

# FINAL FOCUSED ENVIRONMENTAL IMPACT REPORT

Reorganization 2018-01  
(Whitesbridge/Siskiyou) Project

September 2019

PREPARED FOR:



City of Kerman  
850 S. Madera Avenue  
Kerman, California 93630

PREPARED BY:



Crawford & Bowen Planning, Inc.  
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Final Focused Environmental Impact Report  
**Reorganization 2018-01 (Whitesbridge/Siskiyou) Project**

Prepared for:



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September 2019

State Clearinghouse Number: 2019029077

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# CHAPTER ONE - Introduction

## Introduction

This Final Environmental Impact Report (EIR) contains the public and agency comments received during the public review period for the City of Kerman Reorganization 2018-01 Project (proposed Project), and responses to each of those comments.

This EIR is an informational document intended to disclose to the decision makers of the City of Kerman (City) and the public the environmental consequences of approving and implementing the Reorganization 2018-01 Project or one of the alternatives to the proposed Project, which are described in the Draft EIR. All written comments received during the public review period (May 22, 2019 through July 8, 2019) of the Draft EIR are addressed in this Final EIR.

The responses in the Final EIR clarify, correct, and/or amplify text in the Draft EIR. Also included in the Final EIR are minor text changes made at the initiative of the City (the Lead Agency) and in response to comments. The Final EIR was prepared in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code Sections 21000-21177).

## Background

### **Notice of Preparation**

In accordance with CEQA, the City released a Notice of Preparation (NOP) on February 14, 2019, for a review period that closed on March 15, 2019. The purpose of the NOP was to provide notification that an EIR for the proposed Project was being prepared and to solicit guidance on the scope and content of the document. The City received four comment letters during the NOP review period. NOP letters were received from:

- California Department of Conservation – requesting analysis of potential farmland conversion and subsequent mitigation recommendations.
- California Department of Transportation – requesting project contribution to the Fresno County Regional Transportation Mitigation Fee program and a landscape maintenance agreement along SR 180.
- County of Fresno Department of Public Works and Planning – providing information regarding various permit requirements.



- Native American Heritage Commission – requesting compliance with AB 52 and SB 18.

### **Draft EIR**

The Draft EIR was properly noticed and circulated for public review and comment for 45 days, from May 22, 2019 through July 8, 2019. The Notice of Availability was published in the Kerman News on May 22, 2019. The Draft EIR and Appendices were sent to the State Clearinghouse for distribution and notices were mailed to local agencies and other interested individuals. The City received four comment letters on the Draft EIR. These letters are reproduced in their entirety in Chapter Two of this Final EIR and responses are shown after each letter.

These comments and responses that make up the Final EIR, in combination with the Draft EIR constitute the EIR that will be considered for certification by the decision makers of the City of Kerman.

## CEQA Requirements

Under CEQA, the Lead Agency must prepare and certify a Final EIR prior to a proposed project being approved. The contents of a Final EIR are specified in Section 15132 of the CEQA Guidelines, which states that a Final EIR must consist of the following:

- a) The Draft EIR or a revision of the Draft EIR.
- b) Comments and recommendations received on the Draft EIR either verbatim or in summary.
- c) A list of persons, organizations, and public agencies commenting on the Draft EIR.
- d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process.
- e) Any other information added by the Lead Agency.

The Lead Agency must provide each agency that commented on the Draft EIR with a copy of the Lead Agency's response to such comments a minimum of 10 days before certifying the Final EIR.

## Use of the Final EIR

The Final EIR allows the public and the City an opportunity to review revisions to the Draft EIR and the responses to comments received during the Draft EIRs public review period. The Final

EIR serves as the environmental document to inform the City of the environmental consequences of the proposed project, either in whole or in part, or one of the alternatives to the project discussed in the Draft EIR.

As required by Section 15090(a)(1)-(3) of the CEQA Guidelines, a Lead Agency, in certifying a Final EIR, must make the following three determinations:

- 1) The Final EIR has been completed in compliance with CEQA.
- 2) The Final EIR was presented to the decision-making body of the Lead Agency, and the decision-making body reviewed and considered the information in the Final EIR prior to approving the project.
- 3) The Final EIR reflects the Lead Agency's independent judgement and analysis.

As required by Section 15091 of the CEQA Guidelines, a public agency cannot approve or carry out a project for which an EIR has been certified that identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings (Findings of Fact) for each of those significant effects, accompanied by a brief explanation of the rationale to reach findings supported by substantial evidence in the record. The possible findings are as follows:

- 1) Changes or alterations have been required in or incorporated into the project that avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
- 2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- 3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

Additionally, pursuant to Section 15093(b) of the CEQA Guidelines, when a Lead Agency approves a project that would result in significant unavoidable impacts that are disclosed in the Final EIR, the agency must state in writing the reasons supporting the approval. The Statement of Overriding Considerations must be supported by substantial evidence in the Lead Agency's administrative record.

If the City approves the project, and as part of that action adopts mitigation measures, the City will also adopt a Mitigation Monitoring and Reporting Program (see Public Resources Code Section 21081.6).

## CHAPTER TWO – Comments and Responses

### Introduction

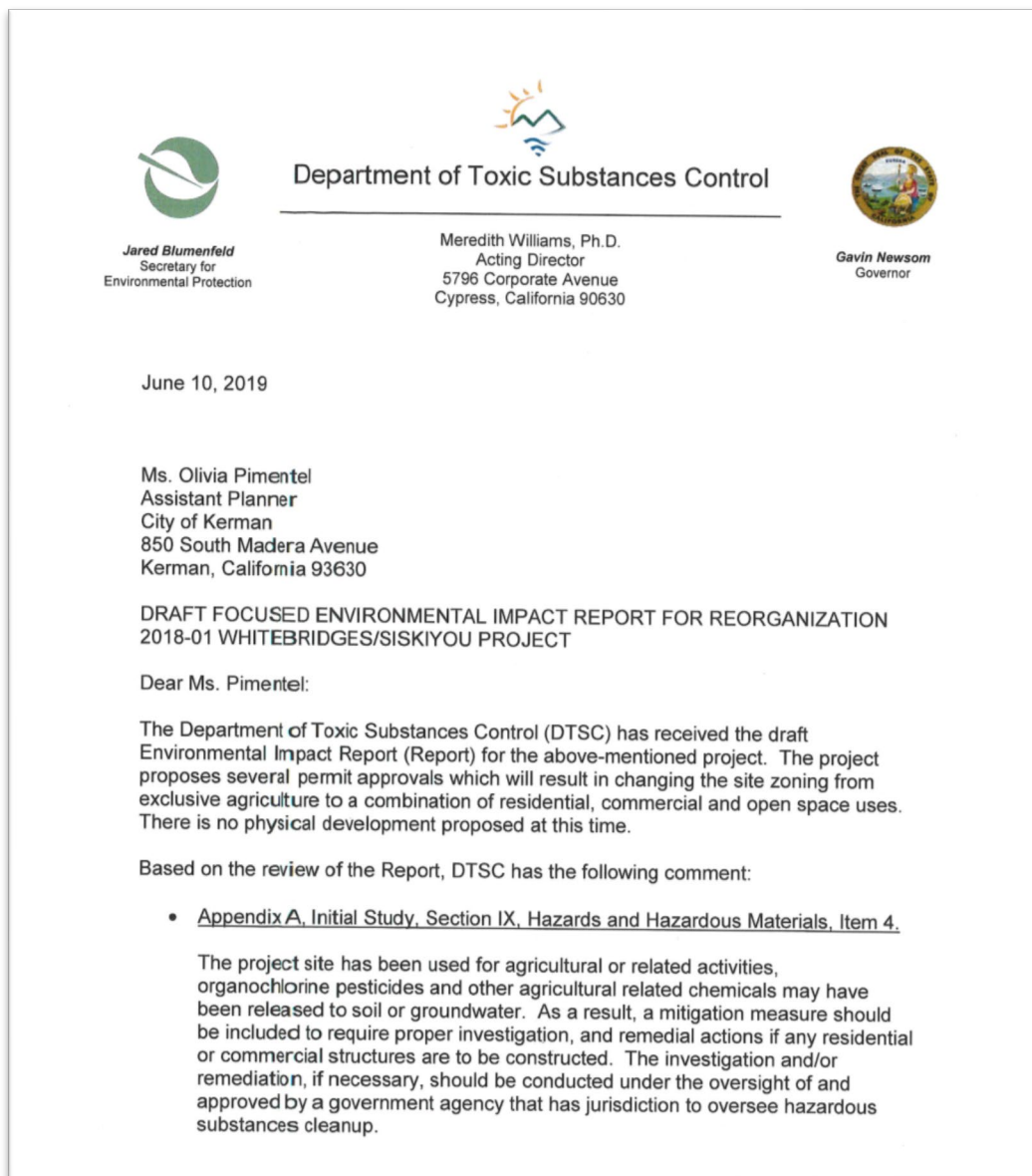
This chapter of the Final EIR contains a copy of each of the written comments received from the public and other agencies with jurisdiction over the proposed Project, followed by responses to each comment. A total of four comment letters were received from the following groups and agencies:

|   |  |
|---|--|
| <u>Comment Letter 1</u><br>Meredith Williams, Ph.D., Acting Director<br>Department of Toxic Substances Control<br>5796 Corporate Avenue<br>Cypress, California 90630<br>June 10, 2019 | <u>Comment Letter 3</u><br>Matt Vespa, Staff Attorney<br>Sasan Saadat, Research and Policy Analyst<br>Earthjustice<br>50 California Street, Suite 500<br>San Francisco, CA 94111<br>July 5, 2019 |
| <u>Comment Letter 2</u><br>Juan Lara, LAFCo Analysis II<br>Fresno Local Agency Formation Commission<br>2607 Fresno Street, Suite B<br>Fresno, California 93721<br>June 3, 2019        | <u>Comment Letter 4</u><br>Chrissy Monfette, Planner<br>Development Services and Capital Projects<br>Division, Fresno County<br>2220 Tulare Street, Sixth Floor<br>Fresno, California 93712      |

## Comment Letters

### Comment Letter 1

Meredith Williams, Ph.D., Acting Director  
Department of Toxic Substances Control  
5796 Corporate Avenue  
Cypress, California 90630  
June 10, 2019



Ms. Olivia Pimentel  
June 10, 2019  
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DTSC appreciates the opportunity to review the Report. Should you need any assistance in environmental investigation, please submit a request for Lead Agency Oversight Application which can be found at: <https://dtsc.ca.gov/brownfields/voluntary-agreements-quick-reference-guide/>.

Should you have any questions regarding this letter, please contact me at (714) 484-5392 or by e-mail at [chiarin.yen@dtsc.ca.gov](mailto:chiarin.yen@dtsc.ca.gov).

Sincerely,

  
Chia Rin Yen  
Environmental Scientist  
Brownfields Restoration and School Evaluation Branch  
Site Mitigation and Restoration Program

mv/cy

cc: (via e-mail)

Governor's Office of Planning and Research  
State Clearinghouse  
[state.clearinghouse@opr.ca.gov](mailto:state.clearinghouse@opr.ca.gov)

Mr. Dave Kereazis  
Office of Planning & Environmental Analysis  
Department of Toxic Substances Control  
[dave.kereazis@dtsc.ca.gov](mailto:dave.kereazis@dtsc.ca.gov)

Ms. Yolanda Garza  
Brownfields Restoration and School Evaluation Branch  
Site Mitigation and Restoration Program  
[yolanda.garza@dtsc.ca.gov](mailto:yolanda.garza@dtsc.ca.gov)

Schools Evaluation and Cleanup Team Reading File – Cypress Office

Response to Comment Letter 1: A Phase I Environmental Site Assessment (Assessment) was conducted for the proposed Project site on August 9, 2019, by See's Consulting & Testing, Inc. (see Appendix A). According to the Assessment, the subject property was not listed on the federal, state, or local government regulatory agency lists of hazardous and potentially hazardous waste sites reviewed. Indications of unauthorized disposal, dumping or processing of toxic or hazardous materials were not observed on the subject property. No unauthorized waste or wastewater disposal was found at the subject property. Above-ground storage tanks or indications of underground storage tanks were not observed on the subject property.

As identified in the Air Quality Section of the Notice of Preparation (page 21 of Appendix A of the Draft EIR), Mitigation Measure Air-3 requires the preparation of a Dust Control Plan, in accordance with SJVAPCD Regulation VIII for the control of fugitive dust emissions. As such, additional remediation measures are not warranted for the site.

Comment Letter 2

Juan Lara, LAFCo Analysis II  
Fresno Local Agency Formation Commission  
2607 Fresno Street, Suite B  
Fresno, California 93721  
June 3, 2019



Fresno Local Agency Formation Commission

June 3, 2019

Olivia Pimentel  
Assistant Planner  
City of Kerman  
850 S. Madera Avenue  
Kerman, CA 93630

Dear Ms. Pimentel:

Subject: Notice of Intention to adopt a focused Environmental Impact Report (EIR)/ Notice of Availability for the proposed Whitesbridge-Siskiyou Reorganization project.

Thank you for the opportunity to comment on this project: From the material provided to this office, my understanding of the project description is as follows:

- General Plan Amendment 2018-02, a request to amend 39 acres<sup>1</sup> of the Kerman General Plan land use designation from "Medium Density Residential" to a combination of "Medium Density Residential," "High Density Residential," "Neighborhood Commercial," and "Open Space";
- Zone Change 2018-02, a request to approve a prezone of approximately 39 acres of land located at the northeast corner of Whitesbridge and Siskiyou Avenues from County AE-20 Zone District to the Kerman R-1, R-3, CN, and O Zone Districts;
- Reorganization 2018-0, proposed reorganization, Whitesbridge-Siskiyou Reorganization to annex approximately 39 acres to the City of Kerman and detach from the Fresno Irrigation District, the Kings River Conservation District, and the Fresno County Fire Protection District;<sup>2</sup>
- Tentative Subdivision Map, a request to approve a vesting tentative subdivision map for a 141-lot single-family planned residential development, a 4.2-acre lot for multi-family residential development, a 3.1-acre lot for neighborhood commercial development, and a 1.0-acre lot for a neighborhood park and storm water basin;
- Development Agreement 2018-18, a request to approve the adoption of a development agreement that will establish conditions of approval for the proposed project;

The Fresno Local Agency Formation Commission (LAFCo) regulates, through approval or denial, the boundary changes proposed by local agencies or individuals. LAFCo's objectives are to:

- Encourage orderly formation and development of agencies;
- Encourage consistency with spheres of influence and recommended reorganization of agencies;
- Encourage orderly urban development and preservation of open space patterns;
- Encourage conservation of prime agricultural lands and open space areas; and
- Identify and address disadvantaged unincorporated communities.

Project-Specific Comments

We have reviewed the Notice of Intent (NOI) to adopt a focused EIR/ Notice of Availability (NOA) for the proposed reorganization known as the Whitesbridge-Siskiyou Reorganization.

<sup>1</sup> We note that the project acreage is not presented until Appendix A, page 71 of the DEIR.

<sup>2</sup> Refer to FPD correction in our comments.

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LAFCo Office: 2607 Fresno Street, Suite B, Fresno, CA 93721  
Phone: (559) 600-0604 • Fax: (559) 495-0695

Olivia Pimentel  
NOI/NOA  
Page 2

Please make the following corrections to the record in the Final EIR:

1. We note that the project acreage is not presented until Appendix A, page 71 of the DEIR.
2. Fresno LAFCo should be clearly identified as a Responsible Agency under the California Environmental Quality Act (CEQA) whose role is to consider reorganizations as proposed with the project.
3. Commission will consider an application for Reorganization 2018-01.
4. Recommend that the agencies responsible for the "following regulatory requirements" presented in Section 2.6 be identified and whether they will be lead or responsible agencies under CEQA.  
  
Additionally, annexation of the project to the city of Kerman does not remove it from Fresno County.
5. Annexations to the City of Kerman do not detach from the Fresno Irrigation District.
6. The City of Kerman is not within the Fresno County Fire Protection District. Instead, it contracts with the North Central Fire Protection District for fire prevention and protection services and will continue to be served by that District after completion of the proposed reorganization.
7. Fresno LAFCo is an independent agency and not a County agency. Recommended changes to page 3-3 of the Draft EIR under the Local Agency Formation Commission (LAFCO) Boundary Controls heading:  
*"The Fresno County LAFCO is a five-member body with two county representatives, two city representatives and one public member."*

Thank you for the opportunity to provide comments. If you have any questions, please contact me at (559) 600-0604.

Sincerely,



Juan Lara  
LAFCo Analyst II

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Response to Comment Letter 2: The revisions have been made as requested. See Chapter Three of this FEIR.



### Comment Letter 3

Matt Vespa, Staff Attorney  
 Sasan Saadat, Research and Policy Analyst  
 Earthjustice  
 50 California Street, Suite 500  
 San Francisco, CA 94111  
 July 5, 2019



*Via Electronic Mail*

July 5, 2019

City of Kerman  
 850 S. Madera Avenue  
 Kerman, California 93630  
 Contact: Olivia Pimentel, Assistant Planner  
[opimentel@cityofkerman.org](mailto:opimentel@cityofkerman.org)

**Re: Earthjustice Comments on the Draft Environmental Impact Report for the City of Kerman Reorganization Whitesbridge/Siskiyou Project**

Earthjustice appreciates the opportunity to comment on the Draft Environmental Impact Report (“DEIR”) for the City of Kerman Reorganization Whitesbridge/Siskiyou Project (“Project”), which contemplates land use changes to accommodate over 140 single-family homes, up to 64 multi-family units, and over 25,000 square feet of commercial development. Our comments focus on the importance of incorporating building electrification requirements into the Project. The transition from gas to electric buildings is critical to reaching a zero emissions future and will not occur at the scale or timing needed absent decisive leadership from the City of Kerman (“City”). Consistent with California Environmental Quality Act (“CEQA”) requirements to adopt all feasible mitigation to reduce significant greenhouse gas (“GHG”) and energy impacts, building electrification is essential mitigation to reduce Project impacts and take meaningful action to address the climate crisis. Building electrification will also provide economic, safety, and air quality benefits for the City of Kerman. We therefore urge the City to require all-electric construction as feasible mitigation in the DEIR for the Project.

**I. The Project Will Have Significant GHG Impacts.**

CEQA requires a DEIR identify all the significant impacts of a proposed project, including from the project’s GHG emissions and energy use.<sup>1</sup> In assessing the Project’s GHG impacts, the DEIR determines the Project impacts will be potentially significant because emissions will exceed statewide per capita efficiency thresholds needed to meet California’s greenhouse gas reduction requirements.<sup>2</sup> However, Project emissions are likely more significant than stated in the DEIR. The DEIR properly notes that reliance on statewide reduction goals “may be difficult to support given the lack of substantial evidence to adequately demonstrate a link between the data contained in the AB 32 Scoping Plan and individual development projects.”<sup>3</sup> However, the DEIR itself incorrectly uses statewide target goals stating, “GHG

<sup>1</sup> CEQA Guidelines § 15126.2; Appendix F; Appendix G § VII.

<sup>2</sup> Kerman DEIR, 3-26.

<sup>3</sup> Kerman DEIR, 3-25.



efficiencies were also calculated for year 2030 to be consistent with the *statewide* GHG-reduction target year.”<sup>4</sup> (Emphasis added). Using AB 32’s GHG reduction target does not constitute substantial evidence supporting use of this GHG reduction target in the CAP. For instance, in *Golden Door Properties v. County of San Diego*, 27 Cal.App.4th 892 (2018), the court determined that use of a per-capita efficiency metric in the San Diego County CAP that relied “on statewide service population and GHG inventory data,” did “not address San Diego County specifically, and [did] not explain why using statewide data is appropriate for setting the metric for San Diego County,” was not supported by substantial evidence and did not comply with CEQA.<sup>5</sup> To the extent the per-capita metric identified in the DEIR suffers similar infirmities, it is not a legally defensible threshold under CEQA. In contrast to application of a statewide per capita efficiency threshold, a net-zero emissions threshold reflects the reality that any increase in GHG emissions exacerbates the cumulative impacts of greenhouse gas pollution and is supported by substantial evidence. Accordingly, the DEIR should be revised to use a net-zero emissions GHG threshold in concluding Project GHG impacts are significant.

## II. The DEIR Fails to Assess the Project’s Energy Impacts.

An energy impact analysis under Appendix F of the CEQA Guidelines is a mandatory requirement.<sup>6</sup> Failing to evaluate a project’s energy impacts renders an EIR inadequate.<sup>7</sup> The DEIR not only fails to quantify the energy impacts of this project but fails to discuss any energy impacts in regards to Appendix F. Referencing Title 24 Building Standards and GHG mitigation measures is not enough to fulfill the requirement under Appendix F.<sup>8</sup> To comply with CEQA, the DEIR must be revised to include a full energy impact analysis.

A key purpose of the evaluation of project energy impacts under Appendix F is “decreasing reliance on fossil fuels, such as coal, natural gas and oil.”<sup>9</sup> New projects lock in energy system infrastructure for decades.<sup>10</sup> As a result, if new projects are continuously powered by carbon-emitting energy sources such as natural gas, “it will be that much more difficult for California to meet its GHG emission reduction goals.”<sup>11</sup> Appendix F also specifies that a project should include “total energy requirements of the project by fuel type and end use.”<sup>12</sup> Accordingly, the DEIR should evaluate the extent to which end uses, such as gas-powered space and water heating, require continued dependence on fossil fuels and identify ways to decrease that dependency. Notably, advanced electric heat pump appliances are two to over four times

<sup>4</sup> *Id.* (emphasis added).

<sup>5</sup> *Golden Door Properties v. County of San Diego*, 27 Cal.App.4th 892 (2018).

<sup>6</sup> CEQA Guidelines, Appendix F, Sec. II.

<sup>7</sup> See *Ukiah Citizens for Safety First v. City of Ukiah*, 248 Cal.App.4th 256 (2016); see also *California Clean Energy Committee v. City of Woodland*, 225 Cal.App.4th 173 (2014).

<sup>8</sup> *Ukiah Citizens* 248 at 264; see also *California Clean Energy Committee* 225 at 207, fn. 6.

<sup>9</sup> CEQA Guidelines, Appendix F, Sec. I.

<sup>10</sup> [http://resources.ca.gov/ceqa/docs/2016\\_CEQA\\_Statutes\\_and\\_Guidelines\\_Appendix\\_F.pdf](http://resources.ca.gov/ceqa/docs/2016_CEQA_Statutes_and_Guidelines_Appendix_F.pdf).

<sup>11</sup> California Energy Commission, *2018 Integrated Energy Policy Report*, Pub. No. CEC 100-2018-001-V2-CMF, Feb. 2019 at 26.

<sup>12</sup> *Id.*

<sup>13</sup> CEQA Guidelines, Appendix F, Sec. II.

more efficient than gas appliances.<sup>13</sup> Indeed, as the California Energy Commission has concluded, “electrification of space and water heating with highly efficient technologies...will be key to reducing emissions from buildings.”<sup>14</sup> The DEIR should evaluate use of high performing electric technologies in the market today to replace all gas appliances in the Project’s residential and commercial buildings, including heat pump water heaters, heat pump space heaters, heat pump clothes dryers, induction stoves, and convection ovens. The high efficiency of advanced electric appliances mean that electrification will reduce Project emissions *today*, and the climate benefits of electrification will only improve as the grid gets cleaner.

### **III. All-Electric Construction is Feasible Mitigation for the Project’s GHG and Energy Impacts that the DEIR Must Adopt.**

A lead agency may not lawfully approve a Project where “there are feasible alternatives or feasible mitigation measures available which would substantially lessen [its] significant environmental effects.”<sup>15</sup> Use of highly efficient electric appliances in lieu of gas-powered alternatives significantly reduces GHG emissions. For example, switching from gas to electric water heating can reduce water heating emissions from 50 to 70 percent, and in the case of space heating, from 46 to 54 percent.<sup>16</sup>

Accordingly, eliminating natural gas use in new buildings is feasible mitigation that will substantially lessen the Project’s GHG and energy impacts. Indeed, building electrification is a necessary component of any strategy to achieve reductions in GHG pollution needed to meet California’s emission reduction requirements.<sup>17</sup> In the 2018 IEPR Update, the CEC recognized the “growing consensus that building electrification is the most viable and predictable path to zero-emission buildings . . . due to the availability of off-the-shelf, highly efficient electric technologies (such as heat pumps) and the continued reduction of emission intensities in the electricity sector.”<sup>18</sup>

All-electric developments are being constructed for a range of building types pursuing low or zero emissions objectives and are a feasible mitigation requirement for new development

<sup>13</sup> United States Department of Energy, Heat Pump Systems | Department Of Energy, 2018. Energy.Gov. Accessed May 10 2018. <https://www.energy.gov/energysaver/heat-and-cool/heat-pump-systems>.

<sup>14</sup> California Energy Commission, *2018 Integrated Energy Policy Report*, Pub. No. CEC 100-2018-001-V2-CMF, Feb. 2019 at 22.

<sup>15</sup> Pub. Res. Code § 21002.

<sup>16</sup> A. Brockway & P. Delforge, *Emission reduction potential from electric heat pumps in California homes*, *ELECTRICITY JOURNAL*, Vol. 31:44-53 (2018) (using 2030 emissions factors and heat pump technology currently on the market).

<sup>17</sup> See, e.g., ARB, Summary of Responses to Public Comment Received by the California Air Resources board Regarding the Aliso Canyon Mitigation Agreement at 30 (Oct. 2018), [https://www.arb.ca.gov/research/aliso\\_canyon/aliso-canyon-2018-10-09-final-summary-and-responses-to-public-comments.pdf?\\_ga=2.147880948.2118728112.1539192233-1647288959.1528825053&utm\\_medium=email&utm\\_source=govdelivery](https://www.arb.ca.gov/research/aliso_canyon/aliso-canyon-2018-10-09-final-summary-and-responses-to-public-comments.pdf?_ga=2.147880948.2118728112.1539192233-1647288959.1528825053&utm_medium=email&utm_source=govdelivery)

(ARB stating it “views electrification of buildings and industrial facilities as critically important to reach California’s long-term climate goals.”).

<sup>18</sup> CEC, *2018 Integrated Energy Policy Report Update, Vol. II* at 20 (Jan. 2019), <https://efiling.energy.ca.gov/getdocument.aspx?tn=226392>.



under the Project.<sup>19</sup> Sacramento's Municipal Utility District has partnered with homebuilders to construct entire neighborhoods that are all-electric, with 400 all-electric homes planned in the next two years alone.<sup>20</sup> Some California developers now exclusively build all-electric homes, and have already deployed a range of affordable, luxury, single- and multi-family housing units all across the state.<sup>21</sup> Given that other entities are now requiring all-electric construction, there is no reason for the Project not to also do so. For example, the University of California announced in August of 2018 that "[n]o new UC buildings or major renovations after June 2019, except in special circumstances, will use on-site fossil fuel combustion, such as natural gas, for space and water heating."<sup>22</sup>

Similarly, in its Downtown Specific Plan, the City of Hayward required for multifamily residential developments that "[a]ll buildings will be all electric, meaning that electricity is the only permanent source of energy for water-heating, mechanical and heating, ventilation, and air conditioning (HVAC) (i.e., space-heating and space cooling), cooking, and clothes-drying and there is no gas meter connection."<sup>23</sup> The natural next step is to extend such a requirement to commercial developments, which can also be feasibly electrified.<sup>24</sup>

Transitioning from fossil fuel combustion in buildings to electric alternatives is also a cost-effective emissions reduction strategy. All-electric buildings can reduce the cost of construction of new housing, lower utility bills for tenants, and shield customers from the volatile and increasing costs of gas. A recent report by Synapse Energy Economics, *Decarbonization of Heating Energy Use in California Buildings*, found that "[u]pfront costs of clean electric heating are generally lower than conventional gas alternatives in new construction, by \$1,500 or more in our model, as higher heat pump equipment costs are more than offset by avoiding the cost of plumbing the building for gas and connecting it to the gas main in the street, as well as by using a single heat pump for heating and cooling instead of a separate furnace and air conditioner."<sup>25</sup> Another California study found that capital cost savings alone from heat

<sup>19</sup> See, e.g., Redwood Energy, A Zero Emissions All-Electric Multifamily Construction Guide, <https://fossilfreebuildings.org/ElectricMFGuide.pdf>.

<sup>20</sup> Justin Gerdes, *All-Electric Homes Are Becoming the Default for New Residential Construction in Sacramento*, Greentech Media (Nov. 13, 2018), <https://www.greentechmedia.com/articles/read/all-electric-homes-are-becoming-the-default-for-new-residential-construction#gs.VYzCCMQ>.

<sup>21</sup> See Redwood Energy, *Development Projects (A Small Sample)*, <https://www.redwoodenergy.tech/development-projects/>.

<sup>22</sup> University of California, *UC sets higher standards, greater goals for sustainability* (Sept. 4, 2018), <https://www.universityofcalifornia.edu/press-room/uc-sets-higher-standards-greater-goals-sustainability>.

<sup>23</sup> City of Hayward, *Hayward Downtown Specific Plan DEIR, Greenhouse Gas Emissions Chapter* at 4.6-40 (Jan. 7, 2019), <https://www.hayward-ca.gov/sites/default/files/documents/dtsp-eir-greenhouse-gas-emissions.pdf>.

<sup>24</sup> See, e.g., Redwood Energy, *Zero Carbon Commercial Construction: An Electrification Guide for Large Commercial Buildings and Campuses* (2019), [https://drive.google.com/file/d/1LSIBsSmT-p8he6dmrW565l6ZB\\_dkXya9/view](https://drive.google.com/file/d/1LSIBsSmT-p8he6dmrW565l6ZB_dkXya9/view).

<sup>25</sup> Synapse Energy Economics, *Decarbonization of Heater Energy Use in California*, October 2018, <http://www.synapse-energy.com/sites/default/files/Decarbonization-Heating-CA-Buildings-17-092-1.pdf>

pump systems saved up to \$3,000 over combined gas furnace and air conditioning systems.<sup>26</sup> And the \$3,000 advantage is just for retrofits—the cost savings are even more appealing in new construction, since they “avoid the demolition and modification costs associated with retrofits.”<sup>27</sup> Developers in Sacramento highlight the construction savings and site development savings that come from avoiding infrastructure set-asides for gas pipelines.<sup>28</sup>

#### IV. All-Electric Construction Provides Significant Co-Benefits.

Not only is building electrification required feasible mitigation for the Project’s GHG and energy impacts, it offers numerous co-benefits including improved air quality, public health, safety, comfort, and climate resiliency.

- **Improve air quality and public health:** Gas appliances in buildings make up a quarter of California’s nitrogen oxide (NOx) emissions from natural gas. NOx is a precursor to ozone and a key pollutant to curb in order to comply with state and federal ambient air quality standards. Electrifying buildings will help the City to reduce NOx and ground level ozone, improving *outdoor* air quality and benefiting public health. Electrification of fossil fuel appliances will also immediately improve *indoor* air quality and health. On average, Californians spend 68% of their time indoors, making indoor air quality a key determinant of human health.<sup>29</sup> The combustion of gas in household appliances produces harmful indoor air pollution, specifically nitrogen dioxide, carbon monoxide, nitric oxide, formaldehyde, acetaldehyde, and ultrafine particles.<sup>30</sup> These odorless and undetectable gas combustion pollutants can cause minor respiratory irritation as well as more serious conditions. The California Air Resources Board warns that “cooking emissions, especially from gas stoves, have been associated with increased respiratory disease.”<sup>31</sup> Young children and people with asthma are especially vulnerable to indoor air pollution.

<sup>26</sup> E3, *Residential Building Electrification in California*, at 49 (April 2019), [https://www.ethree.com/wp-content/uploads/2019/04/E3\\_Residential\\_Building\\_Electrification\\_in\\_California\\_April\\_2019.pdf](https://www.ethree.com/wp-content/uploads/2019/04/E3_Residential_Building_Electrification_in_California_April_2019.pdf)

<sup>27</sup> *Id.* At 50

<sup>28</sup> Justin Gerdes, *All-Electric Homes Are Becoming the Default for New Residential Construction in Sacramento*, (Nov. 13, 2018) <https://www.greentechmedia.com/articles/read/all-electric-homes-are-becoming-the-default-for-new-residential-construction#gs.n842cq>

<sup>29</sup> Klepeis, N. E. *et al*, *The National Human Activity Pattern Survey (NHAPS): A Resource for Assessing Exposure to Environmental Pollutants*, J. EXPO. ANAL. ENVIRON. EPIDEMIOL. 2001, 11 (3), 231–252.

<sup>30</sup> See, Jennifer Logue *et al.*, *Pollutant Exposures from Natural Gas Cooking Burners: A Simulation-Based Assessment for Southern California* ENVIRONMENTAL HEALTH PERSPECTIVES, Vol. 122 No. 1 pp. 43-50, (2013); Victoria Klug and Brett Singer, *Cooking Appliance Use in California Homes—Data Collected from a Web-based Survey* LAWRENCE BERKELEY NATIONAL LABORATORY (August 2011); John Manuel, *A Healthy Home Environment?* ENVIRONMENTAL HEALTH PERSPECTIVES, Vol. 107, No. 7 1999, pp. 352–357; Nasim Mullen *et al*. *Impact of Natural Gas Appliances on Pollutant Levels in California Homes* LAWRENCE BERKELEY NATIONAL LABORATORY, 2012.

<sup>31</sup> ARB, *Combustion Pollutants* (reviewed Jan. 19, 2017). Available at <https://www.arb.ca.gov/research/indoor/combustion.htm>



pump systems saved up to \$3,000 over combined gas furnace and air conditioning systems.<sup>26</sup> And the \$3,000 advantage is just for retrofits—the cost savings are even more appealing in new construction, since they “avoid the demolition and modification costs associated with retrofits.”<sup>27</sup> Developers in Sacramento highlight the construction savings and site development savings that come from avoiding infrastructure set-asides for gas pipelines.<sup>28</sup>

#### IV. All-Electric Construction Provides Significant Co-Benefits.

Not only is building electrification required feasible mitigation for the Project’s GHG and energy impacts, it offers numerous co-benefits including improved air quality, public health, safety, comfort, and climate resiliency.

- Improve air quality and public health:** Gas appliances in buildings make up a quarter of California’s nitrogen oxide (NOx) emissions from natural gas. NOx is a precursor to ozone and a key pollutant to curb in order to comply with state and federal ambient air quality standards. Electrifying buildings will help the City to reduce NOx and ground level ozone, improving *outdoor* air quality and benefiting public health. Electrification of fossil fuel appliances will also immediately improve *indoor* air quality and health. On average, Californians spend 68% of their time indoors, making indoor air quality a key determinant of human health.<sup>29</sup> The combustion of gas in household appliances produces harmful indoor air pollution, specifically nitrogen dioxide, carbon monoxide, nitric oxide, formaldehyde, acetaldehyde, and ultrafine particles.<sup>30</sup> These odorless and undetectable gas combustion pollutants can cause minor respiratory irritation as well as more serious conditions. The California Air Resources Board warns that “cooking emissions, especially from gas stoves, have been associated with increased respiratory disease.”<sup>31</sup> Young children and people with asthma are especially vulnerable to indoor air pollution.

<sup>26</sup> E3, *Residential Building Electrification in California*, at 49 (April 2019), [https://www.e3three.com/wp-content/uploads/2019/04/E3\\_Residential\\_Building\\_Electrification\\_in\\_California\\_April\\_2019.pdf](https://www.e3three.com/wp-content/uploads/2019/04/E3_Residential_Building_Electrification_in_California_April_2019.pdf)

<sup>27</sup> *Id.* At 50

<sup>28</sup> Justin Gerdes, *All-Electric Homes Are Becoming the Default for New Residential Construction in Sacramento*, (Nov. 13, 2018) <https://www.greentechmedia.com/articles/read/all-electric-homes-are-becoming-the-default-for-new-residential-construction#gs.n842cq>

<sup>29</sup> Klepeis, N. E. et al, *The National Human Activity Pattern Survey (NHAPS): A Resource for Assessing Exposure to Environmental Pollutants*, J. EXPO. ANAL. ENVIRON. EPIDEMIOL. 2001, 11 (3), 231–252.

<sup>30</sup> See, Jennifer Logue et al., *Pollutant Exposures from Natural Gas Cooking Burners: A Simulation-Based Assessment for Southern California* ENVIRONMENTAL HEALTH PERSPECTIVES, Vol. 122 No. 1 pp. 43–50, (2013); Victoria Klug and Brett Singer, *Cooking Appliance Use in California Homes—Data Collected from a Web-based Survey* LAWRENCE BERKELEY NATIONAL LABORATORY (August 2011); John Manuel, *A Healthy Home Environment?* ENVIRONMENTAL HEALTH PERSPECTIVES, Vol. 107, No. 7 1999, pp. 352–357; Nasim Mullen et al. *Impact of Natural Gas Appliances on Pollutant Levels in California Homes* LAWRENCE BERKELEY NATIONAL LABORATORY, 2012.

<sup>31</sup> ARB, *Combustion Pollutants* (reviewed Jan. 19, 2017). Available at <https://www.arb.ca.gov/research/indoor/combustion.htm>

- Improve safety:** Aliso Canyon, San Bruno, and the recent explosions in Massachusetts are important and unfortunate visceral reminders of the gas system's inherent risks. California has over 150 thousand miles of gas pipelines crisscrossing the state.<sup>32</sup> Much of California's aging gas system is vulnerable to the impacts of climate changes, such as sea level rise, storms, and flooding,<sup>33</sup> as well as methane leakage. A recent report found that at least 2.3 percent of the methane that runs through the gas system leaks before it even gets to our homes and buildings.<sup>34</sup> Adding onto this, approximately 0.5% of the gas that comes through the residential gas meter leaks *inside* our homes and apartment buildings.<sup>35</sup> Methane leakage can be particularly hazardous for families living in earthquake and fire-prone areas since leaking gas exacerbates fires after earthquakes. The California Seismic Safety Commission estimates that 20 to 50 percent of total post-earthquake fires are fires related to gas leaks.<sup>36</sup> Beginning to electrify entire communities, particularly where there is aging and/or vulnerable gas infrastructure, is a key precautionary strategy to mitigate the growing risks of the City's massive gas system.
- Improve comfort and climate resiliency:** An added benefit of replacing gas furnaces with electric heat pump space heaters is that heat pumps can operate in reverse and provide high efficiency cooling when needed. Electrification offers greater comfort, safety, and climate resiliency when temperatures peak. With heat waves becoming increasingly common, heat pumps offer home cooling functionality in homes that would not otherwise have air conditioning.

CEQA is an essential vehicle to take all feasible action to reduce GHGs and limit further expansion of gas infrastructure. Pursuant to CEQA's mandate to adopt all feasible mitigation to mitigate project impacts, the DEIR should be revised to require all-electric construction.

Please contact Matt Vespa at [mvespa@earthjustice.org](mailto:mvespa@earthjustice.org), Sasan Saadat at [ssaadat@earthjustice.org](mailto:ssaadat@earthjustice.org) with any questions or concerns, and please include each of us in future notifications on the Project's development.

<sup>32</sup> California Public Utilities Commission, *Natural Gas and California*, <http://www.cpuc.ca.gov/general.aspx?id=4802>

<sup>33</sup> Radke, J. D. *et al.*, *Assessment of Bay Area Natural Gas Pipeline Vulnerability to Climate Change* (University of California, Berkeley). 2016..

<sup>34</sup> Alvarez et al. *Assessment of Methane Emissions from the U.S. Oil and Gas Supply Chain*, SCIENCE, 13 Jul 2018: 186-188, <http://science.sciencemag.org/content/early/2018/06/20/science.aar7204>.

<sup>35</sup> M. Fischer et al, *An Estimate of Natural Gas Methane Emissions from California Homes*, Environ. Sci. Technol. Vol.52:10205-13 (2018).

<sup>36</sup> California Seismic Safety Commission, *Improving Natural Gas Safety in Earthquakes*, (Adopted July 11, 2002), p. 1. Available at [http://ssc.ca.gov/forms\\_pubs/cssc\\_2002-03\\_natural\\_gas\\_safety.pdf](http://ssc.ca.gov/forms_pubs/cssc_2002-03_natural_gas_safety.pdf)

Sincerely,

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### Response to Comment Letter 3:

- In response to Section I – The Project Will Have Significant GHG Impacts: Neither the California Air Resources Board nor the San Joaquin Valley Air Pollution Control District have provided project-level significance thresholds for greenhouse gas emissions analysis. An Air Quality & Greenhouse Gas Impact Analysis technical report (technical report) prepared by Ambient Air Quality & Noise Consulting is provided in Appendix B of the DEIR. The technical report discusses the thresholds of significance utilized for the project and the supporting reasoning for their use on pages 38 and 39. As such, the City does not agree that a net-zero emissions GHG threshold be required for analyzing potential GHG emissions for this project.
- In response to Section II – The DEIR Fails to Assess the Project’s Energy Impacts: Appendix F of the CEQA Guidelines states, “... the California Environmental Quality Act requires that EIRs include a discussion of the potential energy impacts of proposed projects, with particular emphasis on avoiding or reducing inefficient, wasteful and unnecessary consumption of energy (see Public Resources Code section 21100(b)(3)).”

The discussion of potential energy impacts can be found on page 27 of the Initial Study/Notice of Preparation included in Appendix A of the DEIR and has been revised to include additional detail. See Chapter Three of this FEIR.

- In response to Section III – All-Electric Construction is Feasible Mitigation for the Project’s GHG and Energy Impacts that the DEIR Must Adopt: It is the intent of the developer to provide all electric construction apart from tankless water heaters in each residential unit; however; it is economically infeasible for the developer to provide tankless water heaters. In addition, it is likely that when project construction starts, the new building code will

require water heaters to be a hybrid system connected to the required solar systems, thereby further increasing the utilization of renewable energy resources.

- In response to Section IV – All-Electric Construction Provides Significant Co-Benefits: see response to Section III.



Comment Letter 4

Chrissy Monfette, Planner  
Development Services and Capital Projects Division, Fresno County  
2220 Tulare Street, Sixth Floor  
Fresno, California 93712



## County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

July 8, 2019

Olivia Pimentel, Assistant Planner  
City of Kerman  
850 S. Madera Avenue  
Kerman, CA 93630

SUBJECT: City of Kerman Whitesbridge/Siskiyou Project

Dear Ms. Pimentel:

The County of Fresno appreciates the opportunity to review and comment on the subject focused Environmental Impact Report (EIR) prepared for the proposed general plan amendment, zone change, tentative subdivision map, development agreement and annexation request. In addition to the environmental impacts identified in the EIR, Fresno County requests that the following additional items be addressed:

**Agriculture and Forestry Resources:**

The subject property is currently restricted by Williamson Act Contract No. 2910. The EIR indicates that the site is not restricted by a Williamson Act Contract (page 3-2) and must be revised. The Agricultural and Forestry Resources Section must consider the removal of this land from the existing Williamson Act Contract, and its effect on Prime Farmland, Unique Farmland, Farmland of Statewide Importance; as well as pressure to convert other nearby land away from agricultural uses.

**Land Use/Planning:**

The City's proposed annexation of the area to be developed needs to include the entirety of the Siskiyou Avenue road right-of-way from Whitesbridge Avenue to the northerly limits of the project.

Annexation of the subject 39.35-acre territory to the City requires a Notice of Intent (NOI) to be submitted 30 days prior to the submission of the annexation application to the Fresno Local Agency Formation Commission (LAFCo) for a determination of consistency of the proposed annexation with the Standards of Annexation contained in the Memorandum of Understanding between the City of Kerman and the County of Fresno. The NOI must include the Resolution of Annexation, pre-zoning of the territory approved by the City Council, approval of the entitlements by the City (City Council or Planning Commission), and the environmental assessment conducted by the City for the project per the California Environmental Quality Act (CEQA), if applicable to the project. If you have any questions, contact Anthony Lee of the Policy Planning Division at [anthonylee@FresnoCountyCA.gov](mailto:anthonylee@FresnoCountyCA.gov).

In addition to the concerns identified above, the County has included the following mandatory regulations identified by the Resources Division which would apply to this project:

DEVELOPMENT SERVICES AND CAPITAL PROJECTS DIVISION  
2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200  
The County of Fresno is an Equal Employment Opportunity Employer

Olivia Pimentel, Assistant Planner  
July 8, 2019  
Page 2 of 2

- *AB 939 – Residential Recycling Services*: All jurisdictions are required to provide accessible recycling programs to their residents. This regulation includes consideration of spacing necessary for placement of individual or community containers.
- *AB 341 - Mandatory Commercial Recycling Program (MCR)* - (if applicable): After July 1, 2012, all businesses that generate four cubic yards or more of commercial solid waste per week or a multifamily residential dwelling of five units or more shall make arrangements to establish a recycling program for the business.
- *AB 1826 - Mandatory Commercial Organics Recycling (MORE)* - (if applicable): Effective January 1, 2019, businesses that generate four cubic yards or more of commercial solid waste per week shall arrange for organic waste recycling services.
- *SB 1374 – Construction and Demolition Division Requirements*: Title 15 Building Standards code related to diversion requirements.

If you have any questions, you may e-mail me at [cmonfette@co.fresno.ca.us](mailto:cmonfette@co.fresno.ca.us) or contact me by phone at (559) 600-4245.

Sincerely,



Chrissy Monfette, Planner  
Development Services and Capital Projects Division

CMM:ksn  
G:\4360Devs&Pin\PROJSEC\PROJDOCS\Environmental\OAR\City of Kerman\Whitesbridge-Siskiyou Project (Reorg 2018-01)\NOA Draft Focused  
EIR\EIR Comment Letter.docx

cc. Bernard Jimenez, Assistant Director  
William M. Kettler, Development Services and Capital Projects Division  
Chris Motta, Development Services and Capital Projects Division  
Mohammad Khorsand, Development Services and Capital Projects Division

Response to Comment Letter 4: The subject property is currently under Williamson Act Contract (Contract) No. 2910, as stated in Comment Letter 4. Text changes to the DEIR to discuss the Williamson Act Contract are provided in Chapter Three of this FEIR.

## CHAPTER THREE – Text Changes to the DEIR

1. Based on the letter from the Fresno Local Agency Formation Commission, the following text supersedes the text of the DEIR:

- Section 2.5 Project Description (page 2-5 of the DEIR) has been changed as follows:

“This action is a proposal to subdivide the approximately 40-acre site into 144 single family residential lots, a 4.4-acre lot for up to 64 multifamily units of residential development (and temporary storm drainage basin), a 3.1-acre lot for neighborhood commercial development, and a 1.3-acre lot for a neighborhood park. Development of the 3.1-acre commercial land is assumed to include an approximate 26,015 square feet shopping center, an eight-pump fuel station, and a 3,200 square foot restaurant, as allowable by full buildout of the proposed zone district. ”

- Section 1.1 Purpose of EIR (page 1-1 of the DEIR) has been changed as follows:

“This document is an Environmental Impact Report (EIR) prepared in accordance with the California Environmental Quality Act CEQA of 1970 and CEQA Guidelines, as amended. This EIR has been prepared by the City of Kerman as the "Lead Agency," in consultation with the appropriate local, regional and state agencies. Fresno LAFCo is a Responsible Agency under CEQA.”

- Section 2.6 Other Required Approvals (page 2-6 of the DEIR) has been changed as follows:

“The proposed Project would include, but not be limited to, the following regulatory requirements:

- The certification of an Environmental Impact Report by the City of Kerman
- Approval of a General Plan Amendment by the City of Kerman
- Approval of a Zone Change by the City of Kerman
- Approval of an annexation from Fresno County into the City of Kerman by Fresno LAFCo
- Approval of a Subdivision Map by the City of Kerman
- Approval of a Development Agreement by the City of Kerman
- Approval of a Stormwater Pollution Prevention Plan by the Central Valley Regional Water Quality Control Board

- Dust Control Plan Approval letter from the San Joaquin Valley Air Pollution Control District
- Compliance with Rule 9510 of the San Joaquin Valley Air Pollution Control District
- Compliance with other federal, state and local requirements”
- Section 2.5 Project Description (page 2-5 of the DEIR) has been changed as follows:  
“**Reorganization 2018-01.** This action is a request to annex the site into the City of Kerman. ~~and detach it from the Fresno Irrigation District, Fresno County Fire Protection District and Kings River Conservation District.”~~
- Section 1.0 Introduction of Appendix A, Initial Study/Notice of Preparation (page 4 of the Initial Study) has been changed as follows:  
“**Reorganization 2018-01.** This action is a request to annex the site into the City of Kerman. ~~and detach it from the Fresno Irrigation District, Fresno County Fire Protection District and Kings River Conservation District.”~~
- Section 3.1 Agricultural Resources (page 3-3 of this DEIR) has been changed as follows:  
“The Fresno ~~County~~ LAFCO is a five-member body with two county representatives, two city representatives, and one public member.”

2. Based on the letter from Earthjustice, the following text supersedes the text of the DEIR:

- Section VI. Energy from Appendix A, Initial Study/Notice of Preparation (page 27 of the Initial Study) has been changed as follows:  
~~“Buildings constructed on the site will comply with California Green Building Code requirements as well as Title 24 standards for energy efficiency. In addition, single family homes constructed beginning in 2020 must be fitted with solar panels, further improving energy efficiency. This will reduce the project’s impacts on energy resources to a less than significant level.~~  
The proposed Project includes construction of 144 single-family homes and the associated improvements and entitlements. The Project would introduce energy usage on a site that is currently demanding minimal energy.  
During construction, the Project would consume energy in two general forms: (1) the fuel energy consumed by construction vehicles and equipment; and (2) bound energy in construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass. Title 24 Building Energy Efficiency

Standards provide guidance on construction techniques to maximize energy conservation and it is expected that contractors and owners have a strong financial incentive to use recycled materials and products originating from nearby sources in order to reduce materials costs. As such, it is anticipated that materials used in construction and construction vehicle fuel energy would not involve the wasteful, inefficient, or unnecessary consumption of energy.

Operational Project energy consumption would occur for multiple purposes, including but not limited to, building heating and cooling, refrigeration, lighting and electronics. Operational energy would also be consumed during each vehicle trip associated with the proposed use.

The proposed Project would be required to comply with Title 24 Building Energy Efficiency Standards, which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Implementation of Title 24 standards significantly increases energy savings, and it is generally assumed that compliance with Title 24 ensures projects will not result in the inefficient, wasteful, or unnecessary consumption of energy. In addition, single family residences constructed beginning in 2020 are required to fitted with solar panels, furthering the energy efficiency of the residences.

As discussed in Impact XVII – Transportation/Traffic, the proposed Project would generate approximately 6,868 daily vehicle trips. The length of these trips and the individual vehicle fuel efficiencies are not known; therefore, the resulting energy consumption cannot be accurately calculated. Adopted federal vehicle fuel standards have continually improved since their original adoption in 1975 and assists in avoiding the inefficient, wasteful, and unnecessary use of energy by vehicles.

As discussed previously, the proposed Project would be required to implement and be consistent with existing energy design standards at the local and state level. The Project would be subject to energy conservation requirements in the California Energy Code and CALGreen. Adherence to state code requirements would ensure that the Project would not result in wasteful and inefficient use of non-renewable resources due to building operation.

Therefore, any impacts are *less than significant*."

3. Based on the letter from Fresno County, the following text supersedes the text of the DEIR:

- Section 3.1 Agricultural Resources (page 3-2 of this DEIR) has been changed as follows:

“According to the General Plan, the majority of the proposed project site is considered Prime Farmland with the rest being considered Farmland of Statewide Importance. ~~In addition, the site is not on land protected under a Williamson Act Contract. The proposed Project site is currently under Williamson Act Contract No. 2910.~~”

- Section 3.1 Agricultural Resources (page 3-5 of this DEIR) has been changed as follows:

“As discussed in the 2007 Kerman General Plan Update EIR, between 1,666 and 3,111 acres of agricultural land will be converted to urban uses during the General Plan buildout period. These acreages vary because they are based on different 2027 population estimates, low population estimate 26,613, and high population estimate, 40,561. The General Plan acknowledges that most of the agricultural land conversion will result from residential, school/park and industrial development.

The subject property is currently under Williamson Act Contract (Contract) No. 2910. The developer has the option to cancel the Contract with Fresno County, or once the site is annexed into the City of Kerman, the City can exercise its option under Government Code §51243.5(d) to cancel the Contract. Government Code §51243.5(d) states,

“a city may exercise its option to not succeed to the rights, duties, and powers of the county under the contract if both of the following had occurred prior to December 8, 1971:

- 1) The land being annexed was within one mile of the city’s boundary when the contract was executed.
- 2) The city had filed with the county board of supervisors a resolution protesting the execution of the contract.”

The project site is indeed within one mile of the city’s boundary when the Contract was executed and on February 16, 1971, the Kerman City Council approved and filed with the county board of supervisors Resolution No. 789 which protested the execution of 26 Agricultural Contracts, including Contract Number 2910. As such, Williamson Act Cancellation will occur as a part of the Project.

Policies and action programs contained in the Land Use Element would mitigate buildout of the General Plan to the fullest extent possible, but not to a less than significant level. These policies and action programs are as follows:...”

## CHAPTER FOUR – Mitigation Monitoring and Reporting Program

State law requires that a public agency adopt a monitoring program for mitigation measures that have been incorporated into the approved project to reduce or avoid significant effects on the environment. The purpose of the monitoring program is to ensure compliance with environmental mitigation during project implementation and operation. Since there are potentially significant impacts requiring mitigation associated with the project, a Mitigation Monitoring Program is included herein on the following pages.



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Kerman Reorganization 2018-01 Project  
Mitigation Monitoring and Reporting Program

| Mitigation Monitoring Reporting Program |   |  |  |  |                            |      |         |
|---|---|--|--|--|----------------------------|------|---------|
| Mitigation Measure                      |   | Monitoring Timing/<br>Frequency                              | Action Indicating Compliance                     | Monitoring Agency                          | Verification of Compliance |      |         |
|   |   |  |  |  | Initials                   | Date | Remarks |
| Air Quality                             |   |  |  |  |                            |      |         |
| Air Quality III-1                       | Comply with SJVAPCD's Indirect Source Review Rule (Rule 9510). Operation of the proposed project shall comply with SJVAPCD's ISR rule (Rule 9510). Prior to final discretionary project approval of the project, the Project applicant shall submit an Air Impact Assessment (AIA) application to the SJVAPCD. The AIA shall be submitted to and approved by the SJVAPCD prior to issuance of construction/grading permits by the City of Kerman. The AIA shall include: an estimate of operational emissions prior to the implementation of mitigation measures; a list of the mitigation measures to be applied to the project; an estimate of emissions for each applicable pollutant for the project and each phase thereof, following the implementation of mitigation; and a calculation of the | Prior to issuance of grading permits and during construction | Verification by City and Construction Contractor | City of Kerman and Construction Contractor |                            |      |         |



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Mitigation Monitoring and Reporting Program

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|  | <p>applicable off-site fee, if required by Rule 9510. Measures that may be implemented to reduce operational emissions may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>a. The installation of wood-burning hearth devices shall be prohibited.</li> <li>b. Provide bus turnouts and transit improvements (e.g., transit shelters, benches, route signs, street lighting) where requested by the local and/or regional transit agency (e.g., Fresno County Rural Transit Agency).</li> <li>c. For single-family residential uses, offer buyers optional packages that incorporate pv solar systems.</li> <li>d. Install water-efficient appliances, toilets, faucets, and shower heads, where applicable.</li> <li>e. Utilize green building materials (materials which are resource efficient, recycled, and sustainable) available locally if possible.</li> <li>f. Provide shade tree planting in parking lots to</li> </ul> |  |  |  |  |  |  |
|--|---|--|--|--|--|--|--|

Draft Environmental Impact Report  
Kerman Reorganization 2018-01 Project  
Mitigation Monitoring and Reporting Program

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|  | <p>reduce evaporative emissions from parked vehicles. Design should provide 50% tree coverage within 10 years of construction using low ROG emitting, low maintenance native drought-resistant trees.</p> <p>g. Plant drought tolerant native shade trees along southern exposures of buildings to reduce energy used to cool buildings in summer.</p> <p>h. For single-family residential project components, incorporate outdoor electrical outlets to encourage the use of electric landscape maintenance equipment.</p> <p>i. Install high-efficiency heating and cooling systems.</p> <p>j. Utilize high-efficiency gas or solar water heaters.</p> <p>k. Utilize built-in energy-efficient appliances (i.e., Energy Star rated).</p> <p>l. Utilize double- or triple-paned windows.</p> <p>m. Utilize low energy street lights (i.e., sodium, light-emitting diode [LED]).</p> |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|

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Kerman Reorganization 2018-01 Project  
Mitigation Monitoring and Reporting Program

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|--|--|--|--|--|--|--|--|
|  | <p>n. Utilize energy-efficient interior lighting.</p> <p>o. Install low water consumption landscape. Use native plants that do not require watering after they are well established or minimal watering during the summer months and are low ROG emitting.</p> <p>p. For the non-residential project component, provide a minimum of one designated parking space for alternatively fueled vehicles.</p> <p>q. Use low-VOC content paints during construction and long-term facility maintenance. To the extent possible construction materials that are prefinished or that do not require the application of architectural coatings should be used.</p> <p>r. Provide a bicycle and pedestrian access network that internally links all uses and connects all existing or planned external streets and bicycle and pedestrian facilities contiguous with the project site.</p> |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|

Draft Environmental Impact Report  
Kerman Reorganization 2018-01 Project  
Mitigation Monitoring and Reporting Program

|                   |  |  |                                  |                            |  |  |  |
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|                   | <p>s. Provide on-site bicycle parking beyond those required by California Green Building Standards Code and related facilities to support long-term use (lockers, or a locked room with standard racks and access limited to bicyclists only).</p> <p>t. Implement traffic calming improvements as appropriate (e.g., marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, median islands, mini-circles, tight corner radii, etc.)</p>                                       |  |                                  |                            |  |  |  |
| Air Quality III-2 | Implement a Voluntary Emissions Reduction Agreement (VERA) with the SJVAPCD to Reduce Operational Emissions of NOX. If deemed necessary, depending on the emissions reductions achieved via compliance with Rule 9510 (refer to the Mitigation Measure in Item III 1.) a VERA shall be entered into with the SJVA PCD to reduce operational emissions of NOX to less than 10 tons/year. Emission reductions may be achieved by use of newer, low emission equipment, implementation of on-site or off-site mitigation, | Prior to issuance of grading permits and during construction | Verification by City and SJVAPCD | City of Kerman and SJVAPCD |  |  |  |

Draft Environmental Impact Report  
Kerman Reorganization 2018-01 Project  
Mitigation Monitoring and Reporting Program

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|                   | and/or the funding of off-site mitigation, through participation in the SJVAPCD's offsite mitigation program. The VERA shall be reviewed and approved by the SJVAPCD prior to issuance of construction/grading permits by the City of Kerman. The project proponent/owner shall submit to the City of Kerman Planning Department documentation confirming compliance with the VERA, prior to issuance of final discretionary approval (e.g., approval of the grading permit). Development and implementation of the VERA shall be fully funded by the project proponent/owner. With approval by SJVAPCD, the VERA may also be used to demonstrate compliance with emission reductions required by SJVAPCD's ISR Rule (Rule 9510). |  |  |  |  |  |  |
| Air Quality III-3 | 1. On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation   | Prior to issuance of grading permits and during construction | Verification by City and Construction Contractor | City of Kerman and Construction Contractor |  |  |  |

Draft Environmental Impact Report  
Kerman Reorganization 2018-01 Project  
Mitigation Monitoring and Reporting Program

|  |   |  |  |  |  |  |  |
|--|---|--|--|--|--|--|--|
|  | <p>on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:</p> <ul style="list-style-type: none"> <li>a. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and,</li> <li>b. Shall not operate a diesel-fueled auxiliary power system to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.</li> </ul> <p>2. Off-road diesel equipment shall comply with the 5 minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board's In-</p> |  |  |  |  |  |  |
|--|---|--|--|--|--|--|--|

Draft Environmental Impact Report  
Kerman Reorganization 2018-01 Project  
Mitigation Monitoring and Reporting Program

|  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|
|  | <p>Use off-Road Diesel regulation. The specific requirements and exceptions in the regulations can be reviewed at the following web sites:<br/> <a href="http://www.arb.ca.gov/msprog/truck-idling/2485.pdf">www.arb.ca.gov/msprog/truck-idling/2485.pdf</a> and<br/> <a href="http://www.arb.ca.gov/regact/2007/ordiesl07/frood.pdf">www.arb.ca.gov/regact/2007/ordiesl07/frood.pdf</a>.</p> <ol style="list-style-type: none"> <li>3. Signs shall be posted at the project site construction entrance to remind drivers and operators of the state's 5 minute idling limit.</li> <li>4. To the extent available, replace fossil-fueled equipment with alternatively-fueled (e.g., natural gas) or electrically-driven equivalents.</li> <li>5. Construction truck trips shall be scheduled, to the extent feasible, to occur during non-peak hours.</li> <li>6. The burning of vegetative material shall be prohibited.</li> <li>7. The proposed project shall prepare a Dust Control Plan (DCP) in accordance with SJVAPCD Regulation VIII for the control of fugitive dust emissions.</li> </ol> |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|

Draft Environmental Impact Report  
Kerman Reorganization 2018-01 Project  
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|  |   |  |  |  |  |  |  |
|--|---|--|--|--|--|--|--|
|  | <p>Regulation VIII can be obtained on the SJVAPCD's website at website URL: <a href="https://www.valleyair.org/rules/1ruleslist.htm">https://www.valleyair.org/rules/1ruleslist.htm</a>. At a minimum, the following measures shall be incorporated as part of the DCP:</p> <ul style="list-style-type: none"> <li>a) All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover.</li> <li>b) All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical</li> </ul> |  |  |  |  |  |  |
|--|---|--|--|--|--|--|--|



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Kerman Reorganization 2018-01 Project  
Mitigation Monitoring and Reporting Program

|  |   |  |  |  |  |  |  |
|--|---|--|--|--|--|--|--|
|  | <p>stabilizer/suppressant.</p> <p>c) All land clearing, grubbing, scraping, excavation, land leveling, grading, cut &amp; fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking.</p> <p>d) With the demolition of buildings up to six stories in height, all exterior surfaces of the building shall be wetted during demolition.</p> <p>e) When materials are transported off-site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.</p> |  |  |  |  |  |  |
|--|---|--|--|--|--|--|--|

Draft Environmental Impact Report  
Kerman Reorganization 2018-01 Project  
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|  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|
|  | <p>f) All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions.) (Use of blower devices is expressly forbidden.)</p> <p>g) Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical</p> |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|

Draft Environmental Impact Report  
Kerman Reorganization 2018-01 Project  
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|  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|
|  | <p>stabilizer/suppressant.</p> <p>h) On-road vehicle speeds on unpaved surfaces of the project site shall be limited to 15 mph.</p> <p>i) Sandbags or other erosion control measures shall be installed sufficient to prevent silt runoff to public roadways from sites with a slope greater than one percent.</p> <p>j) Excavation and grading activities shall be suspended when winds exceed 20 mph (Regardless of wind speed, an owner/operator must comply with Regulation VIII's 20 percent opacity limitation).</p> |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|

Appendix A

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PHASE I ENVIRONMENTAL  
SITE ASSESSMENT

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
TRACT 6236  
KERMAN, CALIFORNIA

SEE'S JOB 19012P

*Submitted to:*

Joseph Crown Construction & Development Inc.

August 9, 2019

*Submitted by:*

*See's Consulting & Testing, Inc.*



# See's Consulting & Testing, Inc.

Geotechnical Investigation • Forensic Engineering • Environmental Assessment • Construction Inspection & Testing

August 9, 2019

**SEE'S JOB 19012P**

Mr. Joseph Crown  
Joseph Crown Construction & Development Inc.  
5320 E. Pine Avenue  
Fresno, California 93727

Dear Sir:

At your request and authorization, we have conducted a Phase I Environmental Site Assessment of the subject property. The enclosed report contains the findings and conclusions of our site observations, inquiries, research of historical information, and the review of regulatory agency lists.

I declare to the best of my professional knowledge and belief, that I meet the definition of Environmental Professional as defined in Section 312.10 of AAI rule. 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 the all appropriate inquiries in conformance with the standards and practices set forth in Title 40, Chapter I, Part 312 of Code of Federal Regulations (40 CFR Part 312).

We appreciate the opportunity to assist you in this study. If you have questions, or need additional information, please do not hesitate to contact us.

Sincerely,

See's Consulting & Testing, Inc.

David Shaw



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Appendix B - List of Sources

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**TRACT 6236**  
**KERMAN, CALIFORNIA**

---

**1.0 INTRODUCTION**

This report presents the findings of our Phase I Environmental Site Assessment for the proposed subject property, a parcel comprising 39.35 acres located north of Whites Bridge Avenue and east of Siskiyou Avenue in Kerman, California. The subject property is identified as Fresno County Assessor Parcel Number (APN) 020-120-31a. This assessment was conducted at the request of Mr. Joseph Crown, the potential buyer of the subject property.

**2.0 PURPOSE AND SCOPE**

The purpose of this Phase I Environmental Site Assessment was to evaluate the presence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), and historical recognized environmental conditions (HRECs) in connection with the subject site.

**Recognized environmental conditions (RECs)** are defined as the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: 1) due to release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment.

**Controlled Recognized environmental conditions (CRECs)** are defined as a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.



**Historical Recognized environmental conditions (HRECs)** are defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

The scope of our assessment was in general conformance with the standards and practices of all appropriate inquiries set forth in Title 40, Chapter I, Part 312 of Code of Federal Regulations and the guidelines in ASTM E1527-13, Standard Practice for Environmental Site Assessment - Phase I Environmental Site Assessment Process and included the following tasks:

- A review of aerial photographs dated 1937, 1946, 1950, 1957, 1962, 1967, 1973, 1979, 1981, 1998, 2006, 2009, 2012, and 2016;
- A review of available federal, state, and local government regulatory agency lists of known or potential hazardous-waste sites in the vicinity and inquiries to applicable regulatory agencies for information regarding environmental violations and incidents, environmental operations permits, and the status of enforcement actions at the site;
- A reconnaissance of the subject site and surrounding area for visual evidence of hazardous materials storage or presence of recognized environmental conditions including photo documentation of general site conditions;
- Identification of above-ground storage tanks, indications of underground storage tanks, distressed vegetation, ground stains, or landfills, and identification of transformers on site that may contain PCBs;

- Interviews with current and past owners or operators of the property, and with persons made known to us who have knowledge of past and present site usage.

The scope of this assessment did not include laboratory or field analytical testing on or near the site. Furthermore, the assessment did not include evaluation of radon gas or other air-quality or radiological parameters, nor did it include evaluation of the potential presence of asbestos-containing materials, lead, urea-formaldehyde insulation, or testing for PCBs.

### **3.0 SITE DESCRIPTION**

The subject property is a parcel comprising approximately 39.35 acres located north of Whites Bridge Avenue and east of Siskiyou Avenue in Kerman, California. The subject property is identified as Fresno County APN 020-120-31a in Section 1 Township 14 South, Range 17 East, Mount Diablo Base and Meridian. The subject property is currently vacant land with weeds.

### **4.0 GEOLOGIC SETTING**

The project site is located within the south-central portion of the San Joaquin Valley, a prominent fault-bounded, northwest-trending topographic and structural trough in Central California. Broad coalescing alluvial fans and flood-basin deposits as well as lacustrine and marsh deposits characterize the valley floor. The valley is bounded on the east by the Sierra Nevada Mountains and on the west by the Coast Ranges. The valley fill consists of a thick sequence of Jurassic to Holocene aged marine and continental sediments that reach a thickness of 28,000 feet on the southwest side of the valley. Shallow soil stratigraphy in the Fresno area is primarily sandy soils and sand-silt-clay combination soils.

## **5.0 HYDROGEOLOGIC SETTING**

The project site is within the San Joaquin Basin Hydrologic Study Area, which includes roughly the southern two-thirds of the Central Valley. The San Joaquin Study Area includes 39 groundwater basins and areas of potential storage that have been identified. The boundaries of these storage areas are based largely on hydrologic as well as political conditions. Groundwater in the Study Area may occur in at least three water bodies: perched and unconfined water in the upper aquifer; confined water in the central aquifer; and perched and confined water in the consolidated rock formations (Davis and others, 1959). These aquifers are underlain by a series of unconnected aquifers in the consolidated continental sediments, and in the marine rocks and the basement complex.

General movement of groundwater within the Central Valley is from the flanks of the valley to the axis of the trough on the western side of the valley, and from there toward the Sacramento Delta area. The San Joaquin Valley is an area of substantial groundwater withdrawal and recharge due to municipal and agricultural activities. Wide fluctuations in groundwater levels can be expected due to variations in pumping and irrigation practices. According to California Department of Water Resources Information, groundwater is present in the vicinity of the subject site at a depth of at least 120 feet.

## **6.0 SITE HISTORY**

The site historical usage was identified to the time when the property was not significantly developed. The search intervals were chosen based on the likely or known changes of the site usage.

## **6.1 Interview with Past and Present Owners, Operators, and Occupants**

The following site history is principally based on anecdotal information obtained from an interview with Mr. Terry Anderson, the current owner. An interview was conducted with Mr. Anderson on August 6, 2019. Mr. Anderson has knowledge of the subject property for the past 32 years.

Mr. Anderson stated the property was inherited by his wife in 1987 from her father. Mr. Anderson stated the property was farm land with an old house and shed at the time of purchase back in the 1950s. The old house and shed were removed in the early 1960s. Mr. Anderson stated no improvements have been made to the property since the time of inherence. Mr. Anderson has leased out the land for farming since inheriting the property since 1987 up until last year. Mr. Armstrong has no knowledge of any ASTs or USTs in connection with the subject property. Mr. Anderson was not aware of any environmental cleanup liens, engineering controls or any other institutional controls in place or filed against the property. Mr. Anderson was not aware of any environmental concerns related to the subject property.

## **6.2 Review of Historical Sources of Information**

In an effort to assess past land usage of the subject property and vicinity, aerial photographs from 1937, 1946, 1950, 1957, 1962, 1967, 1973, 1979, 1981, 1998, 2006, 2009, 2012, and 2016 were reviewed.

### **1937, 1946, 1950, 1957, 1962, 1967 & 1973 Aerial Photos**

- **The subject site appears to be farmland with a rural residential structure**
- **The adjacent sites appear to be rural residences and farmland**

### **1979, 1981, 1998 & 2006 Aerial Photos**

- **The one residential structure is no longer as visible on the subject site**

### **2009, 2012, & 2016 Aerial Photo**

- **The adjoining sites in the south are residential subdivisions**
- **The subject site and adjacent sites generally appear much as they did at the time of our site visit.**

## **7.0 VISUAL INSPECTIONS OF THE SITE AND ADJOINING PROPERTIES**

See's Consulting personnel visited the subject site on August 6, 2019, to observe the physical conditions of the site and surrounding area.

Siskiyou Avenue borders the subject property on the west. The Whites Bridge Avenue borders the property on the south. Orchard Trees borders the property on the north and east. The subject property boundary corners were not previously surveyed or marked in the field.

### **7.1 Subject Site Observations**

The subject property was vacant land at the time of our site visit. The site was covered with tall weeds. No trash was observed on the property. There were no indications of underground storage tanks. No chemical storage or 55-gallon drums were observed at the subject site.

### **7.2 Adjacent Site Observations**

See's Consulting personnel conducted a drive-by reconnaissance of properties in the vicinity of the subject site, but an on-site review of neighboring facilities was not

conducted as part of this investigation. The subject property is located in a principally residential/agricultural area. Tract residential homes were observed to the south of the subject property. Agricultural land was observed in the adjacent east, north, and west of the subject property.

## **8.0 PROPOSED SITE DEVELOPMENT**

Mr. Joseph Crown plans to develop a residential subdivision on the subject property.

## **9.0 REVIEW OF GOVERNMENT RECORDS**

In an effort to identify nearby sites that may be of environmental concern, lists of hazardous sites compiled by various federal, state, and local governmental agencies were reviewed. These databases were reviewed to identify sites within the listed distance of the subject property. The review of these governmental databases is included in an EDR Radius Map Report for the subject property. The specific information for each site is available in the subject report, which is enclosed in Appendix C.

### **9.1 Sites Identified on Databases**

The following sites were identified on the above databases as occurring within the listed search distance from the subject property:

| <b>SITE</b>            | <b>LOCATION</b>                            | <b>DISTANCE FROM SITE</b> | <b>DATABASE</b> |
|------------------------|--|---------------------------|-----------------|
| GENTRY FARMS           | 16015 WHITESBRIDGE                         | 172 ft. SW                | SWEEPS UST      |
| PRITAM S MANN FARMS    | 253 N SISKIYOU                             | 648 ft. NNW               | CUPA            |
| KERMAN PROPOSED SCHOOL | NW Corner of Whites Bridge and Madera Ave. | 2579 ft. E                | ENVIROSTOR      |

**GENTRY FARMS:** Based on the above-mentioned databases the site is listed as having 2 underground storage tanks with no violations reported.

**PRITAM S MANN FARMS:** Based on the above-mentioned databases the site is listed as hazardous materials handler farm exemption with no violations.

**KERMAN PROPOSED SCHOOL:** Based on the above-mentioned databases the site is listed as a school investigation site for a proposed school site. No chemicals of concern (COC) were found.

## **9.2 Regulatory Agency File and Records Review**

A regulatory agency file and records review was not required due to no environmentally hazardous findings on the subject property or adjoining properties.

## **10.0 FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS**

**Subject Site:** We have performed a Phase I Environmental Site Assessment of the subject property in general conformance with the scope and limitations of ASTM Practice E1527, and the standards and practices set forth in Title 40, Chapter I, Part 312 of Code of Federal Regulations (40 CFR Part 312). The subject property was not listed on the federal, state, or local government regulatory agency lists of hazardous and potentially hazardous waste sites reviewed. Indications of unauthorized disposal, dumping or processing of toxic or hazardous materials were not observed on the subject property. No unauthorized waste or wastewater disposal was found at the subject property. Above-ground storage tanks or indications of underground storage tanks were not observed on the subject property.

We have considered commonly known and reasonably ascertainable information about the subject property, the degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation. It is our opinion that the assessment has not identified recognized environmental conditions indicative of releases or threatened releases of hazardous substances in connection with the subject property. In addition, no

controlled recognized environmental conditions, or historical recognized environmental conditions were identified in connection with the subject property.

**Adjacent Sites:** This assessment has not identified any recognized environmental conditions indicative of releases or threatened releases of hazardous substances in connection with any adjacent sites. In addition, no controlled recognized environmental conditions, or historical recognized environmental conditions were identified in connection with any adjacent sites.

**Recommendations:**

Based on the findings of our assessment, it is our opinion that no recommendations for additional investigation are needed at this time for further evaluation of the environmental conditions of the subject property.

**11.0 IDENTIFICATION OF DATA GAPS**

The following data gaps were identified during our inquiry for this Phase I Environmental Site Assessment report. Interviews with the previous owners were not successful. Based on information obtained from other historical sources and interviews, this data gap is not expected to alter the findings of this assessment.

**12.0 ADDITIONAL INQUIRIES BY REPORT USERS**

In addition to the inquiry by an environmental professional (this Phase I Environmental Site Assessment report), persons who seek to establish one of the liability protections under Section 312 of 40 CFR must conduct an investigation including the additional inquiries listed in Section 312.22 of 40 CFR. The persons must consider any specialized knowledge or experience which the persons have concerning the subject property. They also must conduct inquiries of any



environmental cleanup liens, the relationship of the purchase price to the fair market value of the subject property if the property was not contaminated, and commonly known and reasonably ascertainable information within the local community about the subject property.

### **13.0 LIMITATIONS**

This Phase I Environmental Site Assessment report has been prepared for the exclusive use of the client noted on the cover page and shall be subject to the terms and conditions in the applicable contract between the client and the consultant. Unauthorized use of, or reliance on, the information contained in this report is strictly prohibited and will be without risk or liability to See's Consulting & Testing unless given express written consent by the consultant.

This assessment is undertaken with the calculated risk that the presence, full nature, and extent of contamination would not be revealed by visual observation alone. Although a site reconnaissance was conducted employing a professional standard of care, no warranty is given, either expressed or implied, that hazardous material contamination or buried structures, which would not have been disclosed through this study, do not exist at the subject site. It should be recognized that this study was not intended to be a definitive study of contamination at the site.

See's Consulting & Testing cannot guarantee the completeness or accuracy of the regulatory agency records reviewed. Additionally, in evaluating the property, we have relied in good faith upon representations and information provided by individuals noted in the report with respect to present operations, existing property conditions, and the historic uses of the property. Furthermore, information gathered from anecdotal recollections should be considered accurate only to the degree by

which such statements or recollections may be supported by further corroboration or documentation.

The conclusions presented in this report are professional opinions based on the indicated data described in this report and anecdotal recollections obtained during personal interviews. It is not warranted that such data cannot be superseded by future environmental, legal, geotechnical, or technical developments.

No warranties, either expressed or implied, are made as to the findings or conclusions included in the report. The conclusions presented in this report are intended only for the purpose, site location, and project indicated.

Opinions presented herein apply to site conditions existing at the time of our study and those reasonably foreseeable. Changes in the conditions of the subject site can occur with time because of natural processes or the works of man, on the subject site or on adjacent properties. Changes in applicable standards of practice and regulation can also occur as the result of legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or in part, by changes beyond our control.

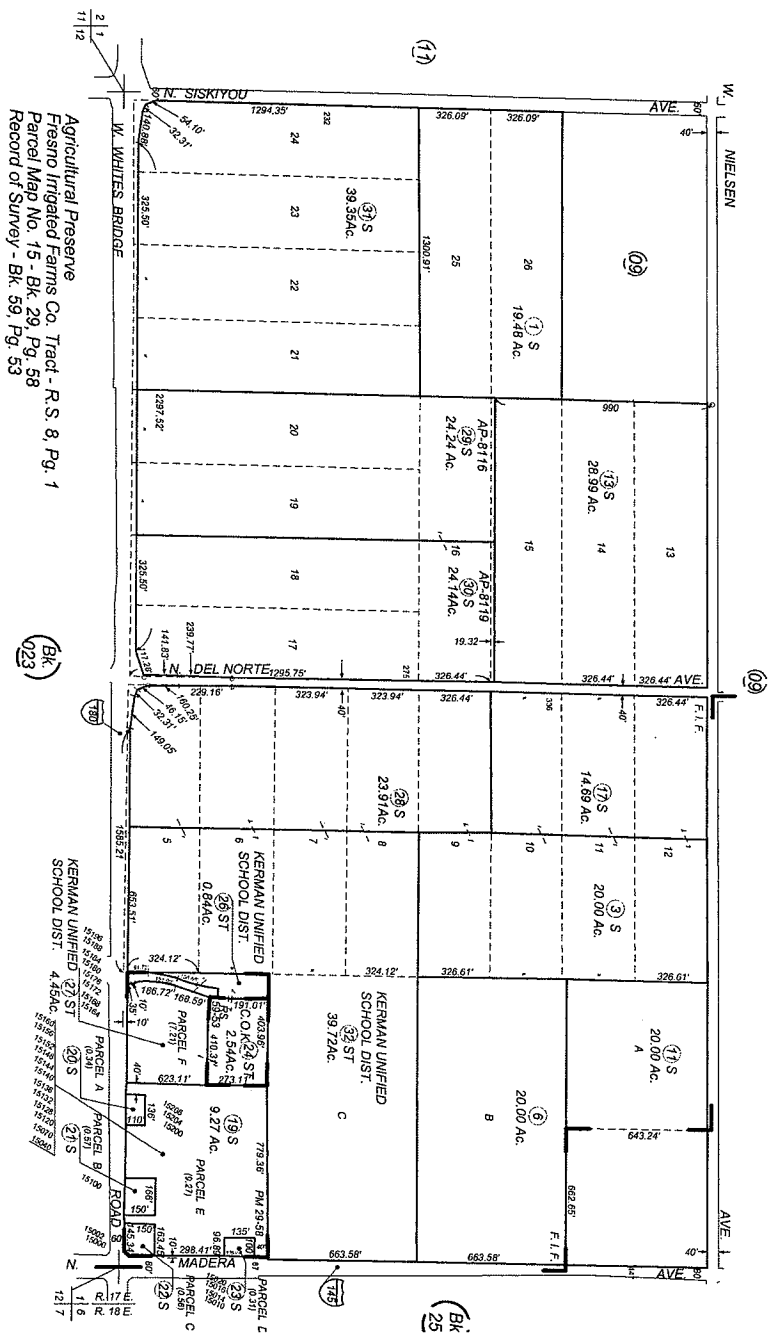
See's Consulting & Testing, Inc.

NOTE  
This map is for assessment purposes only  
and is not to be construed as conveying legal  
rights or divisions of land for purposes  
of zoning or subdivision, law.

# SUBDIVIDED LAND & POR. SEC. 1, T 14 S., R. 17 E., M.D.B. & M.

Tax Rate Area  
013 - 001  
013 - 002  
013 - 011  
120 - 001

02



1/2018

Note - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 020  
County of Fresno, Calif.

**APPENDIX A**  
**SITE SURVEY SUMMARY**

THIS SITE SURVEY SUMMARY WAS COMPLETED BY:

NAME DAVID SHAW TITLE PROJECT ENGINEER

FIRM SEG'S CONSULTING DATE 8-6-2019

NAME OF USER TERRY ANDERSON

RELATIONSHIP TO SITE CURRENT OWNER

ADDRESS \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

PREPARER REPRESENTS THAT TO THE BEST OF THE PREPARER'S KNOWLEDGE THE ABOVE STATEMENTS AND FACTS ARE TRUE AND CORRECT AND THAT TO THE BEST OF THE PREPARER'S KNOWLEDGE NO MATERIAL FACTS HAVE BEEN SUPPRESSED OR MISSTATED.

[Signature] 8-6-2019  
Signed \_\_\_\_\_ Date \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_

Site Survey Summary

Description of Site: Address: \_\_\_\_\_

TRACT 6236  
\_\_\_\_\_  
\_\_\_\_\_

Question

1. Is the Property or any adjoining property used for an industrial, commercial or manufacturing use?

Reliance on the information supplied in response to this question in a prior assessment is appropriate if there have been no changes in the use of the Property or adjoining property since the prior assessment. If there have been changes, then the requested information must be supplied for each property for which the use has changed.

Land Use

Property:

VACANT LAND

Adjoining Properties North:

AGRICULTURAL

Adjoining Properties South:

VACANT / RESIDENTIAL

Adjoining Properties East:

AGRICULTURAL

Adjoining Properties West:

2. Has the Property or any adjoining property been used for an industrial, commercial or manufacturing use in the past?

Reliance on the information supplied in response to this question in a prior assessment is appropriate if there have been no changes in the use of the Property or adjoining property since the prior assessment. If there have been changes, then the requested information must be supplied for each property for which the use has changed.

|                                     | Owner | Use          | Dates |
|-------------------------------------|-------|--------------|-------|
| Previous Use of Property            |       | AGRICULTURAL | 1937  |
| Previous Use of Properties to North |       |              |       |
| Previous Use of Properties to South |       |              |       |
| Previous Use of Properties to East  |       |              |       |
| Previous Use of Properties to West  |       |              |       |

3. Is there evidence that there are currently, or have been previously, any pesticides, automotive or industrial batteries, paints, or other chemicals stored on or used at the Property or at the facility other than undamaged containers of consumer products of under five gallons in total volume?

The information supplied in response to this question in a prior assessment may be relied upon provided it is updated to the present time.

Finding: OWNER BELIEVES THERE MAY HAVE BEEN PESTICIDES STORED IN THE SHED & OTHER CHEMICALS RELATED TO FARMING.

Source: ☒ Visual ☒ Reported

4. Is there evidence that there are currently, or have been previously, any industrial drums (typically 55 gallon) or sacks of chemicals located on the Property or at the facility?

The information supplied in response to this question in a prior assessment may be relied upon provided it is updated to the present time.

Finding:

NO

Source:

✓

Visual

✓

Reported

5. Is there evidence that fill dirt has been brought onto the site which originated from a contaminated site or of an unknown origin?

Reliance on the information supplied in response to this question in a prior assessment is appropriate. However, if there has been any filling at the site since the prior assessment, then the requested information must be supplied for any fill dirt brought on the site since the prior assessment.

Finding:

NO

Source:

✓

Visual

✓

Reported

6. Is there evidence that there are currently, or have been previously, any pits, ponds or lagoons located on the Property in connection with waste treatment or waste disposal?

The information supplied in response to this question in a prior assessment may be relied upon provided it is updated to the present time.

Finding:

NO

Source:

✓

Visual

✓

Reported

7. Is there evidence that there is currently, or has been previously, any stained soil on the property?

The information supplied in response to this question in a prior assessment may be relied upon provided it is updated to the present time.

Finding:

NO

Source:

✓

Visual

✓

Reported

8. Is there evidence that there are currently, or have been previously, any registered or unregistered storage tanks (above or underground) located on the Property?

Reliance on the information supplied in response to this question in a prior assessment is appropriate. However, if storage tanks have been installed on the site since the prior assessment then the requested information must be supplied for each new installation.

Finding:

NO

Source: ☒ Visual ☒ Reported

9. Is there evidence that there are currently, or have been previously, any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Property or adjacent to any structure located on the Property?

The information supplied in response to this question in a prior assessment may be relied upon provided it is updated to the present time.

Finding:

NO

Source: ☒ Visual ☒ Reported

10. Is there evidence that there are currently, or have been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?

The information supplied in response to this question in a prior assessment may be relied upon provided it is updated to the present time.

Finding:

NO

Source: ☒ Visual ☒ Reported

11. Is there evidence that the Property is served by a private well or non-public water system, and, if so, has the well or system been designated as contaminated by any governmental environmental/health agency?

Prior reliance is not appropriate.

Finding:

NO

Source: ☒ Visual ☒ Reported

12. Does the owner of the Property or operator of the facility have any knowledge of environmental liens or governmental notification relating to past or current violations of environmental laws with respect to the Property or any facility located on the Property?

The information supplied in response to this question in a prior assessment may be relied upon provided it is updated to the present time.



Finding:

NO

Source:

Visual

Reported

13. Has the owner of the Property or operator of any facility at the Property been informed of any past or current existence of hazardous substances or environmental violations with respect to the Property or any facility located on the Property?

The information supplied in response to this question in a prior assessment may be relied upon provided it is updated to the present time.

Finding:

NO

Source:

Visual

Reported

14. Does the Property owner or facility operator have any knowledge of any environmental assessment of the Property or facility that indicated the presence of hazardous substances on the site or recommended further assessment of the Property?

The information supplied in response to this question in a prior assessment may be relied upon provided it is updated to the present time.

Finding:

NO

Source:

15. Does the owner of the Property or any operator of a facility at the Property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance involving the Property by any owner or tenant of the Property?

The information supplied in response to this question in a prior assessment may be relied upon provided it is updated to the present time.

Finding:

NO

Source:

16. Is there evidence that the Property discharges waste water, other than storm water, directly to a ditch or stream on or adjacent to the Property?

Reliance on the information supplied in response to this question in a prior assessment is appropriate only if there has been no change in discharge practices at the facility since the prior assessment.

Finding:

NO

Source:

✓

Visual

✓

Reported

17. Is there evidence that any construction debris, substances identified as hazardous, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials, trash, debris or refuse been dumped above grade, buried and/or burned on the site?

Reliance on the information supplied in response to this question in a prior assessment is appropriate. However, if there has been any dumping, burying or burning on the site since the prior assessment, then the requested information must be supplied for all such events since the prior assessment.

Finding:

NO

Source:

✓

Visual

✓

Reported

18. Is there evidence of any electrical or hydraulic equipment (such as transformers and large capacitors) now on the site or that have been on the site in the past known to contain PCBs? If so, describe the equipment, identify its location, approximate dates of use of the equipment, and whether registered as PCB containing material, and actual knowledge of leaks.

Reliance on the information supplied in response to this question in a prior assessment is appropriate. However, if there has been any electrical equipment that could contain PCBs installed at the site since the prior assessment, then the requested information must be provided for any such equipment. Also, the requested information on equipment discussed in the prior assessment must be updated to the present time.

Finding:

NO

Source:

✓

Visual

✓

Reported

19. Is there evidence that equipment containing PCBs has been removed? If so, obtain the approximate dates of removal, location removed from, and name of the removal contractor.

The information supplied in response to this question in a prior assessment may be relied upon provided the information requested is supplied for all removals since the prior assessment.

Finding:

NO

Source:

Visual

✓

Reported

**APPENDIX B**  
**LIST OF SOURCES**

## **LIST OF SOURCES**

---

Aerial Photograph, 1937, 1946, 1950, 1957, 1962, 1967, 1973, 1979, 1981, 1998, 2006, 2009, 2012, and 2016, Environmental Data Resources Inc., The Standard in Environmental Risk Management Information, Shelton, Connecticut.

Mr. Terry Anderson, Current Owner, August 6, 2019 , Personal Interview: Fresno, California.

The EDR Radius Map Report dated July 19, 2019: Environmental Data Resource, Inc., Shelton, Connecticut.

Fresno County Assessor's Parcel Map Book 020, Page 12.

## **APPENDIX C**

### **THE EDR REPORT**

Note: The section of Government Records Searched/ Data Currency Tracking and the Geotcheck Addendum of the EDR Radius Map Report are not included in Appendix D of this report. Those sections do not provide any direct information on the site environmental conditions. Therefore, those sections have been reviewed by the person who prepared this report and kept in the project file.

**Tract 6236**

**APN 020-120-31a**

**Kerman, CA 93630**

**Inquiry Number: 5722826.2s**

**July 19, 2019**

## The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://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.

### Disclaimer - Copyright and Trademark Notice

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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 (E 1527-13), 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

APN 020-120-31A  
KERMAN, CA 93630

#### COORDINATES

|                                |                              |
|--------------------------------|------------------------------|
| Latitude (North):              | 36.7366720 - 36° 44' 12.01"  |
| Longitude (West):              | 120.0759020 - 120° 4' 33.24" |
| Universal Transverse Mercator: | Zone 10                      |
| UTM X (Meters):                | 761108.0                     |
| UTM Y (Meters):                | 4069446.0                    |
| Elevation:                     | 219 ft. above sea level      |

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

|                      |                    |
|----------------------|--------------------|
| Target Property Map: | 5602502 KERMAN, CA |
| Version Date:        | 2012               |
| North Map:           | 5602456 BIOLA, CA  |
| Version Date:        | 2012               |

### AERIAL PHOTOGRAPHY IN THIS REPORT

|                         |                    |
|-------------------------|--------------------|
| Portions of Photo from: | 20140627, 20140619 |
| Source:                 | USDA               |



# MAPPED SITES SUMMARY

Target Property Address:  
APN 020-120-31A  
KERMAN, CA 93630

Click on Map ID to see full detail.

| MAP ID | SITE NAME            | ADDRESS              | DATABASE ACRONYMS    | RELATIVE ELEVATION | DIST (ft. & mi.)<br>DIRECTION |
|--------|----------------------|----------------------|----------------------|--------------------|-------------------------------|
| 1      | GENTRY FARMS         | 16015 W WHITESBRIDGE | SWEEPS UST, HIST UST | Lower              | 172, 0.033, SW                |
| 2      | PRITAM S MANN FARMS  | 253 N SISKIYOU       | CUPA Listings        | Higher             | 648, 0.123, NNW               |
| 3      | KERMAN PROPOSED ELEM | NORTHWEST CORNER OF  | ENVIROSTOR, SCH      | Higher             | 2579, 0.488, East             |

## 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

#### ***Federal NPL site list***

NPL..... National Priority List  
Proposed NPL..... Proposed National Priority List Sites  
NPL LIENS..... Federal Superfund Liens

#### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

#### ***Federal CERCLIS list***

FEDERAL FACILITY..... Federal Facility Site Information listing  
SEMS..... Superfund Enterprise Management System

#### ***Federal CERCLIS NFRAP site list***

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

#### ***Federal RCRA CORRACTS facilities list***

CORRACTS..... Corrective Action Report

#### ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

#### ***Federal RCRA generators list***

RCRA-LQG..... RCRA - Large Quantity Generators  
RCRA-SQG..... RCRA - Small Quantity Generators  
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

#### ***Federal institutional controls / engineering controls registries***

LUCIS..... Land Use Control Information System  
US ENG CONTROLS..... Engineering Controls Sites List

## EXECUTIVE SUMMARY

US INST CONTROL..... Sites with Institutional Controls

### **Federal ERNS list**

ERNS..... Emergency Response Notification System

### **State- and tribal - equivalent NPL**

RESPONSE..... State Response Sites

### **State and tribal landfill and/or solid waste disposal site lists**

SWF/LF..... Solid Waste Information System

### **State and tribal leaking storage tank lists**

LUST..... Geotracker's Leaking Underground Fuel Tank Report

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

CPS-SLIC..... Statewide SLIC Cases

### **State and tribal registered storage tank lists**

FEMA UST..... Underground Storage Tank Listing

UST..... Active UST Facilities

AST..... Aboveground Petroleum Storage Tank Facilities

INDIAN UST..... Underground Storage Tanks on Indian Land

### **State and tribal voluntary cleanup sites**

INDIAN VCP..... Voluntary Cleanup Priority Listing

VCP..... Voluntary Cleanup Program Properties

### **State and tribal Brownfields sites**

BROWNFIELDS..... Considered Brownfields Sites Listing

## **ADDITIONAL ENVIRONMENTAL RECORDS**

### **Local Brownfield lists**

US BROWNFIELDS..... A Listing of Brownfields Sites

### **Local Lists of Landfill / Solid Waste Disposal Sites**

WMUDS/SWAT..... Waste Management Unit Database

SWRCY..... Recycler Database

HAULERS..... Registered Waste Tire Haulers Listing

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

ODI..... Open Dump Inventory

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

IHS OPEN DUMPS..... Open Dumps on Indian Land

### **Local Lists of Hazardous waste / Contaminated Sites**

US HIST CDL..... Delisted National Clandestine Laboratory Register

## EXECUTIVE SUMMARY

|                     |  |
|---------------------|--|
| HIST Cal-Sites..... | Historical Calsites Database             |
| SCH.....            | School Property Evaluation Program       |
| CDL.....            | Clandestine Drug Labs                    |
| CERS HAZ WASTE..... | CERS HAZ WASTE                           |
| Toxic Pits.....     | Toxic Pits Cleanup Act Sites             |
| US CDL.....         | National Clandestine Laboratory Register |
| PFAS.....           | PFAS Contamination Site Location Listing |

### **Local Lists of Registered Storage Tanks**

|                 |  |
|-----------------|--|
| CERS TANKS..... | California Environmental Reporting System (CERS) Tanks |
| CA FID UST..... | Facility Inventory Database                            |

### **Local Land Records**

|              |                             |
|--------------|-----------------------------|
| LIENS.....   | Environmental Liens Listing |
| LIENS 2..... | CERCLA Lien Information     |
| DEED.....    | Deed Restriction Listing    |

### **Records of Emergency Release Reports**

|                |  |
|----------------|--|
| HMIRS.....     | Hazardous Materials Information Reporting System     |
| CHMIRS.....    | California Hazardous Material Incident Report System |
| LDS.....       | Land Disposal Sites Listing                          |
| MCS.....       | Military Cleanup Sites Listing                       |
| SPILLS 90..... | SPILLS 90 data from FirstSearch                      |

### **Other Ascertainable Records**

|                        |   |
|------------------------|---|
| RCRA NonGen / NLR..... | RCRA - Non Generators / No Longer Regulated   |
| FUDS.....              | Formerly Used Defense Sites   |
| DOD.....               | Department of Defense Sites   |
| SCRD DRYCLEANERS.....  | State Coalition for Remediation of Drycleaners Listing  |
| US FIN ASSUR.....      | Financial Assurance Information   |
| EPA WATCH LIST.....    | EPA WATCH LIST  |
| 2020 COR ACTION.....   | 2020 Corrective Action Program List   |
| TSCA.....              | Toxic Substances Control Act  |
| TRIS.....              | Toxic Chemical Release Inventory System   |
| SSTS.....              | Section 7 Tracking Systems  |
| ROD.....               | Records Of Decision   |
| RMP.....               | Risk Management Plans   |
| RAATS.....             | RCRA Administrative Action Tracking System  |
| PRP.....               | Potentially Responsible Parties   |
| PADS.....              | PCB Activity Database System  |
| ICIS.....              | Integrated Compliance Information System  |
| FTTS.....              | FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act) |
| MLTS.....              | Material Licensing Tracking System  |
| COAL ASH DOE.....      | Steam-Electric Plant Operation Data   |
| COAL ASH EPA.....      | Coal Combustion Residues Surface Impoundments List  |
| PCB TRANSFORMER.....   | PCB Transformer Registration Database   |
| RADINFO.....           | Radiation Information Database  |
| HIST FTTS.....         | FIFRA/TSCA Tracking System Administrative Case Listing  |
| DOT OPS.....           | Incident and Accident Data  |
| CONSENT.....           | Superfund (CERCLA) Consent Decrees  |

## EXECUTIVE SUMMARY

|                     |  |
|---------------------|--|
| 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             |
| UXO                 | Unexploded Ordnance Sites                                  |
| DOCKET HWC          | Hazardous Waste Compliance Docket Listing                  |
| ECHO                | Enforcement & Compliance History Information               |
| FUELS PROGRAM       | EPA Fuels Program Registered Listing                       |
| CA BOND EXP. PLAN   | Bond Expenditure Plan                                      |
| Cortese             | "Cortese" Hazardous Waste & Substances Sites List          |
| DRYCLEANERS         | Cleaner Facilities   |
| EMI                 | Emissions Inventory Data                                   |
| ENF                 | Enforcement Action Listing                                 |
| Financial Assurance | Financial Assurance Information Listing                    |
| HAZNET              | Facility and Manifest Data                                 |
| ICE                 | ICE  |
| HIST CORTESE        | Hazardous Waste & Substance Site List                      |
| HWP                 | EnviroStor Permitted Facilities Listing                    |
| HWT                 | Registered Hazardous Waste Transporter Database            |
| MINES               | Mines Site Location Listing                                |
| MWMP                | Medical Waste Management Program Listing                   |
| NPDES               | NPDES Permits Listing                                      |
| PEST LIC            | Pesticide Regulation Licenses Listing                      |
| PROC                | Certified Processors Database                              |
| Notify 65           | Proposition 65 Records                                     |
| UIC                 | UIC Listing  |
| UIC GEO             | UIC GEO (GEOTRACKER)                                       |
| WASTEWATER PITS     | Oil Wastewater Pits Listing                                |
| WDS                 | Waste Discharge System                                     |
| WIP                 | Well Investigation Program Case List                       |
| MILITARY PRIV SITES | MILITARY PRIV SITES (GEOTRACKER)                           |
| PROJECT             | PROJECT (GEOTRACKER)                                       |
| WDR                 | Waste Discharge Requirements Listing                       |
| CIWQS               | California Integrated Water Quality System                 |
| CERS                | CERS   |
| NON-CASE INFO       | NON-CASE INFO (GEOTRACKER)                                 |
| OTHER OIL & GAS     | OTHER OIL & GAS (GEOTRACKER)                               |
| PROD WATER PONDS    | PROD WATER PONDS (GEOTRACKER)                              |
| SAMPLING POINT      | SAMPLING POINT (GEOTRACKER)                                |
| WELL STIM PROJ      | Well Stimulation Project (GEOTRACKER)                      |

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

|                  |   |
|------------------|---|
| EDR MGP          | EDR Proprietary Manufactured Gas Plants |
| EDR Hist Auto    | EDR Exclusive Historical Auto Stations  |
| EDR Hist Cleaner | EDR Exclusive Historical Cleaners       |

### EDR RECOVERED GOVERNMENT ARCHIVES

#### ***Exclusive Recovered Govt. Archives***

|        |  |
|--------|--|
| RGA LF | Recovered Government Archive Solid Waste Facilities List |
|--------|--|

## EXECUTIVE SUMMARY

RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

### STANDARD ENVIRONMENTAL RECORDS

#### ***State- and tribal - equivalent CERCLIS***

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 04/29/2019 has revealed that there is 1 ENVIROSTOR site within approximately 1 mile of the target property.

| <u>Equal/Higher Elevation</u>  | <u>Address</u>                    | <u>Direction / Distance</u>           | <u>Map ID</u>   | <u>Page</u>     |
|--|-----------------------------------|---------------------------------------|-----------------|-----------------|
| <b><i>KERMAN PROPOSED ELEM</i></b><br>Facility Id: 60002320<br>Status: No Further Action | <b><i>NORTHWEST CORNER OF</i></b> | <b><i>E 1/4 - 1/2 (0.488 mi.)</i></b> | <b><i>3</i></b> | <b><i>9</i></b> |

### ADDITIONAL ENVIRONMENTAL RECORDS

#### ***Local Lists of Registered Storage Tanks***

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there is

## EXECUTIVE SUMMARY

1 SWEEPS UST site within approximately 0.25 miles of the target property.

| <u>Lower Elevation</u>   | <u>Address</u>              | <u>Direction / Distance</u>   | <u>Map ID</u> | <u>Page</u> |
|--|-----------------------------|-------------------------------|---------------|-------------|
| <b>GENTRY FARMS</b><br>Status: A<br>Tank Status: A<br>Comp Number: 60653 | <b>16015 W WHITESBRIDGE</b> | <b>SW 0 - 1/8 (0.033 mi.)</b> | <b>1</b>      | <b>8</b>    |

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there is 1 HIST UST site within approximately 0.25 miles of the target property.

| <u>Lower Elevation</u>                          | <u>Address</u>              | <u>Direction / Distance</u>   | <u>Map ID</u> | <u>Page</u> |
|---|-----------------------------|-------------------------------|---------------|-------------|
| <b>GENTRY FARMS</b><br>Facility Id: 00000060653 | <b>16015 W WHITESBRIDGE</b> | <b>SW 0 - 1/8 (0.033 mi.)</b> | <b>1</b>      | <b>8</b>    |

### **Other Ascertainable Records**

CUPA Listings: A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

A review of the CUPA Listings list, as provided by EDR, has revealed that there is 1 CUPA Listings site within approximately 0.25 miles of the target property.

| <u>Equal/Higher Elevation</u>   | <u>Address</u>        | <u>Direction / Distance</u>    | <u>Map ID</u> | <u>Page</u> |
|---|-----------------------|--------------------------------|---------------|-------------|
| <b>PRITAM S MANN FARMS</b><br>Database: CUPA FRESNO, Date of Government Version: 04/10/2019<br>Facility Id: FA0278291 | <b>253 N SISKIYOU</b> | <b>NNW 0 - 1/8 (0.123 mi.)</b> | <b>2</b>      | <b>9</b>    |

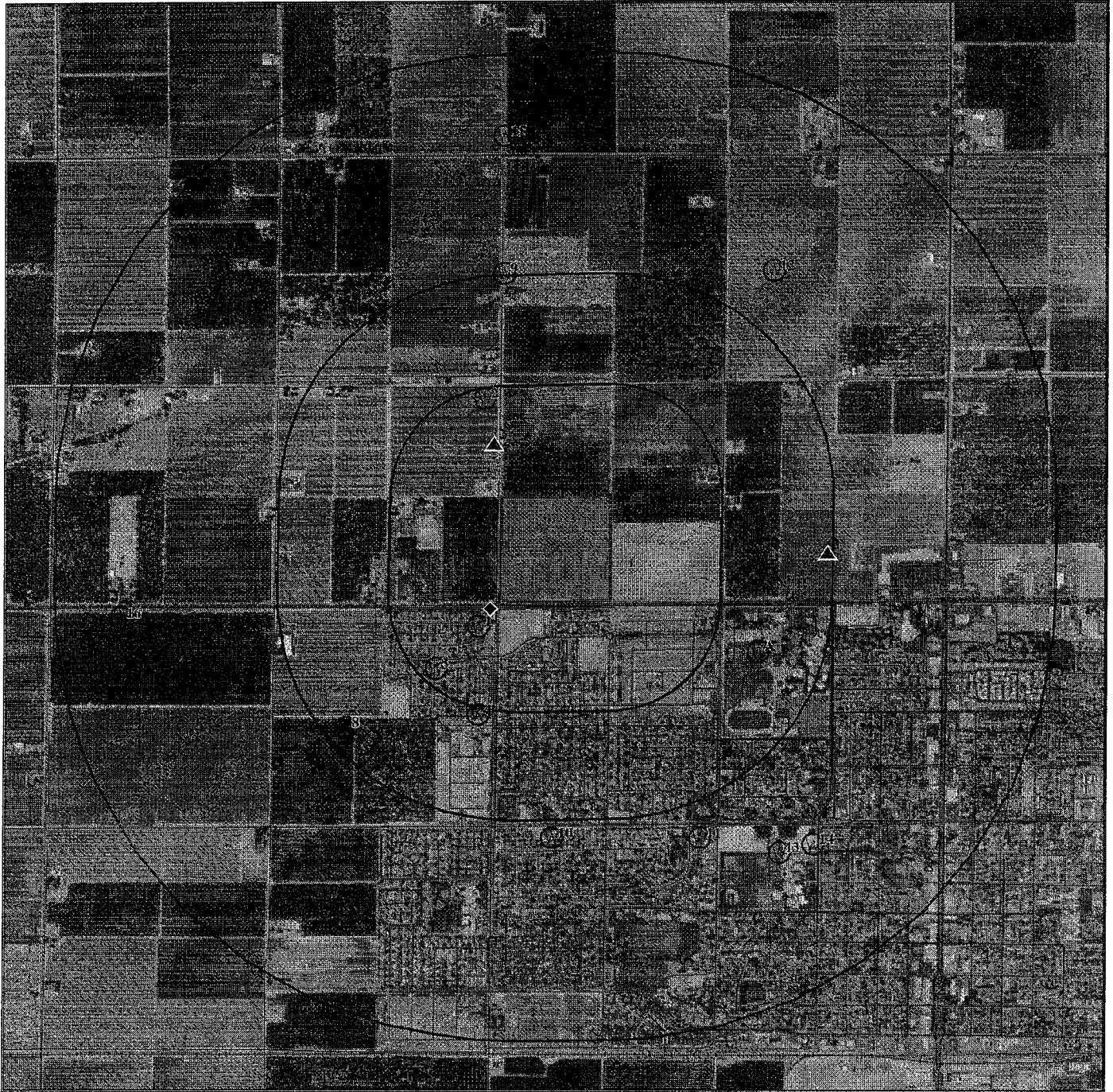
## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 6 records.


| <u>Site Name</u> | <u>Database(s)</u> |
|------------------|--------------------|
| TRACT 5480       | CIWQS              |
| TRACT 5928       | CIWQS              |
| TRACT 5719       | CIWQS              |
| TRACT 5416       | CIWQS              |
| TRACT 5416       | CIWQS              |
| TRACT 5719 5805  | CIWQS              |




# OVERVIEW MAP - 5722826.2S




 Target Property

 Sites at elevations higher than or equal to the target property


 Sites at elevations lower than the target property


 Manufactured Gas Plants


 National Priority List Sites

 Dept. Defense Sites


0 1/4 1/2 1 Miles


 Indian Reservations BIA

 100-year flood zone

 500-year flood zone

 National Wetland Inventory

 State Wetlands

 Areas of Concern



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

SITE NAME: Tract 6236  
ADDRESS: APN 020-120-31a  
Kerman CA 93630  
LAT/LONG: 36.736672 / 120.075902

CLIENT: Sees Consulting  
CONTACT: Gerald Rojas  
INQUIRY #: 5722826.2s  
DATE: July 19, 2019 7:00 pm

# DETAIL MAP - 5722826.2S



- Target Property  
 Sites at elevations higher than or equal to the target property  
 Sites at elevations lower than the target property  
 Manufactured Gas Plants  
 Sensitive Receptors  
 National Priority List Sites  
 Dept. Defense Sites  
 Indian Reservations BIA  
 100-year flood zone  
 500-year flood zone  
 National Wetland Inventory  
 State Wetlands  
 Areas of Concern

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

SITE NAME: Tract 6236  
 ADDRESS: APN 020-120-31a  
 Kerman CA 93630  
 LAT/LONG: 36.736672 / 120.075902

CLIENT: Sees Consulting  
 CONTACT: Gerald Rojas  
 INQUIRY #: 5722826.2s  
 DATE: July 19, 2019 7:02 pm

## MAP FINDINGS SUMMARY

| Database   | Search<br>Distance<br>(Miles) | Target<br>Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total<br>Plotted |
|--|-------------------------------|--------------------|-------|-----------|-----------|---------|-----|------------------|
| <b><u>STANDARD ENVIRONMENTAL RECORDS</u></b>                                       |                               |                    |       |           |           |         |     |                  |
| <b><i>Federal NPL site list</i></b>  |                               |                    |       |           |           |         |     |                  |
| NPL  | 1.000                         |                    | 0     | 0         | 0         | 0       | NR  | 0                |
| Proposed NPL   | 1.000                         |                    | 0     | 0         | 0         | 0       | NR  | 0                |
| NPL LIENS  | 0.001                         |                    | 0     | NR        | NR        | NR      | NR  | 0                |
| <b><i>Federal Delisted NPL site list</i></b>                                       |                               |                    |       |           |           |         |     |                  |
| Delisted NPL   | 1.000                         |                    | 0     | 0         | 0         | 0       | NR  | 0                |
| <b><i>Federal CERCLIS list</i></b>   |                               |                    |       |           |           |         |     |                  |
| FEDERAL FACILITY   | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| SEMS   | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| <b><i>Federal CERCLIS NFRAP site list</i></b>                                      |                               |                    |       |           |           |         |     |                  |
| SEMS-ARCHIVE   | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| <b><i>Federal RCRA CORRACTS facilities list</i></b>                                |                               |                    |       |           |           |         |     |                  |
| CORRACTS   | 1.000                         |                    | 0     | 0         | 0         | 0       | NR  | 0                |
| <b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>                        |                               |                    |       |           |           |         |     |                  |
| RCRA-TSDF  | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| <b><i>Federal RCRA generators list</i></b>   |                               |                    |       |           |           |         |     |                  |
| RCRA-LQG   | 0.250                         |                    | 0     | 0         | NR        | NR      | NR  | 0                |
| RCRA-SQG   | 0.250                         |                    | 0     | 0         | NR        | NR      | NR  | 0                |
| RCRA-CESQG   | 0.250                         |                    | 0     | 0         | NR        | NR      | NR  | 0                |
| <b><i>Federal institutional controls /<br/>engineering controls registries</i></b> |                               |                    |       |           |           |         |     |                  |
| LUCIS  | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| US ENG CONTROLS  | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| US INST CONTROL  | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| <b><i>Federal ERNS list</i></b>  |                               |                    |       |           |           |         |     |                  |
| ERNS   | 0.001                         |                    | 0     | NR        | NR        | NR      | NR  | 0                |
| <b><i>State- and tribal - equivalent NPL</i></b>                                   |                               |                    |       |           |           |         |     |                  |
| RESPONSE   | 1.000                         |                    | 0     | 0         | 0         | 0       | NR  | 0                |
| <b><i>State- and tribal - equivalent CERCLIS</i></b>                               |                               |                    |       |           |           |         |     |                  |
| ENVIROSTOR   | 1.000                         |                    | 0     | 0         | 1         | 0       | NR  | 1                |
| <b><i>State and tribal landfill and/or<br/>solid waste disposal site lists</i></b> |                               |                    |       |           |           |         |     |                  |
| SWF/LF   | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| <b><i>State and tribal leaking storage tank lists</i></b>                          |                               |                    |       |           |           |         |     |                  |
| LUST   | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |

## MAP FINDINGS SUMMARY

| Database  | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|-------------------------|-----------------|-------|-----------|-----------|---------|-----|---------------|
| INDIAN LUST   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| CPS-SLIC  | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b>State and tribal registered storage tank lists</b>       |                         |                 |       |           |           |         |     |               |
| FEMA UST  | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| UST   | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| AST   | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| INDIAN UST  | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| <b>State and tribal voluntary cleanup sites</b>             |                         |                 |       |           |           |         |     |               |
| INDIAN VCP  | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| VCP   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b>State and tribal Brownfields sites</b>                   |                         |                 |       |           |           |         |     |               |
| BROWNFIELDS   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b>ADDITIONAL ENVIRONMENTAL RECORDS</b>                     |                         |                 |       |           |           |         |     |               |
| <b>Local Brownfield lists</b>                               |                         |                 |       |           |           |         |     |               |
| US BROWNFIELDS  | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b>Local Lists of Landfill / Solid Waste Disposal Sites</b> |                         |                 |       |           |           |         |     |               |
| WMUDS/SWAT  | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| SWRCY   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| HAULERS   | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| INDIAN ODI  | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| ODI   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| DEBRIS REGION 9   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| IHS OPEN DUMPS  | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b>Local Lists of Hazardous waste / Contaminated Sites</b>  |                         |                 |       |           |           |         |     |               |
| US HIST CDL   | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| HIST Cal-Sites  | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| SCH   | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| CDL   | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| CERS HAZ WASTE  | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| Toxic Pits  | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| US CDL  | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| PFAS  | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| <b>Local Lists of Registered Storage Tanks</b>              |                         |                 |       |           |           |         |     |               |
| SWEEPS UST  | 0.250                   |                 | 1     | 0         | NR        | NR      | NR  | 1             |
| HIST UST  | 0.250                   |                 | 1     | 0         | NR        | NR      | NR  | 1             |
| CERS TANKS  | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| CA FID UST  | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| <b>Local Land Records</b>                                   |                         |                 |       |           |           |         |     |               |
| LIENS   | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |

## MAP FINDINGS SUMMARY

| Database                                    | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|-------------------------|-----------------|-------|-----------|-----------|---------|-----|---------------|
| LIENS 2                                     | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| DEED  | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b>Records of Emergency Release Reports</b> |                         |                 |       |           |           |         |     |               |
| HMIRS                                       | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| CHMIRS                                      | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| LDS   | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| MCS   | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| SPILLS 90                                   | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| <b>Other Ascertainable Records</b>          |                         |                 |       |           |           |         |     |               |
| RCRA NonGen / NLR                           | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| FUDS  | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| DOD   | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| SCRD DRYCLEANERS                            | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| US FIN ASSUR                                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| EPA WATCH LIST                              | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| 2020 COR ACTION                             | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| TSCA  | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| TRIS  | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| SSTS  | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| ROD   | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| RMP   | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| RAATS                                       | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| PRP   | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| PADS  | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| ICIS  | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| FTTS  | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| MLTS  | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| COAL ASH DOE                                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| COAL ASH EPA                                | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| PCB TRANSFORMER                             | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| RADINFO                                     | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| HIST FTTS                                   | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| DOT OPS                                     | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| CONSENT                                     | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| INDIAN RESERV                               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| FUSRAP                                      | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| UMTRA                                       | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| LEAD SMELTERS                               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| US AIRS                                     | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| US MINES                                    | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| ABANDONED MINES                             | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| FINDS                                       | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| UXO   | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| DOCKET HWC                                  | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| ECHO  | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| 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                   |                 | 1     | 0         | NR        | NR      | NR  | 1             |



## MAP FINDINGS SUMMARY

| Database            | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---------------------|-------------------------|-----------------|-------|-----------|-----------|---------|-----|---------------|
| DRYCLEANERS         | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| EMI                 | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| ENF                 | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| Financial Assurance | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| HAZNET              | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| ICE                 | 0.001                   |                 | 0     | 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                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| MINES               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| MWMP                | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| NPDES               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| PEST LIC            | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| PROC                | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| Notify 65           | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| UIC                 | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| UIC GEO             | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| WASTEWATER PITS     | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| WDS                 | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| WIP                 | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| MILITARY PRIV SITES | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| PROJECT             | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| WDR                 | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| CIWQS               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| CERS                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| NON-CASE INFO       | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| OTHER OIL GAS       | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| PROD WATER PONDS    | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| SAMPLING POINT      | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| WELL STIM PROJ      | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |

### EDR HIGH RISK HISTORICAL RECORDS

#### *EDR Exclusive Records*

|                  |       |  |   |    |    |    |    |   |
|------------------|-------|--|---|----|----|----|----|---|
| EDR MGP          | 1.000 |  | 0 | 0  | 0  | 0  | NR | 0 |
| EDR Hist Auto    | 0.125 |  | 0 | NR | NR | NR | NR | 0 |
| EDR Hist Cleaner | 0.125 |  | 0 | NR | NR | NR | NR | 0 |

### EDR RECOVERED GOVERNMENT ARCHIVES

#### *Exclusive Recovered Govt. Archives*

|          |       |  |   |    |    |    |    |   |
|----------|-------|--|---|----|----|----|----|---|
| RGA LF   | 0.001 |  | 0 | NR | NR | NR | NR | 0 |
| RGA LUST | 0.001 |  | 0 | NR | NR | NR | NR | 0 |

|             |  |   |   |   |   |   |   |   |
|-------------|--|---|---|---|---|---|---|---|
| - Totals -- |  | 0 | 3 | 0 | 1 | 0 | 0 | 4 |
|-------------|--|---|---|---|---|---|---|---|

#### NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

1  
SW  
< 1/8  
0.033 mi.  
172 ft.

**GENTRY FARMS**  
**16015 W WHITESBRIDGE**  
**KERMAN, CA 93630**

**SWEEPS UST**    **U001588509**  
**HIST UST**      **N/A**

Relative:  
Lower

Actual:  
218 ft.

**SWEEPS UST:**

Name: GENTRY FARMS  
Address: 16015 W WHITESBRIDGE  
City: KERMAN  
Status: Active  
Comp Number: 60653  
Number: 9  
Board Of Equalization: Not reported  
Referral Date: 07-01-85  
Action Date: Not reported  
Created Date: 02-29-88  
Owner Tank Id: 1  
SWRCB Tank Id: 10-000-060653-000001  
Tank Status: A  
Capacity: Not reported  
Active Date: 07-01-85  
Tank Use: M.V. FUEL  
STG: P  
Content: UNKNOWN  
Number Of Tanks: 2

Name: GENTRY FARMS  
Address: 16015 W WHITESBRIDGE  
City: KERMAN  
Status: Active  
Comp Number: 60653  
Number: 9  
Board Of Equalization: Not reported  
Referral Date: 07-01-85  
Action Date: Not reported  
Created Date: 02-29-88  
Owner Tank Id: 1  
SWRCB Tank Id: 10-000-060653-000002  
Tank Status: A  
Capacity: Not reported  
Active Date: 07-01-85  
Tank Use: EMPTY  
STG: P  
Content: EMPTY  
Number Of Tanks: Not reported

**HIST UST:**

Name: GENTRY FARMS  
Address: 16015 W WHITESBRIDGE  
City,State,Zip: KERMAN, CA 93630  
File Number: 000241F3  
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000241F3.pdf>  
Region: STATE  
Facility ID: 00000060653  
Facility Type: Other  
Other Type: FARM  
Contact Name: Not reported  
Telephone: 2092558001

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**GENTRY FARMS (Continued)**

**U001588509**

Owner Name: GENTRY FARMS  
Owner Address: 4847 CHURCH  
Owner City,St,Zip: FRESNO, CA 93725  
Total Tanks: 0002

Tank Num: 001  
Container Num: 1  
Year Installed: Not reported  
Tank Capacity: 00000000  
Tank Used for: PRODUCT  
Type of Fuel: 06  
Container Construction Thickness: Not reported  
Leak Detection: None

Tank Num: 002  
Container Num: 1  
Year Installed: Not reported  
Tank Capacity: 00000000  
Tank Used for: PRODUCT  
Type of Fuel: 06  
Container Construction Thickness: Not reported  
Leak Detection: None

[Click here for Geo Tracker PDF:](#)

**2**  
**NNW**  
**< 1/8**  
**0.123 mi.**  
**648 ft.**

**PRITAM S MANN FARMS**  
**253 N SISKIYOU**  
**KERMAN, CA 93630**

**CUPA Listings S107504271**  
**N/A**

**Relative:**  
**Higher**

**Actual:**  
**220 ft.**

CUPA FRESNO:  
Name: PRITAM S MANN FARMS  
Address: 253 N SISKIYOU  
City,State,Zip: KERMAN, CA 93630  
Facility ID: FA0278291  
Cross Street: Not reported  
APM Number: 02011005S  
CERS Id: 10701340  
SWIS Number: Not reported  
GIS Latitude: 36.740148641  
GIS Longitude: -120.08044864  
Program Element: HAZARDOUS MATERIALS HANDLER FARM EXEMPTION

**3**  
**East**  
**1/4-1/2**  
**0.488 mi.**  
**2579 ft.**

**KERMAN PROPOSED ELEMENTARY SCHOOL & HIGH SCHOOL AT**  
**NORTHWEST CORNER OF WHITESBRIDGE & MADERA AVENUES**  
**KERMAN, CA 93630**

**ENVIROSTOR S118584229**  
**SCH N/A**

**Relative:**  
**Higher**

**Actual:**  
**223 ft.**

ENVIROSTOR:  
Name: KERMAN PROPOSED ELEMENTARY SCHOOL & HIGH SCHOOL ATHLETIC FACILITIES  
Address: NORTHWEST CORNER OF WHITESBRIDGE & MADERA AVENUES  
City,State,Zip: KERMAN, CA 93630  
Facility ID: 60002320  
Status: No Further Action



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**KERMAN PROPOSED ELEMENTARY SCHOOL & HIGH SCHOOL ATHLETIC FAC (Continued)**

**S118584229**

Status Date: 10/07/2016  
Site Code: 104753  
Site Type: School Investigation  
Site Type Detailed: School  
Acres: 45  
NPL: NO  
Regulatory Agencies: SMBRP  
Lead Agency: SMBRP  
Program Manager: Mellan Songco  
Supervisor: Jose Salcedo  
Division Branch: Northern California Schools & Santa Susana  
Assembly: , 31  
Senate: , 12  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: School District  
Latitude: 36.73652  
Longitude: -120.0649  
APN: 020-120-26, 020-120-27, 020-120-32, 02012026S, 02012027S, 02012032S  
Past Use: AGRICULTURAL - ROW CROPS  
Potential COC: Arsenic Chlordane DDD DDE DDT  
Confirmed COC: No Contaminants found  
Potential Description: NMA, SOIL  
Alias Name: 60002320  
Alias Type: Envirostor ID Number  
Alias Name: Planned School Athletic Site & New Elementary School  
Alias Type: Alternate Name  
Alias Name: 020-120-26  
Alias Type: APN  
Alias Name: 020-120-27  
Alias Type: APN  
Alias Name: 020-120-32  
Alias Type: APN  
Alias Name: 02012026S  
Alias Type: APN  
Alias Name: 02012027S  
Alias Type: APN  
Alias Name: 02012032S  
Alias Type: APN  
Alias Name: 104753  
Alias Type: Project Code (Site Code)

**Completed Info:**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Environmental Oversight Agreement  
Completed Date: 03/23/2016  
Comments: Fully executed EOA sent to District.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Cost Recovery Closeout Memo  
Completed Date: 09/18/2017  
Comments: Closeout Form 1554 submitted on 5/22/17 and processed by CRBU on 9/18/17; closeout complete.

Completed Area Name: PROJECT WIDE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number

EPA ID Number

**KERMAN PROPOSED ELEMENTARY SCHOOL & HIGH SCHOOL ATHLETIC FAC (Continued)**

**S118584229**

Completed Sub Area Name: Not reported  
Completed Document Type: Site Inspections/Visit (Non LUR)  
Completed Date: 04/16/2016  
Comments: On April 16, 2016, DTSC conducted a site visit and a scoping meeting with the District and their consultant.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Environmental Oversight Agreement Application  
Completed Date: 03/10/2016  
Comments: Consultant submitted EOP Application for Kerman USD, via email on 03/10/16.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Endangerment Assessment Workplan  
Completed Date: 06/27/2016  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Endangerment Assessment Report  
Completed Date: 10/07/2016  
Comments: On October 7, 2016, DTSC approved and issued a "No further action" determination on the PEA Report.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Fieldwork  
Completed Date: 06/28/2016  
Comments: On June 28, 2016, DTSC observed the implementation of the PEA Workplan.

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: KERMAN PROPOSED ELEMENTARY SCHOOL & HIGH SCHOOL ATHLETIC FACILITIES  
Address: NORTHWEST CORNER OF WHITESBRIDGE & MADERA AVENUES  
City,State,Zip: KERMAN, CA 93630  
Facility ID: 60002320  
Site Type: School Investigation  
Site Type Detail: School  
Site Mgmt. Req.: NONE SPECIFIED  
Acres: 45  
National Priorities List: NO  
Cleanup Oversight Agencies: SMBRP  
Lead Agency: SMBRP  
Lead Agency Description: DTSC - Site Cleanup Program

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**KERMAN PROPOSED ELEMENTARY SCHOOL & HIGH SCHOOL ATHLETIC FAC (Continued)**

**S118584229**

Project Manager: Mellan Songco  
Supervisor: Jose Salcedo  
Division Branch: Northern California Schools & Santa Susana  
Site Code: 104753  
Assembly: , 31  
Senate: , 12  
Special Program Status: Not reported  
Status: No Further Action  
Status Date: 10/07/2016  
Restricted Use: NO  
Funding: School District  
Latitude: 36.73652  
Longitude: -120.0649  
APN: 020-120-26, 020-120-27, 020-120-32, 02012026S, 02012027S, 02012032S  
Past Use: AGRICULTURAL - ROW CROPS  
Potential COC: Arsenic, Arsenic, Chlordane, DDD, DDE, DDT  
Confirmed COC: No Contaminants found  
Potential Description: NMA, SOL  
Alias Name: 60002320  
Alias Type: Envirostor ID Number  
Alias Name: Planned School Athletic Site & New Elementary School  
Alias Type: Alternate Name  
Alias Name: 020-120-26  
Alias Type: APN  
Alias Name: 020-120-27  
Alias Type: APN  
Alias Name: 020-120-32  
Alias Type: APN  
Alias Name: 02012026S  
Alias Type: APN  
Alias Name: 02012027S  
Alias Type: APN  
Alias Name: 02012032S  
Alias Type: APN  
Alias Name: 104753  
Alias Type: Project Code (Site Code)

**Completed Info:**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Environmental Oversight Agreement  
Completed Date: 03/23/2016  
Comments: Fully executed EOA sent to District.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Cost Recovery Closeout Memo  
Completed Date: 09/18/2017  
Comments: Closeout Form 1554 submitted on 5/22/17 and processed by CRBU on 9/18/17; closeout complete.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Inspections/Visit (Non LUR)  
Completed Date: 04/16/2016  
Comments: On April 16, 2016, DTSC conducted a site visit and a scoping meeting with the District and their consultant.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**KERMAN PROPOSED ELEMENTARY SCHOOL & HIGH SCHOOL ATHLETIC FAC (Continued)**

**S118584229**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Environmental Oversight Agreement Application  
Completed Date: 03/10/2016  
Comments: Consultant submitted EOP Application for Kerman USD, via email on 03/10/16.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Endangerment Assessment Workplan  
Completed Date: 06/27/2016  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Endangerment Assessment Report  
Completed Date: 10/07/2016  
Comments: On October 7, 2016, DTSC approved and issued a "No further action" determination on the PEA Report.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Fieldwork  
Completed Date: 06/28/2016  
Comments: On June 28, 2016, DTSC observed the implementation of the PEA Workplan.

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

Count: 6 records.

ORPHAN SUMMARY

| City   | EDR ID     | Site Name       | Site Address                    | Zip   | Database(s) |
|--------|------------|-----------------|---------------------------------|-------|-------------|
| KERMAN | S121684593 | TRACT 5480      | NWC W KEARNEY BLVD & S SISKIYOU | 93630 | CIWQS       |
| KERMAN | S121684655 | TRACT 5928      | SEC OF S GOLDENROD AVE & W WHI  | 93630 | CIWQS       |
| KERMAN | S121684644 | TRACT 5719      | S SIDE OF W WHITESBRIDGE RD BE  | 93630 | CIWQS       |
| KERMAN | S121684563 | TRACT 5416      | SISKIYOU AVE KEARNEY BLVD & WH  | 93630 | CIWQS       |
| KERMAN | S121684562 | TRACT 5416      | E SISKIYOU AVE BTW KEARNEY BLV  | 93630 | CIWQS       |
| KERMAN | S121684643 | TRACT 5719 5805 | W WHITESBRIDGE RD S SISKIYOU S  | 93630 | CIWQS       |

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Number of Days to Update:** Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

### STANDARD ENVIRONMENTAL RECORDS

#### *Federal NPL site list*

##### 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: 04/11/2019  | Source: EPA                            |
| Date Data Arrived at EDR: 04/18/2019    | Telephone: N/A                         |
| Date Made Active in Reports: 05/14/2019 | Last EDR Contact: 07/02/2019           |
| Number of Days to Update: 26            | Next Scheduled EDR Contact: 10/14/2019 |
|   | Data Release Frequency: Quarterly      |

##### NPL Site Boundaries

##### Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)  
Telephone: 202-564-7333

EPA Region 1  
Telephone 617-918-1143

EPA Region 3  
Telephone 215-814-5418

EPA Region 4  
Telephone 404-562-8033

EPA Region 5  
Telephone 312-886-6686

EPA Region 10  
Telephone 206-553-8665

EPA Region 6  
Telephone: 214-655-6659

EPA Region 7  
Telephone: 913-551-7247

EPA Region 8  
Telephone: 303-312-6774

EPA Region 9  
Telephone: 415-947-4246

##### 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: 04/11/2019  | Source: EPA                            |
| Date Data Arrived at EDR: 04/18/2019    | Telephone: N/A                         |
| Date Made Active in Reports: 05/14/2019 | Last EDR Contact: 07/02/2019           |
| Number of Days to Update: 26            | Next Scheduled EDR Contact: 10/14/2019 |
|   | Data Release Frequency: Quarterly      |

##### NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.