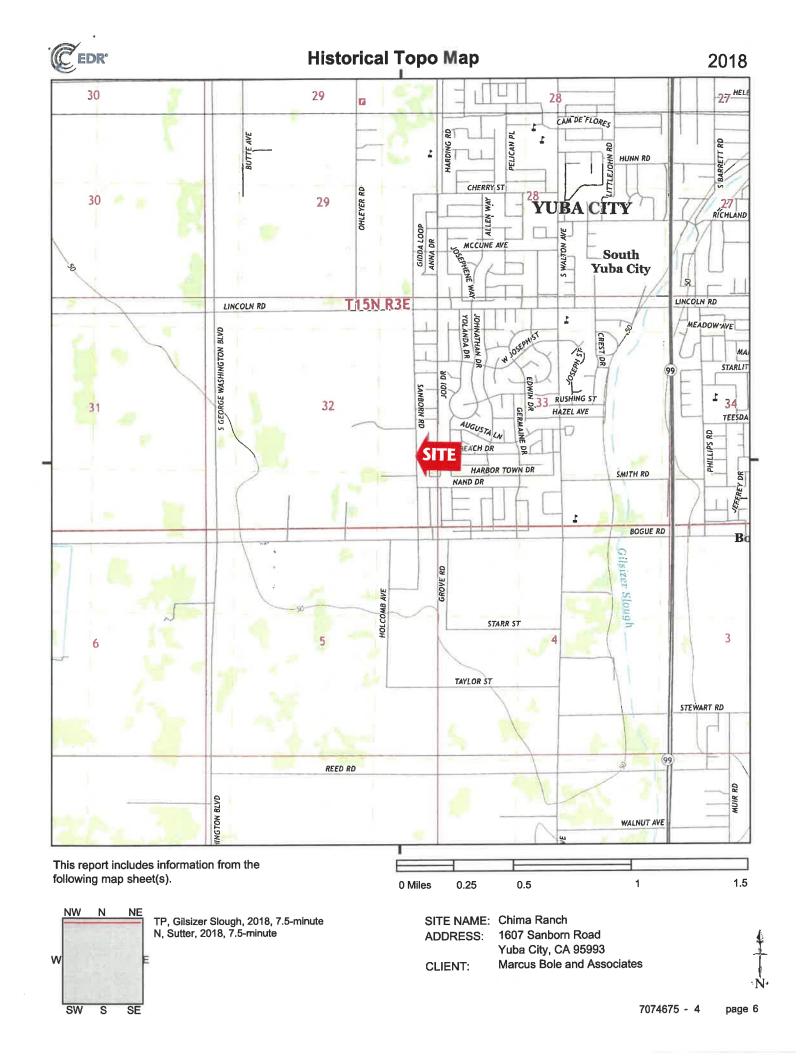


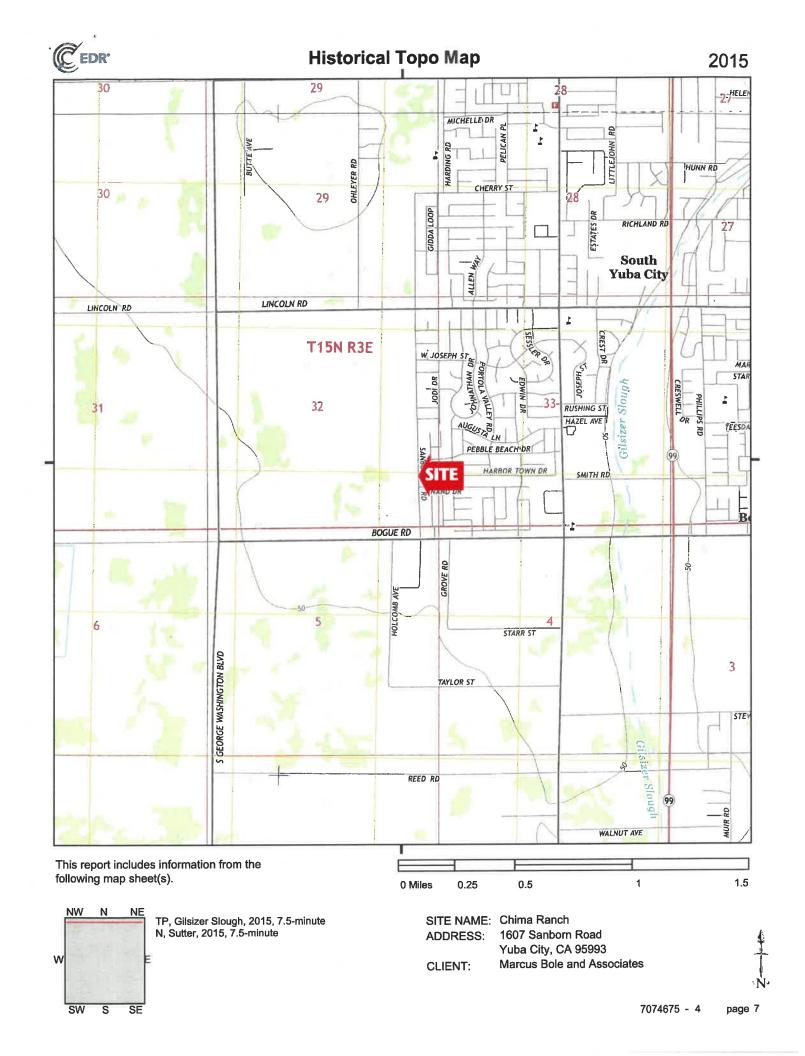


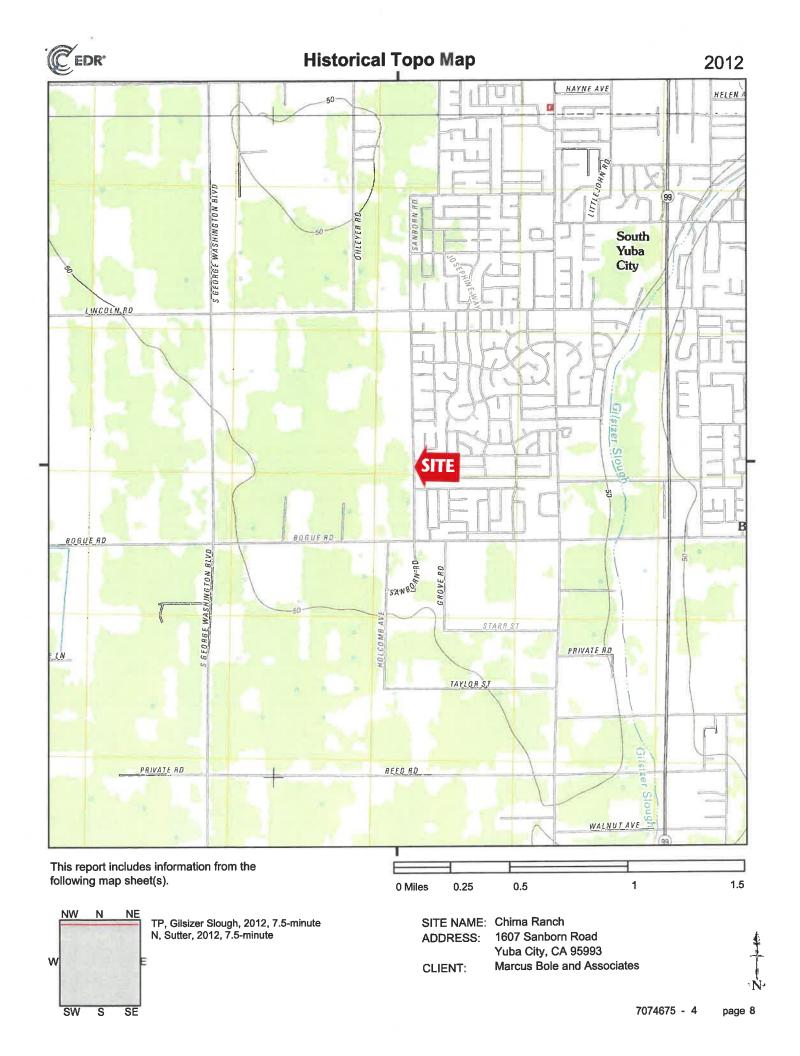


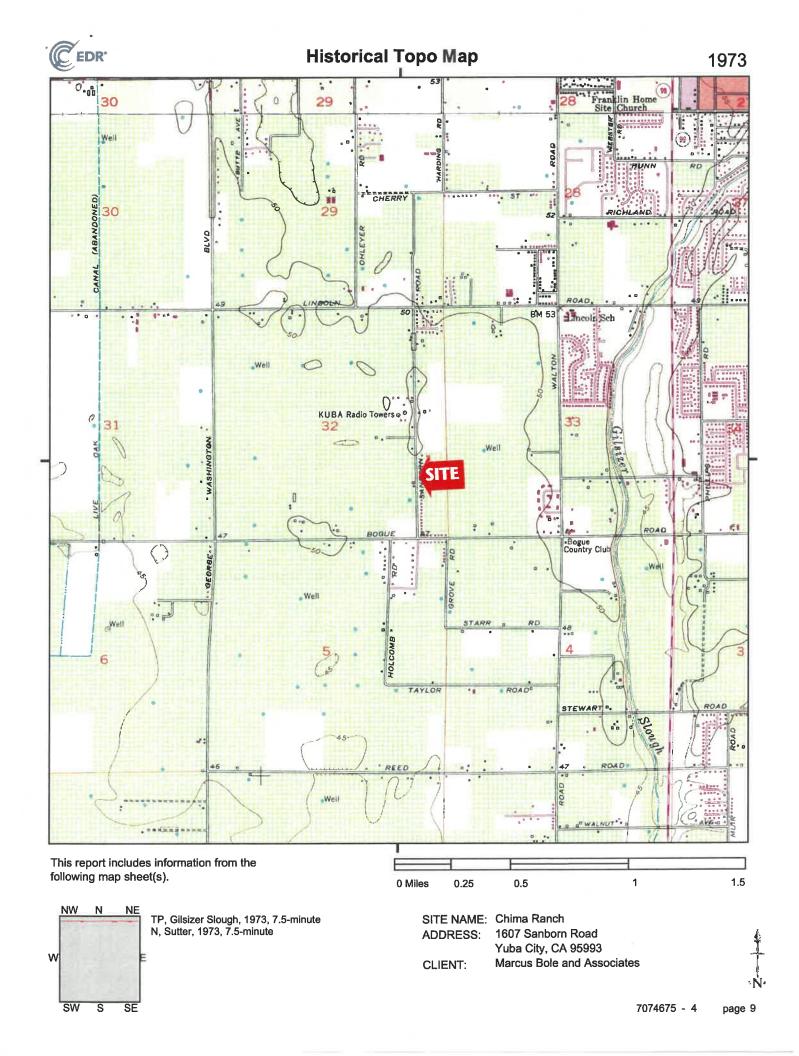














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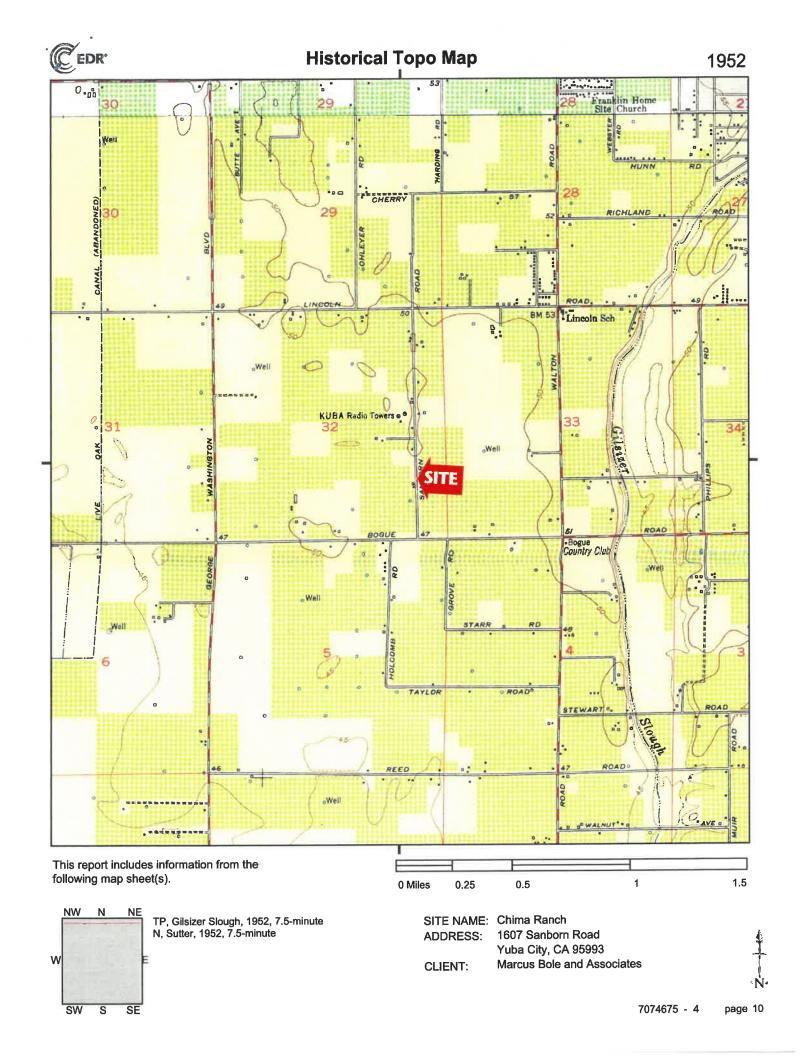
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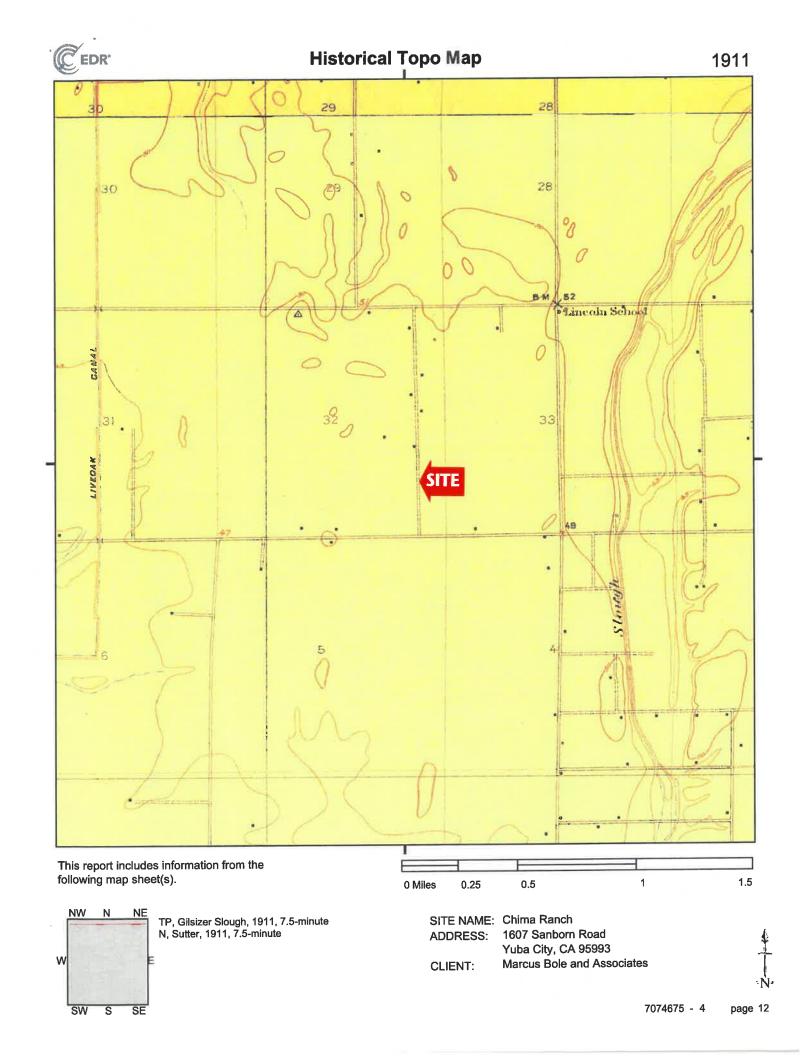
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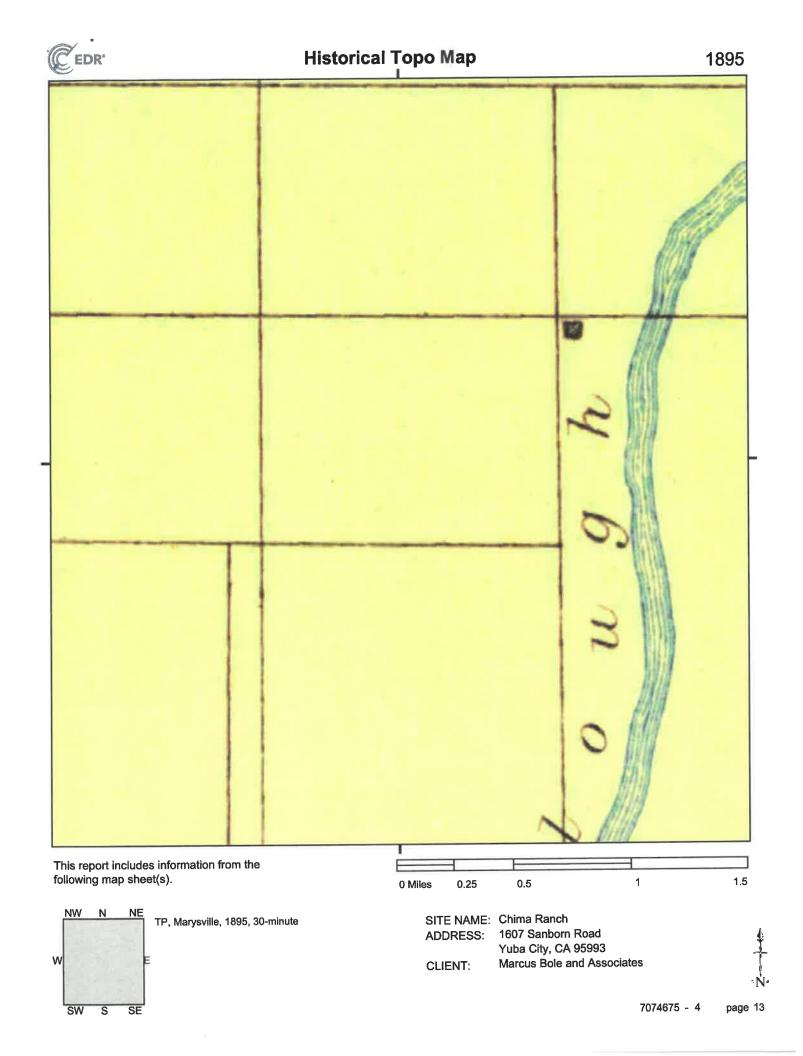
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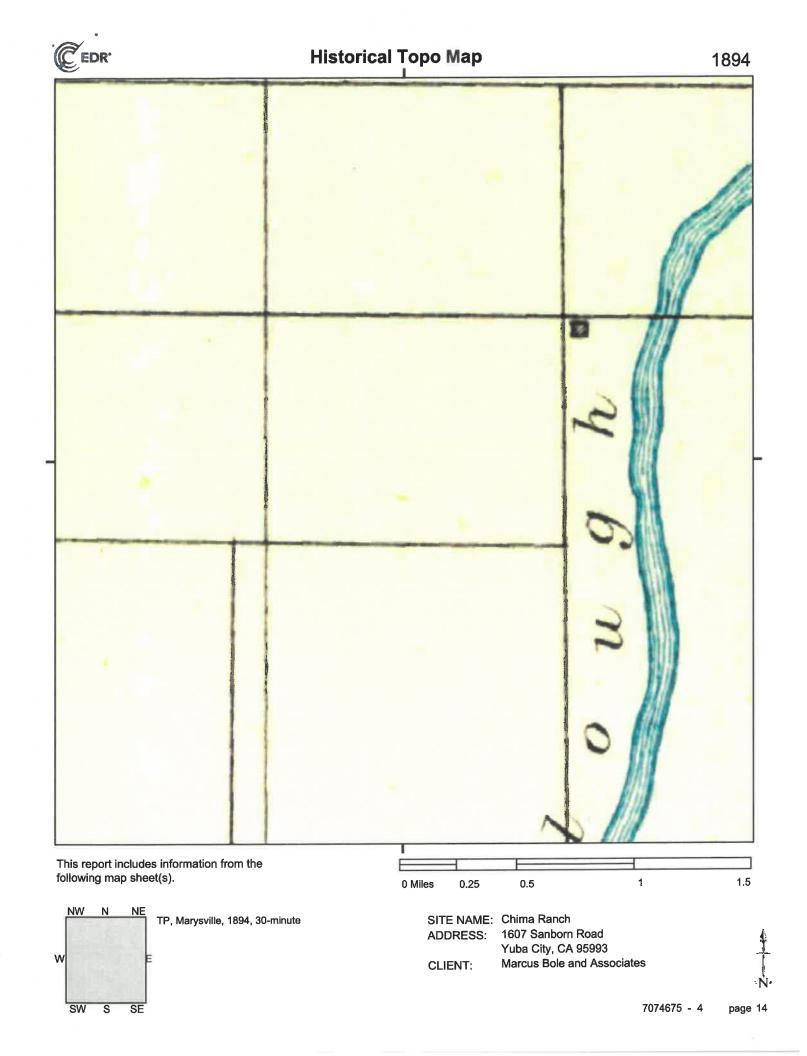
Marcus Bole and Associates



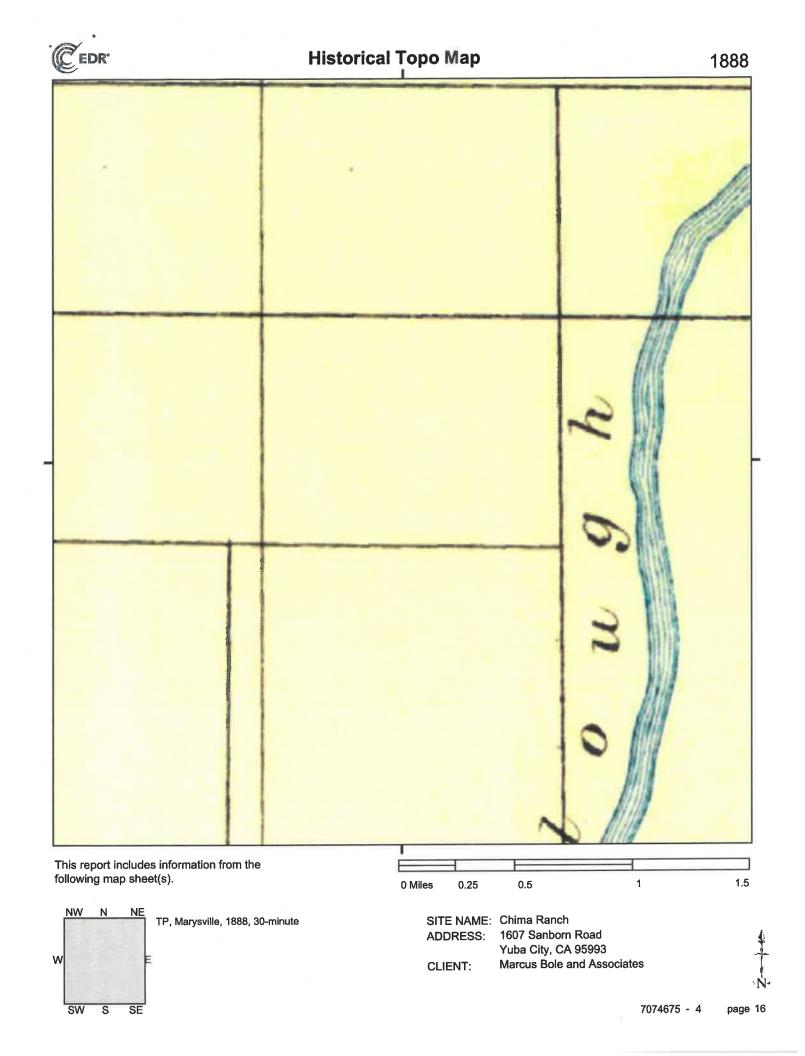
















MARCUS H. BOLE & ASSOCIATES 104 Brock Drive, Wheatland, CA 95692 (530) 633-0117, email: mbole@aol.com

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: August 09, 2022

Project Code: 2022-0072569

Project Name: Chima Ranch Tentative Subdivision Map

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.

08/09/2022

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Attachment	C	١.
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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

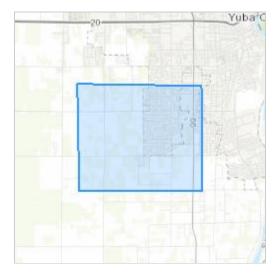
Project Type: Acquisition of Lands

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. <u>NOAA Fisheries</u>, 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 Coccyzus americanus

Threatened

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

Reptiles

NAME STATUS

Giant Garter Snake *Thamnophis gigas*

Threatened

No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4482

Amphibians

NAME STATUS

California Tiger Salamander *Ambystoma californiense*

Threatened

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

Fishes

NAME

Delta Smelt *Hypomesus transpacificus*

Threatened

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

Insects

NAME STATUS

Monarch Butterfly *Danaus plexippus*

Candidate

No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743

Valley Elderberry Longhorn Beetle Desmocerus californicus dimorphus

Threatened

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

Crustaceans

NAME STATUS

Vernal Pool Fairy Shrimp *Branchinecta lynchi*

Threatened

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

Vernal Pool Tadpole Shrimp *Lepidurus packardi*

Endangered

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

Flowering Plants

NAME STATUS

Hartweg's Golden Sunburst Pseudobahia bahiifolia

Endangered

No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1704

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 IS (Gilsizer Slough (3912116))

Status IS (Endangered OR Threatened OR Proposed Endangered OR Proposed Threatened OR Candidate OR All CNDDB element occurrences OR Delisted) OR Status OR (Endangered OR Threatened OR All CNDDB element occurrences OR All CNDDB element occurrences OR Candidate Endangered OR Candidate Endangered OR Candidate Threatened))

						Rare Plant
Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rank/CDFW SSC or FP
cackling (=Aleutian Canada) goose	ABNJB05035	Delisted	None	G5T3	S3	WL
Branta hutchinsii leucopareia						
California black rail	ABNME03041	None	Threatened	G3T1	S1	FP
Laterallus jamaicensis coturniculus						
California linderiella	ICBRA06010	None	None	G2G3	S2S3	
Linderiella occidentalis						
Coastal and Valley Freshwater Marsh	CTT52410CA	None	None	G3	S2.1	
Coastal and Valley Freshwater Marsh						
giant gartersnake	ARADB36150	Threatened	Threatened	G2	S2	
Thamnophis gigas						
Hartweg's golden sunburst	PDAST7P010	Endangered	Endangered	G1	S1	1B.1
Pseudobahia bahiifolia						
Swainson's hawk	ABNKC19070	None	Threatened	G5	S3	
Buteo swainsoni						
tricolored blackbird	ABPBXB0020	None	Threatened	G1G2	S1S2	SSC
Agelaius tricolor						
veiny monardella	PDLAM18082	None	None	G1	S1	1B.1
Monardella venosa						
western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
Emys marmorata						
woolly rose-mallow	PDMAL0H0R3	None	None	G5T3	S3	1B.2
Hibiscus lasiocarpos var. occidentalis						

Record Count: 11

APPENDIX C: RESUMES OF SURVEYORS



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.



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.