

PUBLIC UTILITIES COMMISSION
505 Van Ness Avenue
San Francisco CA 94102-3298



Pacific Gas & Electric Company
GAS (Corp ID 39)
Status of Advice Letter 4611G
As of July 5, 2022

Subject: Road Easement Deed Conveyance Affecting PG&E Land in Yolo County Request for Approval Under Public Utilities Code Section 851, pursuant to General Order 173

Division Assigned: Energy

Date Filed: 05-25-2022

Date to Calendar: 05-30-2022

Authorizing Documents: None

Disposition:	Accepted
Effective Date:	06-24-2022

Resolution Required: No

Resolution Number: None

Commission Meeting Date: None

CPUC Contact Information:

edtariffunit@cpuc.ca.gov

AL Certificate Contact Information:

Kimberly Loo

(415)973-4587

PGETariffs@pge.com

PUBLIC UTILITIES COMMISSION
505 Van Ness Avenue
San Francisco CA 94102-3298



To: Energy Company Filing Advice Letter

From: Energy Division PAL Coordinator

Subject: Your Advice Letter Filing

The Energy Division of the California Public Utilities Commission has processed your recent Advice Letter (AL) filing and is returning an AL status certificate for your records.

The AL status certificate indicates:

- Advice Letter Number
- Name of Filer
- CPUC Corporate ID number of Filer
- Subject of Filing
- Date Filed
- Disposition of Filing (Accepted, Rejected, Withdrawn, etc.)
- Effective Date of Filing
- Other Miscellaneous Information (e.g., Resolution, if applicable, etc.)

The Energy Division has made no changes to your copy of the Advice Letter Filing; please review your Advice Letter Filing with the information contained in the AL status certificate, and update your Advice Letter and tariff records accordingly.

All inquiries to the California Public Utilities Commission on the status of your Advice Letter Filing will be answered by Energy Division staff based on the information contained in the Energy Division's PAL database from which the AL status certificate is generated. If you have any questions on this matter please contact the:

Energy Division's Tariff Unit by e-mail to
edtariffunit@cpuc.ca.gov



May 25, 2022

Advice 4611-G

(Pacific Gas and Electric Company ID U 39 G)

Public Utilities Commission of the State of California

Subject: Road Easement Deed Conveyance Affecting PG&E Land in Yolo County – Request for Approval Under Public Utilities Code Section 851, pursuant to General Order 173

Purpose

The purpose of this Advice submittal is to enable the City of Winters to support the development of additional housing through the grant of an easement over PG&E property.

Pacific Gas and Electric Company (PG&E) thus requests Public Utilities Commission (CPUC or Commission) approval under Public Utilities Code Section 851 (Section 851) and General Order (GO) 173 to convey a Road & Utilities Easement (Easement) to the City of Winters (City). The Easement is included as Attachment 1. The Easement affects Yolo County Assessor's Parcel Number (APN) 030-190-099 (Property). The Easement is approximately 88 feet wide at its widest point.

PG&E has reviewed the proposed transaction and determined that the transfer of this land right will not interfere with PG&E's operations or the ability to provide safe and reliable utility service.

Background

The Property, which is owned by PG&E in fee, is a 6.9 acre strip. PG&E acquired the Property via grant deed recorded in Yolo County Official Records on December 21st, 1960, in Book 623, Page 24 (Attachment 2). PG&E's Property has two existing gas transmission pipelines in the fee strip.

The City contacted PG&E in March 2021 to request an Easement for road and utility purposes. The Easement will be improved with asphalt pavement, concrete curb, gutter, sidewalk, streetlights and a 12" diameter water main. The Easement improvements will cover approximately 0.278 acre. The Easement is required by the City and the developer Meritage Homes of California, Inc. (Meritage) for the Winters Highlands

Phases III, IV & V project. The Winters Highlands project consists of the construction of single-family dwellings.

PG&E inspected the Property and determined the proposed Easement will not interfere with PG&E's safe operation of its gas transmission pipelines or delivery of reliable service. The proposed transaction – which will support additional housing for the City of Winters – supports the public interest.

For the described reasons, PG&E requests approval of this Section 851 request.

Tribal Lands Policy

On December 5, 2019, the Commission adopted a policy titled, "Investor-Owned Utility Real Property – Land Disposition - First Right of Refusal for Disposition of Real Property Within the Ancestral Territories of California Native American Tribes" (Policy). The Policy directs investor-owned utilities to (1) notify the appropriate local Native American Tribes of any proposed dispositions of utility-owned real property that are subject to Section 851 and (2) to allow 90 days for the Tribes to respond as to their interest in purchasing the subject real property.

Resolution E-5076, effective January 14, 2021, adopted Guidelines to Implement the CPUC Tribal Land Policy (Guidelines). Section 1.3.d of the Guidelines states that "disposition" means the transfer, sale, donation, or disposition by any other means of a fee interest in real property. Therefore, the Easement subject to this Advice Letter is not covered by the Policy.

Other Information

In accordance with General Order 173, Rule 4, PG&E provides the following information related to the proposed transaction:

(a) Identity and Addresses of All Parties to the Proposed Transaction:

Pacific Gas and Electric Company	City of Winters
Steven Frank	Kathleen Salguero Tropa
Law Department	City Manager
P.O. Box 7442	318 1 st Street,
San Francisco, CA 94120	Winters, CA 95694
Telephone: (415) 971-5091	Telephone: (530) 795-4910
Facsimile: (415) 973-5520	Email: kathleen.tropa@cityofwinters.org
Email: steven.frank@pge.com	

(b) Complete Description of the Property Including Present Location, Condition and Use:

The Property is owned by PG&E. It is one parcel of land in Yolo County, APN 030-190-099. This Property is also identified on State Board of Equalization SBE Map 135-57-025. The Property is located in Public Land Survey System Township 8 North, Range 1 West, Section 20 in the Mount Diablo Meridian. The 6.9-acre parcel is a long rectangular shaped piece of vacant land, consisting of dirt and grass. The Property has two high pressure backbone gas transmission lines. The parcel is zoned Agriculture Intensive.

The proposed Easement will not impact PG&E's current and future use of the Property.

(c) Intended Use of the Property:

Upon CPUC approval of the Easement, the City proposes to use the Easement to install a public road right-of-way approximately 88' in width, at its widest point. Improvements will consist of asphalt pavement, concrete curb, gutter, sidewalk, streetlights, and a 12" diameter water main.

(d) Complete Description of Financial Terms of the Proposed Transaction:

The City will pay PG&E \$6,500 for the Easement.

(e) Description of How Financial Proceeds of the Transaction Will Be Distributed:

Any compensation received by PG&E from the City of Winters will be credited to Other Operating Revenue. The funds will be used to reduce future revenue requirements, consistent with conventional cost-of-service ratemaking.

(f) Statement on the Impact of the Transaction on Ratebase and Any Effect on the Ability of the Utility to Serve Customers and the Public:

There is no impact to PG&E's rate base nor will granting the Easement affect PG&E's ability to provide safe and reliable service.

(g) The Original Cost, Present Book Value, and Present Fair Market Value for Sales of Real Property and Depreciable Assets, and a Detailed Description of How the Fair Market Value Was Determined (e.g., Appraisal):

Not applicable.

(h) The Fair Market Rental Value for Leases of Real Property, and a Detailed Description of How the Fair Market Rental Value Was Determined:

Not applicable.

(i) The Fair Market Value of the Easement or Right-of-Way, and a Detailed Description of How the Fair Market Value Was Determined:

The offer is based on an external valuation performed by licensed appraisers using the sales comparison approach to determine fair market value. The valuation analyzed five (5) similar local property sales of agricultural land in Yolo County. It determined the average cost per acre to be of \$20,000. That amount was applied to size of the easement acquisition area of 0.278 acre. Using this methodology, the fair market value of the Easement was valued at \$6,500. PG&E appraisers have reviewed the valuation and support the appraised amount.

(j) A Complete Description of any Recent Past (Within the Prior Two Years) or Anticipated Future Transactions that May Appear To Be Related to the Present Transaction:

There are no recent past or anticipated future transactions anticipated by PG&E or City that are related to the present transaction.

(k) Sufficient Information and Documentation (Including Environmental Information) to Show that All of Eligibility Criteria Set Forth in Rule 3 of General Order 173 are Satisfied:

PG&E has provided information in this Advice Letter to satisfy the eligibility criteria under General Order 173 in that:

- The activity proposed in the transaction will not require environmental review by the CPUC as a Lead Agency;
- The transaction will not have an adverse effect on the public interest or on the ability of PG&E to provide safe and reliable service to its customers at reasonable rates;
- The transaction will not materially impact the rate base of PG&E; and
- The transaction does not warrant a more comprehensive review that would be provided through a formal Section 851 application.

(l) Additional Information to Assist in the Review of the Advice Letter:

PG&E does not believe that any additional information is necessary for the review of this Advice Letter.

(m) Environmental Information

Pursuant to General Order 173, the Advice Letter program applies to proposed transactions that will not require environmental review by the CPUC as a lead agency under the California Environmental Quality Act ("CEQA") either because: (a) a statutory or categorical exemption applies (the applicant must provide a Notice of Exemption from the Lead Agency or explain why an exemption applies), or (b) because the transaction is not a project under CEQA (the applicant must explain the reasons why it believes that the transaction is not a project), or (c) because another public agency, acting as the Lead Agency under CEQA, has completed environmental review of the project, and the Commission is required to perform environmental review of the project only as a Responsible Agency under CEQA.

For this advice letter, City has completed the environmental review as a lead agency, and the Commission is a Responsible Agency as to the property currently owned by PG&E.

If another public agency, acting as the Lead Agency under CEQA, has completed an environmental review of the project and has approved the final CEQA documents, and the Commission is a Responsible Agency under CEQA, the applicant shall provide the following:

- a. *The name, address, and phone number of the Lead Agency, the type of CEQA document that was prepared (Environmental Impact Report, Negative Declaration, Mitigated Negative Declaration), the date on which the Lead Agency approved the CEQA document, the date on which a Notice of Determination was filed.*

Lead Agency	<p>City of Winters Kathleen Salguero Trepá City Manager 318 1st Street, Winters, CA 95694 Phone: (530) 795-4910 Email: kathleen.trepa@cityofwinters.org</p> <p>Nancy M. Malaret Wallace Kuhl & Associates 3422 West Hammer Lane, Suite D Stockton, CA 95219 Email: nmalaret@wallace-kuhl.com Phone: (209) 234-8822 Fax: (209) 234-7727</p>
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<p>Type of CEQA Document Prepared</p>	<ul style="list-style-type: none"> January 5th, 2021 – Included as Attachment 3 – Phase I Environmental Site Assessment, Winter Highlands Subdivision Phases III-V (WKA No. 10852.15)
<p>Approval of a CEQA Addendum to the Winter Highlands Final Environmental Impact Report (EIR)</p>	<ul style="list-style-type: none"> April 4th, 2006 – Resolution No. 2015-04 Approval of a CEQA Addendum to the Winter Highlands Final EIR (SCH# 2004012109) included herein as Attachment 4
<p>Responses to Comments on the Draft Focused EIR for the Winter Highlands Project</p>	<ul style="list-style-type: none"> January 2006 – Response to Comments included herein as Attachment 5 – SCH# 2004012109
<p>CEQA Notice of Determination</p>	<ul style="list-style-type: none"> January 20th, 2015 – Notice of Determination California Environmental Quality Act included herein as Attachment 6 – SCH# 2004012109

- b. *A copy of all CEQA documents prepared by or for the Lead Agency regarding the project and the Lead Agency’s resolution or other document approving the CEQA documents.*

See Attachments 3 through 6.

- c. *A list of section and page numbers for the environmental impacts, mitigation measures, and findings in the prior CEQA documents that relate to the approval sought from the Commission.*

A discussion of the environmental impacts associated with the improvements proposed on the approved project can be found in the following:

See CEQA Notice of Determination, Attachment 6, Page 1, concluding the project will not have significant adverse effect on the environment.

- d. *An explanation of any aspect of the project or its environmental setting which has changed since the issuance of the prior CEQA document.*

The environmental setting described in the CEQA document prepared by Wallace Kuhl & Associates for this project has not changed since the issuance of the Notice of Determination.

- e. *A statement of whether the project will require approval by additional public agencies other than the Commission and the Lead Agency, and, if so, the name and address of each agency and the type of approval required.*

Not applicable.

Protests

Anyone wishing to protest this submittal may do so by letter sent electronically via E-mail, no later than June 14, 2022, which is 20 days after the date of this submittal. Protests must be submitted to:

CPUC Energy Division
ED Tariff Unit
E-mail: EDTariffUnit@cpuc.ca.gov

The protest shall also be electronically sent to PG&E via E-mail at the address shown below on the same date it is electronically delivered to the Commission:

Sidney Bob Dietz II
Director, Regulatory Relations
c/o Megan Lawson
E-mail: PGETariffs@pge.com

Any person (including individuals, groups, or organizations) may protest or respond to an advice letter (General Order 96-B, Section 7.4). The protest shall contain the following information: specification of the advice letter protested; grounds for the protest; supporting factual information or legal argument; name and e-mail address of the protestant; and statement that the protest was sent to the utility no later than the day on which the protest was submitted to the reviewing Industry Division (General Order 96-B, Section 3.11).

Effective Date

Pursuant to the review process outlined in General Order 173, PG&E requests that this Tier 2 advice letter become effective on June 24, 2022, which is 30 days from the date of submittal.

***** SERVICE LIST for Advice 4611-G *****
APPENDIX A

Jonathan Reiger
Legal Division
505 Van Ness Avenue
San Francisco, CA 94102
(415) 355-5596
jzr@cpuc.ca.gov

Mary Jo Borak
Energy Division
505 Van Ness Avenue
San Francisco, CA 94102
(415) 703-1333
bor@cpuc.ca.gov

Robert (Mark) Pocta
Division of Ratepayer
Advocates
505 Van Ness Avenue
San Francisco, CA 94102
(415) 703- 2871
robert.pocta@cpuc.ca.gov

Andrew Barnsdale
Energy Division
505 Van Ness Avenue
San Francisco, CA 94102
(415) 703-3221
bca@cpuc.ca.gov

*****AGENCIES*****

Kathleen Salguero Trep
City of Winters - City Manager
318 1st Street,
Winters, CA 95694
(530) 795-4910
Kathleen.trepa@cityofwinters.org

Yolo County Clerk/Recorder
625 Court Street #B01
Woodland CA 95695
clerk-recorder@yolocounty.org

*****3rd Parties*****

Ethan Walsh
City of Winters Attorney
Best Best & Krieger, LLP
500 Capitol Mall, Suite 1700
Sacramento, CA 95814
(916) 551-2825
Ethan.walsh@bbklaw.com

Jon Cakus
Land Development Manager
Meritage Homes of California, Inc.
2603 Camino Ramon, Suite 140
San Ramon, CA 94583
(925) 543-4058
Jon.Cakus@meritagehomes.com



ADVICE LETTER SUMMARY

ENERGY UTILITY



MUST BE COMPLETED BY UTILITY (Attach additional pages as needed)

Company name/CPUC Utility No.: Pacific Gas and Electric Company (ID U39 G)

Utility type:

- ELC GAS WATER
 PLC HEAT

Contact Person: Kimberly Loo

Phone #: (415)973-4587

E-mail: PGETariffs@pge.com

E-mail Disposition Notice to: KELM@pge.com

EXPLANATION OF UTILITY TYPE

ELC = Electric GAS = Gas WATER = Water
 PLC = Pipeline HEAT = Heat

(Date Submitted / Received Stamp by CPUC)

Advice Letter (AL) #: 4611-G

Tier Designation: 2

Subject of AL: Road Easement Deed Conveyance Affecting PG&E Land in Yolo County – Request for Approval Under Public Utilities Code Section 851, pursuant to General Order 173

Keywords (choose from CPUC listing): Section 851, Transmission Line

AL Type: Monthly Quarterly Annual One-Time Other:

If AL submitted in compliance with a Commission order, indicate relevant Decision/Resolution #:

Does AL replace a withdrawn or rejected AL? If so, identify the prior AL: No

Summarize differences between the AL and the prior withdrawn or rejected AL:

Confidential treatment requested? Yes No

If yes, specification of confidential information:

Confidential information will be made available to appropriate parties who execute a nondisclosure agreement. Name and contact information to request nondisclosure agreement/ access to confidential information:

Resolution required? Yes No

Requested effective date: 6/24/22

No. of tariff sheets: 0

Estimated system annual revenue effect (%): N/A

Estimated system average rate effect (%): N/A

When rates are affected by AL, include attachment in AL showing average rate effects on customer classes (residential, small commercial, large C/I, agricultural, lighting).

Tariff schedules affected: N/A

Service affected and changes proposed¹: N/A

Pending advice letters that revise the same tariff sheets: N/A

¹Discuss in AL if more space is needed.

Protests and correspondence regarding this AL are to be sent via email and are due no later than 20 days after the date of this submittal, unless otherwise authorized by the Commission, and shall be sent to:

California Public Utilities Commission
Energy Division Tariff Unit Email:
EDTariffUnit@cpuc.ca.gov

Contact Name: Sidnev Bob Dietz II. c/o Megan Lawson
Title: Director, Regulatory Relations
Utility/Entity Name: Pacific Gas and Electric Company

Telephone (xxx) xxx-xxxx:
Facsimile (xxx) xxx-xxxx:
Email: PGETariffs@pge.com

Contact Name:
Title:
Utility/Entity Name:

Telephone (xxx) xxx-xxxx:
Facsimile (xxx) xxx-xxxx:
Email:

CPUC
Energy Division Tariff Unit
505 Van Ness Avenue
San Francisco, CA 94102

Clear Form

Advice 4611-G
May 25, 2022

Attachment 1

Road Easement from PG&E to City

LD 2408-01-10036
Road Easement

RECORDING REQUESTED BY, AND
WHEN RECORDED RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
245 Market Street, N10A, Room 1015
P.O. Box 770000
San Francisco, California 94177

Location: County of Yolo
Recording Fee: \$0.00 (Government Code Section 27383)
Document Transfer Tax: \$0.00 (Revenue and Taxation Code Section 11922)
 This is a conveyance where the consideration and
Value is less than \$100.00 (R&T 11911).
 Computed on Full Value of Property Conveyed, or
 Computed on Full Value Less Liens
& Encumbrances Remaining at Time of Sale
 Exempt from the fee per GC 27388.1 (a) (2); This
document is subject to Documentary Transfer Tax

Signature of declarant or agent determining tax

(A portion of APN 030-190-099, SBE Number 135-57-025)

EASEMENT AGREEMENT

Road Easement

This Easement Agreement (“**Agreement**”) is made and entered into this _____ day of _____, 20__ (the “**Effective Date**”) by PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called “**PG&E**”, and CITY OF WINTERS, a California municipal corporation, subdivision of the State of California, hereinafter called “**Grantee.**”

RECITALS

A. PG&E owns certain real property within the County of Yolo, State of California, commonly known as Valley Oak Drive, Winters, CA 95694 and more particularly described in **Exhibit A**, attached hereto and made a part hereof (hereinafter, the “**Property**”).

B. Grantee proposes to construct a public road on the Property, and in connection therewith, Grantee has requested that PG&E grant an easement for the excavation, installation, construction, reconstruction, repair, maintenance and use of a public road and other improvements consisting of curbs, gutters, and sidewalks.

C. PG&E is willing to grant such easement(s) on the terms and subject to the conditions set forth herein.

Now, therefore, in consideration of Grantee's agreement to pay the sum of Six Thousand Five Hundred Dollars (\$6,500.00), PG&E and Grantee agree as follows:

1. Grant of Easement(s): PG&E hereby grants to Grantee, upon the terms and conditions set forth in this Agreement, the following easement(s):

(a) Road Easement: A non-exclusive easement to excavate, install, construct, reconstruct, repair, replace, maintain and use a road or highway on and over a portion of the Property (the "**Easement Area**") described in Exhibit B attached hereto and made part hereof. Public road shall be approximately 88 feet wide at its widest point and consist of asphalt pavement, concrete curbs, gutters, and sidewalks.

2. Limitations on Use.

(a) The Easement Area, and any facilities permitted to be constructed thereon, are to be used by Grantee only for a public road or highway, and for no other purpose.

(b) PG&E reserves the right to restrict access to the Easement Area or any portion or portions thereof in the event of fire, earthquake, storm, riot, civil disturbance, or other casualty or emergency, or in connection with PG&E's response thereto, or if emergency repairs or maintenance are required to PG&E facilities within or in the vicinity of the Easement Area, or otherwise when PG&E deems it advisable to do so, including in connection with events and emergencies occurring or affecting PG&E's business operations located elsewhere than in the immediate vicinity of the Property.

(c) Neither Grantor nor Grantee shall not erect or construct any buildings or other structures within the Easement Area except any fixtures or appurtenances related to gas transmission operations, and Grantee shall have the right to remove all trees and vegetation in the Easement Area.

3. Condition of Easement Area. Grantee accepts the Easement Area in its existing physical condition, without warranty by PG&E or any duty or obligation on the part of PG&E to maintain the Easement Area. Grantee acknowledges that one or more of the following (collectively, "**Potential Environmental Hazards**") may be located in, on or underlying the Property and/or the Easement Area:

(a) electric fields, magnetic fields, electromagnetic fields, electromagnetic radiation, power frequency fields, and extremely low frequency fields, however designated, and whether emitted by electric transmission lines, other distribution equipment or otherwise ("**EMFs**");

(b) Hazardous Substances (as hereinafter defined). For purposes hereof, the term "**Hazardous Substances**" means any hazardous or toxic material or waste which is or becomes regulated by Legal Requirements (as hereinafter defined) relating to the protection of human health or safety, or regulating or relating to industrial hygiene or environmental conditions,

or the protection of the environment, or pollution or contamination of the air, soil, surface water or groundwater, including, but not limited to, laws, requirements and regulations pertaining to reporting, licensing, permitting, investigating and remediating emissions, discharges, releases or threatened releases of such substances into the air, surface water, or land, or relating to the manufacture, processing, distribution, use, treatment, storage, disposal, transport or handling of such substances. Without limiting the generality of the foregoing, the term Hazardous Substances includes any material or substance:

(1) now or hereafter defined as a “hazardous substance,” “hazardous waste,” “hazardous material,” “extremely hazardous waste,” “restricted hazardous waste” or “toxic substance” or words of similar import under any applicable local, state or federal law or under the regulations adopted or promulgated pursuant thereto, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. §§9601 et seq. (“CERCLA”); the Resource Conservation and Recovery Act of 1976, 42 U.S.C. §§6901 et seq.; the Clean Air Act, 42 U.S.C. §§7401 et seq.; the Clean Water Act, 33 U.S.C. §§1251 et seq.; the Toxic Substance Control Act, 15 U.S.C. §§2601 et seq.; the Federal Insecticide, Fungicide, and Rodenticide Act, 7 U.S.C. §§136 et seq.; the Atomic Energy Act of 1954, 42 U.S.C. §§2014 et seq.; the Nuclear Waste Policy Act of 1982, 42 U.S.C. §§10101 et seq.; the California Hazardous Waste Control Law, Cal. Health and Safety Code §§25100 et seq.; the Porter-Cologne Water Quality Control Act, Cal. Water Code §§13000 et seq.; the Carpenter-Presley-Tanner Hazardous Substance Account Act (Health and Safety Code §§25300 et seq.); and the Medical Waste Management Act (Health and Safety Code §§25015 et seq.); or

(2) which is toxic, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, mutagenic or otherwise hazardous, and is now or hereafter regulated as a Hazardous Substance by the United States, the State of California, any local governmental authority or any political subdivision thereof, or which cause, or are listed by the State of California as being known to the State of California to cause cancer or reproductive toxicity; or

(3) the presence of which on the Property poses or threatens to pose a hazard to the health or safety of persons on or about the Property or to the environment; or

(4) which contains gasoline, diesel fuel or other petroleum hydrocarbons; or

(5) which contains lead-based paint or other lead contamination, polychlorinated biphenyls (“PCBs”) or asbestos or asbestos-containing materials or urea formaldehyde foam insulation; or

(6) which contains radon gas;

(c) fuel or chemical storage tanks, energized electrical conductors or equipment, or natural gas transmission or distribution pipelines; and

(d) other potentially hazardous substances, materials, products or conditions.

Grantee shall be solely responsible for the health and safety of, and shall take all necessary precautions to protect, its employees, contractors, consultants, agents and invitees (“**Grantee’s**”

Representatives”) from risks of harm from Potential Environmental Hazards. Grantee acknowledges that it has previously evaluated the condition of the Easement Area and all matters affecting the suitability of the Easement Area for the uses permitted by this Agreement, including, but not limited to, the Potential Environmental Hazards listed herein.

4. Grantee’s Covenants. Grantee hereby covenants and agrees:

(a) Construction of Improvements. Grantee agrees to construct and install, or cause to be constructed and installed at no cost to PG&E, such facilities and improvements (“**Improvements**”) as may be necessary and appropriate for Grantee’s permitted use, as specified in Section 1. All such construction shall be performed in accordance with detailed plans and specifications (“**Plans**”) previously approved by PG&E and shall comply with all Legal Requirements. Before commencing construction of any Improvements, Grantee shall obtain all permits, authorizations or other approvals, at Grantee’s sole cost and expense as may be necessary for such construction. Without limiting the generality of the foregoing, Grantee shall be responsible for complying with any and all applicable requirements of the National Environmental Policy Act (“**NEPA**”) and the California Environmental Quality Act (“**CEQA**”) and satisfying, at Grantee’s sole expense, any and all mitigation measures under CEQA that may apply to Grantee’s proposed occupancy and use of the Easement Area, and to the construction, maintenance and use of Grantee’s proposed Improvements and facilities. Grantee shall promptly notify PG&E of any and all proposed mitigation measures that may affect PG&E or the Property. If, prior to the commencement of construction, PG&E determines in good faith that any such mitigation measures may adversely affect PG&E or the Property, or impose limitations on PG&E’s ability to use the Property as specified in Section 8, then PG&E shall have the right, without liability to Grantee, to give notice of termination of this Agreement to Grantee, whereupon this Agreement and the rights granted to Grantee shall terminate and revert in PG&E, unless within ten (10) days following delivery of such notice, Grantee gives notice to PG&E by which Grantee agrees to modify its proposed Project (as that term is defined under CEQA) so as to eliminate the necessity for such mitigation measures. In the event of such termination, PG&E and Grantee shall each be released from all obligations under this Agreement, except those which expressly survive termination. Grantee acknowledges and agrees that PG&E’s review of Grantee’s Plans is solely for the purpose of protecting PG&E’s interests, and shall not be deemed to create any liability of any kind on the part of PG&E, or to constitute a representation on the part of PG&E or any person consulted by PG&E in connection with such review that the Plans or the Improvements contemplated by such Plans are adequate or appropriate for any purpose, or comply with applicable Legal Requirements. Grantee or its agent shall not commence construction or installation of any Improvements without the prior written consent of PG&E, which consent shall not be unreasonably withheld, conditioned or delayed, and the prior consent, to the extent required by applicable law or regulation, of the California Public Utilities Commission (hereinafter, “**CPUC**”);

(b) Compliance with Laws. Grantee shall, at its sole cost and expense, promptly comply with (a) all laws, statutes, ordinances, rules, regulations, requirements or orders of municipal, state, and federal authorities now in force or that may later be in force, including, but not limited to, those relating to the generation, use, storage, handling, treatment, transportation or disposal of Hazardous Substances, as defined herein, or to health, safety, noise, environmental protection, air quality or water quality; (b) the conditions of any permit, occupancy certificate, license or other approval issued by public officers relating to Grantee’s use or occupancy of the

Easement Area; and (c) with any liens, encumbrances, easements, covenants, conditions, restrictions and servitudes (if any) of record, or of which Grantee has notice, which may be applicable to the Easement Area (collectively, “**Legal Requirements**”), regardless of when they become effective, insofar as they relate to the use or occupancy of the Easement Area by Grantee. Grantee shall furnish satisfactory evidence of such compliance upon request by PG&E. The judgment of any court of competent jurisdiction, or the admission of Grantee in any action or proceeding against Grantee, whether or not PG&E is a party in such action or proceeding, that Grantee has violated any Legal Requirement relating to the use or occupancy of the Easement Area, shall be conclusive of that fact as between PG&E and Grantee.

(c) Notice of Enforcement Proceedings. Grantee agrees to notify PG&E in writing within five (5) business days of any investigation, order or enforcement proceeding which in any way relates to the Property, or to any contamination or suspected contamination on, within or underlying the Property. Such notice shall include a complete copy of any order, complaint, agreement, or other document which may have been issued, executed or proposed, whether draft or final;

(d) Non-Interference. Grantee agrees not to materially interfere with or permit any material interference with the use of the Property by PG&E and other entitled persons. Interference shall include, but not be limited to, any activity by Grantee that places any of PG&E’s gas or electric facilities in violation of any of the provisions of General Order Nos. 95 (Overhead Electric), 112 (Gas), and 128 (Underground Electric) of the CPUC or to any other Legal Requirements under which the operations of utility facilities are controlled or regulated. Grantee shall not erect, handle, or operate any tools, machinery, apparatus, equipment, or materials closer to any of PG&E’s high-voltage electric conductors than the minimum clearances set forth in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety; which minimum clearances are incorporated herein by reference; but in no event closer than ten (10) feet to any energized electric conductors or appliances. Grantee shall not drill, bore, or excavate within thirty (30) feet of any of PG&E’s underground facilities, including, but not limited to, gas pipelines, valves, regulators or electric conduits. Grantee shall provide notice to Underground Service Alert at 1-800-227-2600 at least two (2) business days prior to commencing any drilling, boring or excavating permitted hereunder to assist Grantee with locating any and all underground facilities, including, but not limited to, gas pipelines, valves, regulators or electric conduits;

(e) Avoiding Dangerous Activities. Grantee agrees to conduct its activities and operations within and on the Easement Area in such a manner so as not to endanger the Property, PG&E’s utility facilities, the environment and human health and safety. Grantee shall not cause or permit any Hazardous Substances, as defined herein, to be brought upon, produced, stored, used, discharged or disposed of on, or in the vicinity of the Property, except in compliance with all applicable Legal Requirements. Grantee shall be responsible for the cost of remediating any discharge or release of Hazardous Substances resulting from or arising in connection with Grantee’s use of the Property and shall immediately notify PG&E and the appropriate regulatory authorities where required by law, of any such release. If PG&E determines that Grantee’s activities in any way endanger the Property, PG&E’s utility facilities, the environment, or human health and safety, PG&E may, in PG&E’s reasonable discretion, require that Grantee halt such activities until appropriate protective measures are taken to PG&E’s reasonable satisfaction. Grantee shall hold PG&E harmless from any claims resulting from any delay under this paragraph.

PG&E's right to halt activities under this paragraph shall not in any way affect or alter Grantee's insurance or indemnity obligations under this Agreement, nor shall it relieve Grantee from any of its obligations hereunder that pertain to health, safety, or the protection of the environment;

(f) Maintenance. Grantee agrees to maintain its facilities and Improvements in good condition and repair, and be responsible for the security of, the facilities installed hereunder;

(g) Repairing Damage. Grantee agrees to repair any damage it may cause to PG&E's facilities and improvements in or around said Easement Area;

(h) Coordination. Grantee agrees to reasonably coordinate all activities regarding the easements granted herein to reasonably minimize any interference and inconvenience with the use by PG&E of the Easement Area and PG&E's adjoining lands.

(i) Fencing. Grantee agrees not to fence or enclose the Easement Area (except that Grantee may, with PG&E's permission, and Grantee will, upon PG&E's request, whenever construction work is being performed on, over or about the Easement Area, erect and maintain a temporary fence to surround and secure the area in which such work is being performed); and

(j) PG&E's Right to Cure. Grantee agrees that if Grantee fails to perform any act or other obligation on its part to be performed hereunder, and such failure is not remedied within fifteen (15) days following notice from PG&E (or in the case of an emergency, following such notice, if any, as may be reasonably practicable under the existing circumstances), PG&E may (but without obligation to do so, and without waiving or releasing Grantee from any of its obligations) perform any such act or satisfy such obligation, or otherwise remedy such emergency or such failure on the part of Grantee. All reasonable costs incurred by PG&E in responding to or remedying such failure by Grantee shall be payable by Grantee to PG&E within thirty (30) days after written request therefor.

5. Indemnification; Release.

(a) Grantee shall, to the maximum extent permitted by law, indemnify, protect, defend and hold harmless PG&E, its parent corporation, subsidiaries and affiliates, and their respective officers, managers, directors, representatives, agents, employees, transferees, successors and assigns (each, an "**Indemnitee**" and collectively, "**Indemnitees**") from and against all claims, losses (including, but not limited to, diminution in value), actions, demands, damages, costs, expenses (including, but not limited to, expert's fees and reasonable attorneys' fees and costs) and liabilities of whatever kind or nature (collectively, "**Claims**"), including Claims arising from the passive or active negligence of the Indemnitees, which arise from or are in any way connected with the occupancy or use of the Easement Area by Grantee or Grantee's Representatives, or the exercise by Grantee of its rights hereunder, or the performance of, or failure to perform, Grantee's duties under this Agreement, including, but not limited to, Claims arising out of: (1) injury to or death of persons, including but not limited to employees of PG&E or Grantee (and including, but not limited to, injury due to exposure to EMFs and other Potential Environmental Hazards in, on or about the Property); (2) injury to property or other interest of PG&E, Grantee or any third party; (3) violation of any applicable federal, state, or local laws, statutes, regulations, or ordinances, including all Legal Requirements relating to human health or the environment, and including any

liability which may be imposed by law or regulation without regard to fault; excepting only with respect to any Indemnitee, to the extent of any Claim arising from the gross negligence or willful misconduct of such Indemnitee. Without limiting the generality of the foregoing, Grantee shall, to the maximum extent permitted by law, indemnify, protect, defend and hold Indemnitees harmless from and against Claims arising out of or in connection with any work of improvement constructed or installed at or on, labor performed on, or materials delivered to, or incorporated in any improvements constructed on, the Easement Area by, or at the request or for the benefit of, Grantee. In the event any action or proceeding is brought against any Indemnitee for any Claim against which Grantee is obligated to indemnify or provide a defense hereunder, Grantee upon written notice from PG&E shall defend such action or proceeding at Grantee's sole expense by counsel approved by PG&E, which approval shall not be unreasonably withheld, conditioned or delayed.

(b) Grantee acknowledges that all Claims arising out of or in any way connected with releases or discharges of any Hazardous Substance, or the exacerbation of a Potential Environmental Hazard, occurring as a result of or in connection with Grantee's use or occupancy of the Easement Area or the surrounding Property, or any of the activities of Grantee and Grantee's Representatives, and all costs, expenses and liabilities for environmental investigations, monitoring, containment, abatement, removal, repair, cleanup, restoration, remediation and other response costs, including reasonable attorneys' fees and disbursements and any fines and penalties imposed for the violation of Legal Requirements relating to the environment or human health, are expressly within the scope of the indemnity set forth above.

(c) Grantee's use of the Property shall be at its sole risk and expense. Grantee accepts all risk relating to its occupancy and use of the Easement Area. PG&E shall not be liable to Grantee for, and Grantee hereby waives and releases PG&E and the other Indemnitees from, any and all liability, whether in contract, tort or on any other basis, for any injury, damage, or loss resulting from or attributable to any occurrence on or about the Easement Area, the condition of Easement Area, or the use or occupancy of the Easement Area.

(d) Grantee shall, to the maximum extent permitted by law, indemnify, protect, defend and hold Indemnitees harmless against claims, losses, costs (including, but not limited to, attorneys' fees and costs), liabilities and damages resulting from the failure of Grantee, or any of its contractors or subcontractors, to comply with the insurance requirements set forth in **Exhibit C**, attached hereto and made a part hereof. If Grantee fails to so indemnify, protect, defend or hold harmless any Indemnitee, then at PG&E's option, this Agreement shall terminate, and the estate and interest herein granted to Grantee shall revert to and revest in PG&E, if such failure continues for thirty (30) days following the giving of written notice of termination to Grantee, unless within such time such failure is cured to the reasonable satisfaction of PG&E.

(e) The provisions of this Section 5 shall survive the termination of this Agreement.

6. Additional Facilities. Grantee shall not install any additional facilities or improvements in, on, under or over the Easement Area without the prior written consent of PG&E, which consent may be granted or withheld in PG&E's reasonable discretion, and the prior consent, to the extent required by applicable law or regulation, of the CPUC. Grantee shall submit plans for

installation of any proposed additional facilities within the Easement Area to PG&E for its written approval at the address specified in Section 13.

7. Abandonment, Termination. In the event Grantee abandons the facilities installed hereunder, this Agreement shall terminate, and all of the easements and other rights of Grantee hereunder shall revert to PG&E. The non-use of such facilities for a continuous period of two (2) years, unless such nonuse is due to factors outside Grantee's reasonable control, in which case such period is extended to four (4) years, shall be conclusive evidence of such abandonment. Upon any termination of this Agreement, Grantee shall remove, at no cost to PG&E, such of Grantee's facilities and equipment installed pursuant to this Agreement as PG&E may specify. Upon any termination of this Agreement, Grantee shall execute, acknowledge and deliver to PG&E a quitclaim deed or such documents or instruments, in a form reasonably acceptable to PG&E, as may be reasonably necessary to eliminate this Agreement as an encumbrance on the title to the Easement Area or any larger parcel of property containing the Easement Area.

8. Reserved Rights. Subject to the provisions of Section 10 below, PG&E reserves the right to use the Easement Area for any and all purposes which will not unreasonably interfere with Grantee's facilities. Without limiting the generality of the foregoing:

(a) PG&E reserves the right to make use of the Easement Area for such purposes as it may deem necessary or appropriate if, and whenever, in the interest of its service to its patrons or consumers or the public, it shall appear necessary or desirable to do so.

(b) Grantee acknowledges that PG&E may have previously granted, and may in the future grant, certain rights in and across the Easement Area to others, and the use of the word "grant" in this Agreement shall not be construed as a warranty or covenant by PG&E that there are no such other rights.

(c) Grantee shall not make use of the Easement Area in any way which will endanger human health or the environment, create a nuisance or otherwise be incompatible with the use of the Easement Area, the Property, or PG&E's adjacent property, by PG&E or others entitled to use such property.

(d) This grant is made subject to all applicable provisions of General Order No. 95 (Overhead Electric), General Order 112 (Gas) and General Order No. 128 (Underground Electric) of the CPUC, in like manner as though said provisions were set forth herein.

9. Governmental Approvals. This Agreement shall not become effective, notwithstanding that it may have been executed and delivered by the parties, and Grantee shall not commence construction or other activities hereunder, unless and until PG&E notifies Grantee in writing of receipt of final, unconditional, and unappealable approval by the CPUC and that the terms and conditions of such CPUC approval are satisfactory to PG&E in its sole and absolute discretion. Grantee further acknowledges and agrees that PG&E makes no representation or warranty regarding the prospects for CPUC approval, and Grantee hereby waives all Claims against PG&E which may arise out of the need for such CPUC approval or the failure of the CPUC to grant such approval. This Agreement is made subject to all the provisions of such approval, as

more particularly set forth in CPUC (Advice Letter), in like manner as though said provisions were set forth in full herein.

10. Compliance; Insurance. PG&E shall have a right to access and inspect the Easement Area at any time to confirm Grantee's compliance with Legal Requirements and the provisions of this Agreement. Prior to the Effective Date of this Agreement, Grantee shall procure, and thereafter Grantee shall carry and maintain in effect at all times during the term of the Agreement, with respect to the Easement Area and the use, occupancy and activities of Grantee, its employees and agents on or about the Easement Area, the insurance specified in **Exhibit C**, attached hereto and made a part hereof by this reference, provided that PG&E reserves the right to review and modify from time to time the coverages and limits of coverage required hereunder, as well as the deductibles and/or self-insurance retentions in effect from time to time (but PG&E agrees that it will not increase required coverage limits more often than once in any five-year period). Prior to Grantee's entry on the Property, and thereafter thirty (30) days prior to the expiration date of any policy, Grantee shall provide PG&E with evidence of the insurance coverage, or continuing coverage, as required by this Agreement. PG&E acknowledges that Grantee is a municipal corporation and may provide such coverage through self-insurance or participation in a municipal or public agency risk pool. The general liability policy of Grantee shall name PG&E as an additional insured. Grantee is also responsible for causing its agents, contractors and subcontractors to comply with the insurance requirements of this Agreement at all relevant times (provided, however, that Grantee, in the exercise of its reasonable judgment, may permit contractors and subcontractors to maintain coverages and limits lower than those required of Grantee, provided the coverages and limits required by Grantee are commercially reasonable in light of applicable circumstances). Any policy of liability insurance required to be maintained hereunder by Grantee may be maintained under a so-called "blanket policy" insuring other locations and/or other persons, so long as PG&E is specifically named as an additional insured under such policy and the coverages and amounts of insurance required to be provided hereunder are not thereby impaired or diminished. In addition, liability insurance coverages may be provided under single policies for the full limits, or by a combination of underlying policies with the balance provided by excess or umbrella liability insurance policies.

11. Mechanics' Liens. Grantee shall keep the Property free and clear of all mechanics', material suppliers' or similar liens, or claims thereof, arising or alleged to arise in connection with any work performed, labor or materials supplied or delivered, or similar activities performed by Grantee or at its request or for its benefit. If any mechanics' liens are placed on the Property in connection with the activities or facilities set forth in this Agreement, Grantee shall promptly cause such liens to be released and removed from title, either by payment or by recording a lien release bond in the manner specified in California Civil Code Section 8424 or any successor statute.

12. Notice. Any notices hereunder shall be in writing and shall be personally delivered, or sent by first class mail, certified or registered, postage prepaid, or by national overnight courier, with charges prepaid for next business day delivery, addressed to the addressee party at the address or addresses listed below, or to such other address or addresses as such party may from time to time designate in writing. Notices shall be deemed received upon actual receipt or refusal of the notice by the party being sent the notice.

If to PG&E:

Pacific Gas and Electric Company
Attention: Senior Land Agent - Jason Iseley
2730 Gateway Oaks Drive, Suite 220
Sacramento, CA 95833

With a copy to:

If by registered or certified mail, return receipt requested:

Pacific Gas and Electric Company
Law Department
P.O. Box 7442
San Francisco, CA 94120
Attention: Director & Counsel, Contracts Section (Real Estate)

If by personal delivery or overnight courier:

Pacific Gas and Electric Company
Law Department
77 Beale Street, Mail Code B3OA
San Francisco, California 94120
Attention: Director & Counsel, Contracts Section (Real Estate)

13. Governing Law. This Agreement shall in all respects be interpreted, enforced, and governed by and under the laws of the State of California. Venue shall be in Yolo County.

14. Entire Agreement. This Agreement supersedes all previous oral and written agreements between and representations by or on behalf of the parties and constitutes the entire agreement of the parties with respect to the subject matter hereof. This Agreement may not be amended except by a written agreement executed by both parties.

15. Binding Effect. This Agreement and the covenants and agreements contained herein shall be binding upon, and shall inure to the benefit of, the parties hereto and their respective heirs, successors and assigns (subject to the provisions of Section 18). No assignment or delegation by Grantee, whether by operation of law or otherwise, shall relieve Grantee of any of its duties, obligations or liabilities hereunder, in whole or in part. The covenants of PG&E hereunder shall run with the land.

16. Assignment. Grantee shall not assign, convey, encumber (other than as may be specifically permitted by the terms of this Agreement), or otherwise transfer the easements and other rights herein conveyed, or any portion thereof or interest herein, without the prior written consent of PG&E. Such consent may be given or withheld by PG&E for any reason or for no reason, provided, however, that notwithstanding the foregoing, PG&E agrees that its consent will

not be unreasonably withheld, delayed or conditioned in the case of: (a) a proposed transfer or dedication to a governmental agency, or (b) a proposed transfer to an Affiliate (as hereinafter defined) of Grantee. For purposes of the foregoing, an Affiliate of Grantee means an entity that controls, is controlled by, or is under common control with Grantee; the term “**control**” means the possession, directly or indirectly, of the power, whether or not exercised, to direct or cause the direction of the management or policies of an entity, whether through the ownership of voting securities, by contract or otherwise; and the term “**controlled**” and “**common control**” have correlative meanings. Grantee acknowledges and agrees that in any instance where PG&E is required not to unreasonably withhold its consent, it shall be reasonable for PG&E to withhold its consent if any regulatory agency having or asserting jurisdiction over PG&E or the Easement Area, or having or claiming a right to review and/or approve the proposed transfer, fails to grant approval thereof (or imposes conditions on such approval which are not acceptable to PG&E, in its reasonable discretion). Grantee further acknowledges and agrees that in any instance where PG&E is required not to unreasonably delay giving or withholding its consent, it shall be reasonable for PG&E to make application for approval to any regulatory agency having or asserting jurisdiction, and to defer the giving or withholding of consent, without liability hereunder for delay, during the pendency and for a reasonable time following the conclusion of any such regulatory proceedings.

17. Attorneys’ Fees. Should either party bring an action against the other party, by reason of or alleging the failure of the other party with respect to any or all of its obligations hereunder, whether for declaratory or other relief, then the party which prevails in such action shall be entitled to its reasonable attorneys’ fees (of both in-house and outside counsel) and expenses related to such action, in addition to all other recovery or relief. A party shall be deemed to have prevailed in any such action (without limiting the generality of the foregoing) if such action is dismissed upon the payment by the other party of the sums allegedly due or the performance of obligations allegedly not complied with, or if such party obtains substantially the relief sought by it in the action, irrespective of whether such action is prosecuted to judgment. Attorneys’ fees shall include, without limitation, fees incurred in discovery, contempt proceedings and bankruptcy litigation, and in any appellate proceeding. The non-prevailing party shall also pay the attorney’s fees and costs incurred by the prevailing party in any post-judgment proceedings to collect and enforce the judgment. The covenant in the preceding sentence is separate and several and shall survive the merger of this provision into any judgment on this Agreement.

18. No Waiver. No waiver with respect to any provision of this Agreement shall be effective unless in writing and signed by the party against whom it is asserted. No waiver of any provision of this Agreement by a party shall be construed as a waiver of any subsequent breach or failure of the same term or condition, or as a waiver of any other provision of this Agreement.

19. No Offsets. Grantee acknowledges that PG&E is executing this Agreement in its capacity as the owner of the Easement Area, and not in its capacity as a public utility company or provider of electricity and natural gas. Notwithstanding anything to the contrary contained herein, no act or omission of Pacific Gas and Electric Company or its employees, agents or contractors as a provider of electricity and natural gas shall abrogate, diminish, or otherwise affect the respective rights, obligations and liabilities of PG&E and Grantee under this Agreement. Further, Grantee covenants not to raise as a defense to its obligations under this Agreement, or assert as a counterclaim or cross-claim in any litigation or arbitration between PG&E and Grantee relating to this Agreement, any claim, loss, damage, cause of action, liability, cost or expense (including, but

not limited to, attorneys' fees) arising from or in connection with Pacific Gas and Electric Company's provision of (or failure to provide) electricity and natural gas.

20. No Dedication. Nothing contained in this Agreement shall be deemed to be a gift or dedication of land or rights to the general public. The right of the public or any person, including Grantee, to make any use whatsoever of the Easement Area(s) or any portion thereof, other than as expressly permitted herein or as expressly allowed by a recorded map, agreement, deed or dedication, is by permission and is subject to the control of PG&E in its sole discretion.

21. No Third Party Beneficiary. This Agreement is solely for the benefit of the parties hereto and their respective successors and permitted assigns, and, except as expressly provided herein, does not confer any rights or remedies on any other person or entity.

22. Captions. The captions in this Agreement are for reference only and shall in no way define or interpret any provision hereof.

23. Time. Except as otherwise expressly provided herein, the parties agree that as to any obligation or action to be performed hereunder, time is of the essence.

24. Severability. If any provision of this Agreement shall be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each provision of this Agreement shall be valid and enforced to the full extent permitted by law, provided the material provisions of this Agreement can be determined and effectuated.

25. Counterparts. This License Agreement may be executed in two or more counterparts, each of which shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument. Each Party shall be entitled to rely upon executed copies of this License Agreement transmitted either by facsimile or a portable document format ("pdf") version by email to the same and full extent as the originals.

26. Electronic Signatures. This License Agreement may be executed by electronic signature(s) and transmitted either by facsimile or in a pdf version by email and such electronic signature(s) shall be deemed as original for purposes of this License Agreement and shall have the same force and effect as a manually executed original.

27. Other Documents. Each party agrees to sign any additional documents or permit applications which may be reasonably required to effectuate the purpose of this Agreement at no cost, expense or liability to PG&E.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first set forth above.

PACIFIC GAS AND ELECTRIC COMPANY,
a California corporation

CITY OF WINTERS,
a California municipal corporation

By: _____
Dawn Plise
Manager
Land Rights - North

By: _____
Kathleen Salguero Trepá
City Manager

Its: _____

Its: _____

Attach to LD: 2408-01-10036
The Area, Region or Location (operating area): Area 6, Sacramento Division
Land Service Office: Sacramento
Line of Business: 52
Business Doc Type: Easements
MTRSQ: 24.08.01.20.1
FERC License Number(s): N/A
PG&E Drawing Number(s): N/A
PLAT No.: YOL2578D6, YOL2578E6
LD of any affected documents: 2408-01-0363
LD of any Cross-referenced documents: N/A
Type of Interest: 1, 11C
SBE Map Number: 135-57-025 & 135-57-022B
(For Quitclaims, % being quitclaimed): N/A
Order #: N/A
JCN: N/A
County: Yolo
Utility Notice Numbers: N/A
851 Approval Application No.: TBD
Prepared By: JXIC
Checked By: R1LS
Approved By: JXIC
Revised by:

Note: PG&E is granting a road easement in perpetuity to City of Winters for new public right-of-way called Valley Oak Drive.

EXHIBIT A
PG&E PROPERTY

Certain real property, situate in the County of Yolo, State of California, described as follows:

Beginning at the 1/2 inch iron pipe marking the northeast corner of Lot 1, as said Lot 1 is shown upon the map of Waughtel's Subdivision of a portion of Section 20, Township, 8 N., Range, 1 W., M. D, M., filed for record in the office of the County Recorder of said County of Yolo in Book 1 of Maps at page 55, said northeast corner being the northeast corner of Section 20, Township 8 North, Range 1 West, M, D, B, & M., and running thence south 0° 05' east, along the easterly boundary lines of said Lot land Lot 8, as said Lot 8 is shown upon said map, said easterly boundary line being the easterly boundary line of said Section 20, a distance of 2,646.9 feet to the 4 inch by 4 inch post marking the southeast corner of said Lot 8, said southeast corner being the east quarter corner of said Section 20; thence south 89° 47½' west, along the southerly boundary line of said Lot 8, a distance of 105.5 feet; thence north 0° 23½' west 2,627.7 feet; thence north 0° 05' west 19.6 feet to a point in the northerly boundary line of said Section 20; thence East, along said northerly boundary line, 119.9 feet, more or less, to the point of beginning; containing 6.9 acres, more or less, and being a portion of said Lots land 8.

EXHIBIT B

EASEMENT AREA(S)



2159-13-3
July 21, 2021

**LAND DESCRIPTION
RIGHT-OF-WAY**

ALL that real property situate in the County of Yolo, State of California, and being a portion of Section 20, Township 8 North, Range 1 West, Mount Diablo Base and Meridian, and also being a portion of that Parcel of Land as described in Book 623 of Official Records at Page 24, said County Records, more particularly described as follows:

BEGINNING at the Southeast corner of said Parcel of Land, said point being distant South 00°05'32" East 2,647.56 feet from the Northeast corner of said Section 20 as shown on that map filed in Book 2018 of Maps at Pages 89 - 95, said County Records; thence, from said POINT OF BEGINNING and along the East line of said Parcel of Land, North 00°05'32" West 340.87 feet; thence, leaving said East line, along a non-tangent curve to the right, concave Westerly, the radial line of said curve bears, South 89°54'28" West, said curve having a radius of 482.00 feet, through a central angle of 20°09'03" and having an arc distance of 169.52 feet; thence South 18°52'34" West 109.45 feet; thence, along a non-tangent curve to the left, concave Southeasterly, the radial line of said curve bears, South 66°44'20" East, said curve having a radius of 507.00 feet, through a central angle of 08°33'42" and having an arc distance of 75.76 feet to the South line of said Parcel of Land; thence, along said South line, North 89°45'59" East 89.81 feet to the POINT OF BEGINNING.

Containing 0.278 acres of land, more or less.

The Basis of Bearings for this description is the East line of said Section 20, shown as North 00°05'32" East in Book 2018 of Maps at Pages 89 - 95, said County Records.

End of description.



Bryan P. Bonino
Bryan P. Bonino, L.S.

07/21/2021
Date

EXHIBIT B
EASEMENT AREA(S)

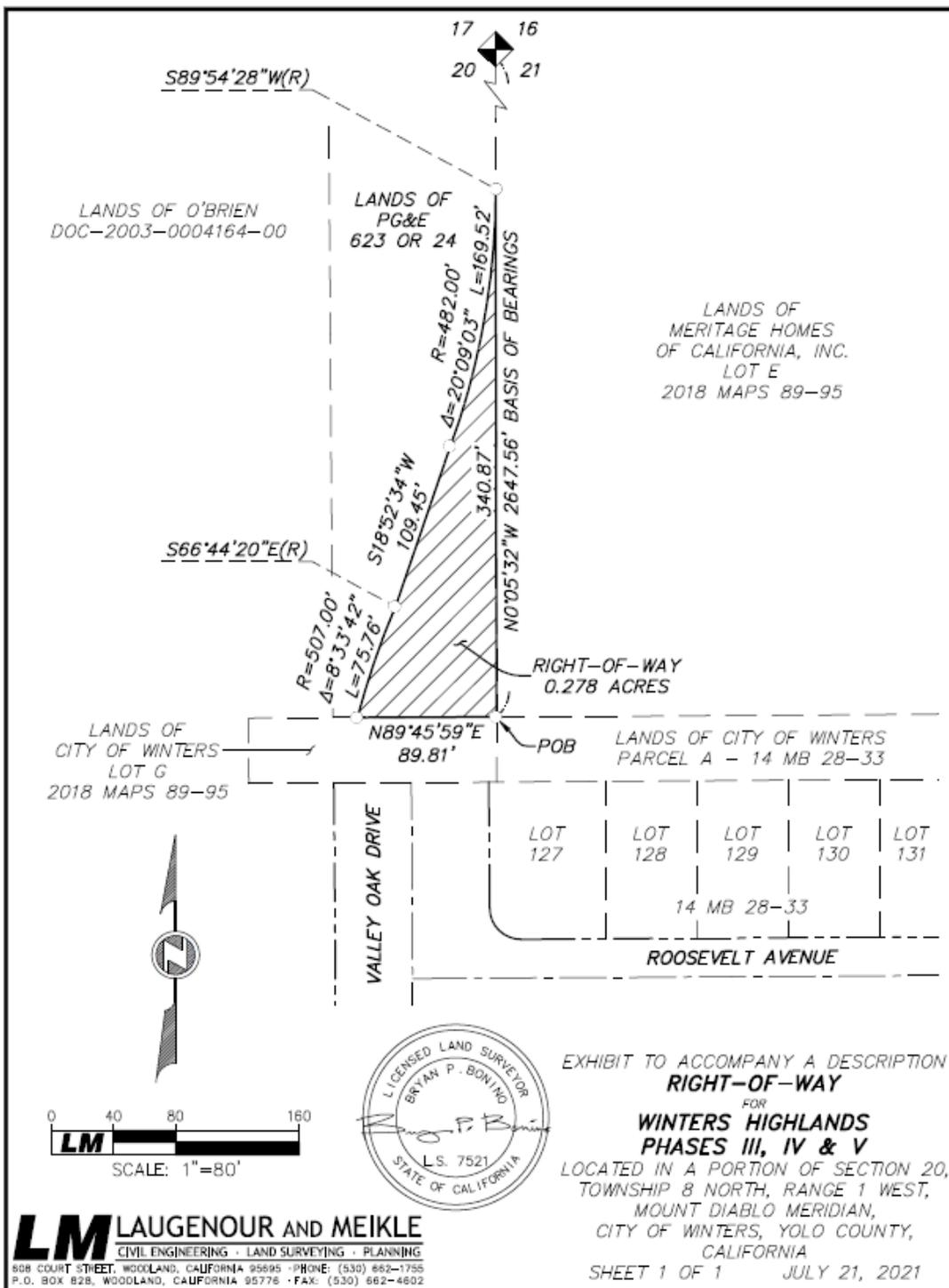


EXHIBIT B

EASEMENT AREA(S)

RIGHT-OF-WAY

North:2,352.4277' East:5,004.2693'

Segment# 1: Line

Course: N0°05'32"W Length: 340.87'
North: 2,693.2972' East: 5,003.7206'

Segment# 2: Curve

Length: 169.52' Radius: 482.00'
Delta: 20°09'03" Tangent: 85.64'
Chord: 168.65' Course: S9°59'00"W
Course In: S89°54'28"W Course Out: S69°56'29"E
RP North: 2,692.5214' East: 4,521.7213'
End North: 2,527.2045' East: 4,974.4842'

Segment# 3: Line

Course: S18°52'34"W Length: 109.45'
North: 2,423.6406' East: 4,939.0746'

Segment# 4: Curve

Length: 75.76' Radius: 507.00'
Delta: 8°33'42" Tangent: 37.95'
Chord: 75.69' Course: S18°58'49"W
Course In: S66°44'20"E Course Out: N75°18'03"W
RP North: 2,223.4152' East: 5,404.8630'
End North: 2,352.0633' East: 4,914.4563'

Segment# 5: Line

Course: N89°45'59"E Length: 89.81'
North: 2,352.4295' East: 5,004.2656'

Perimeter: 785.41' Area: 12,109.13Sq.Ft.
Error Closure: 0.0041 Course: N63°38'34"W
Error North : 0.00183 East: -0.00369

Precision 1: 191,563.41

EXHIBIT C

INSURANCE REQUIREMENTS

Grantee shall procure, carry and maintain in effect throughout the term of this Agreement the following insurance coverage. Grantee is also responsible for its subcontractors maintaining sufficient limits of the appropriate insurance coverages.

A. Workers' Compensation and Employers' Liability

1. Workers' Compensation insurance indicating compliance with any and all applicable labor codes, acts, laws or statutes, state or federal.
2. Employer's Liability insurance shall not be less than \$1,000,000 for injury or death, each accident.

B. Commercial General Liability

1. Coverage shall be at least as broad as the Insurance Services Office (ISO) Commercial General Liability insurance "occurrence" form with no additional coverage alterations.
2. The limits shall not be less than Two Million Dollars (\$2,000,000) per occurrence [and \$3,000,000 aggregate] for bodily injury, property damage and products and completed operations. Defense costs are to be provided outside the policy limits.
3. Coverage shall include: a) an "Additional Insured" endorsement (ISO Additional Insured form CG 2010 11/85 or equivalent coverage) adding as additional insureds PG&E, its affiliates, subsidiaries, and parent company, and PG&E's directors, officers, agents and employees with respect to liability arising out of work performed by or for Grantee. If the policy includes "blanket endorsement by contract," the following language added to the certificate of insurance will satisfy PG&E's requirement: "by blanket endorsement, PG&E, its affiliates, subsidiaries, and parent company, and PG&E's directors, officers, agents and employees with respect to liability arising out of the work performed by or for the Grantee are included as additional insured"; and b) an endorsement or policy provision specifying that the Grantee's insurance is primary and that any insurance or self-insurance maintained by PG&E shall be excess and non-contributing.

C. Business Auto

1. Coverage shall be at least as broad as the Insurance Services Office (ISO) Business Auto Coverage form covering Automobile Liability, code 1 "any auto."
2. The limit shall not be less than One Million Dollars (\$1,000,000) each accident for bodily injury and property damage.

D. Additional Insurance Provisions

1. Upon the Effective Date of the Easement Agreement Grantee shall furnish PG&E with two (2) sets of certificates of insurance including required endorsements.
2. Documentation shall state that coverage shall not be canceled except after thirty (30) days prior written notice has been given to PG&E.
3. The documents must be signed by a person authorized by that insurer to bind coverage on its behalf and submitted to:

Pacific Gas and Electric Company
2730 Gateway Oaks Drive (Suite 220)
Sacramento, CA 95833
Attn: Senior Land Agent Jason Iseley
4. Upon request, Grantee shall furnish PG&E evidence of insurance for its agents or contractors.
5. PG&E acknowledges that Grantee is a municipal corporation and may provide such coverage through self-insurance or participation in a municipal or public agency risk pool. The general liability policy of Grantee shall name PG&E as an additional insured.
6. PG&E may inspect the original policies or require complete certified copies at any time



ADDITIONAL COVERED PARTY:

Pacific Gas and Electric Company
PO BOX 770000
245 Market Street, N10A, Room 1015
San Francisco CA 94177

DESCRIPTION OF COVERED ACTIVITY / ADDITIONAL REMARKS:

Activity Start Date: 7/1/2021 Activity End Date: 06/30/2022 LD
2408-01-10036 Roadway Easement - Valley Oak Drive, Winters, CA Pacific
Gas and Electric Company, its affiliates, subsidiaries, and parent company,
and PGE&E's directors, officers, agents, and employees with respect to
liability arising out of work performed by or for Grantee are named as an
additional covered party

Limit of Liability per Occurrence: \$ 1,000,000

Activity Start Date: 7/1/2021 Activity End Date: 06/30/2022

Coverage Period Effective: 7/1/2021

Expires 12:01 a.m.: 7/1/2022

Memorandum Number (MOC): YCP LIAB 2021

This certifies that the coverage described herein has been issued to: City of Winters

The following coverage is in effect and is provided through participation in a risk sharing joint powers authority: general liability and automobile liability pooled self-insurance, as defined in the Memorandum of Coverage on file with the entity & which is available upon request.

The coverage being provided is limited to the activity and the time period indicated above and is subject to all the terms, conditions, and exclusions of the Memorandum of Coverage of the Yolo County Public Agency Risk Management Insurance Authority (YCPARMIA).

The Certificate holder is only an additional covered party for covered claims arising out of the activity described herein and is subject to the limits stated herein.

Coverage is in effect at this time and will not be cancelled, limited, or allowed to expire at a date other than that indicated herein except upon 30 days written notice to the certificate holder.

Yolo County Public Agency
Risk Management Insurance Authority
77 W. Lincoln Avenue
Woodland, CA 95695

AUTHORIZED REPRESENTATIVE: _____

Certificate No. 64584764



CALIFORNIA JOINT POWERS RISK MANAGEMENT AUTHORITY

Accredited with Excellence from the California Association of Joint Powers Authorities

CERTIFICATE OF COVERAGE

Certificate Holder and

Additional Covered Party:

Pacific Gas and Electric Company, its affiliates, subsidiaries, and parent company, and PG&E's directors, officers, agents and employees with respect to liability arising out of work performed by or for Grantee.
245 Market Street, N10A, Room 1015, PO BOX 770000
San Francisco, CA 94177

This certifies that the coverage

Described herein has been issued to: City of Winters

Description of Activity: LD 2408-01-10036 Roadway Easement - Valley Oak Drive, Winters, CA

Date(s) of Activity: 07-01-2021 to 06-30-2022

Location of Activity: Winters, CA

Entity Providing Coverage	Excess Coverage	Certificate Expiration Date
California Joint Powers Risk Management Authority	\$2,000,000 excess of \$1,000,000	June 30, 2022

The following coverage is in effect and is provided through participation in a risk sharing joint powers authority: general liability and automobile liability pooled self-insurance, as defined in the Memorandum of Coverage on file with the entity and which will be made available upon request.

The coverage being provided is limited to the activity and the time period indicated herein and is subject to all the terms, conditions and exclusions of the Memorandum of Coverage of the California Joint Powers Risk Management Authority.

Pursuant to Section II, subsection 8, relating to the definition of a covered party, the certificate holder named herein is only an additional covered party for covered claims arising out of the activity described herein and is subject to the limits stated herein.

Coverage is in effect at this time and will not be cancelled, limited or allowed to expire at a date other than that indicated herein except upon 30 days written notice to the certificate holder.

09-30-2021

Date

Authorized Signature

Tony Giles, CPCU, ARM-P, General Manager
Name and Title (Print or type)

Certificate Number: FORM141320

Form C

3201 Doolan Road, Suite 285 • Livermore, CA 94551 • Phone (925) 837-0667 • FAX (925) 290-1543

Advice 4611-G
May 25, 2022

Attachment 2

Grant Deed to PG&E, Land Document 2408-01-0363

Considered *App*

370-233

BOOK 623 PAGE 24

2408-01-0363

AFTER RECORDING, RETURN TO:

12040

Pacific Gas and Electric Company
245 Market Street
San Francisco,

*option 400 -
Balance 3600 -
Total \$ 4000.00*

FOR RECORDER'S USE ONLY

VOL. 623 PAGE 24
OFFICIAL RECORDS
RECORDED AT REQUEST OF
YOLO COUNTY TITLE ABSTRACT CO.
DEC 21 1960
AT 27 MIN. PAST 2 O'CLOCK P.M.
YOLO COUNTY, CALIFORNIA
\$2.80
RECORDER

COMPARED



Read by Tax De 5589

DOMINGO T. SIMON and EVELYN E. SIMON, husband and wife, hereby grant to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, that certain real property, situate in the County of Yolo, State of California, described as follows:

Beginning at the 1/2 inch iron pipe marking the northeast corner of Lot 1, as said Lot 1 is shown upon the map of Waughtel's Subdivision of a portion of Section 20, Tp. 8 N., R. 1 W., M. D. M., filed for record in the office of the County Recorder of said County of Yolo in Book 1 of Maps at page 55, said northeast corner being the northeast corner of Section 20, Township 8 North, Range 1 West, M. D. B. & M., and running thence south 0° 05' east, along the easterly boundary lines of said Lot 1 and Lot 8, as said Lot 8 is shown upon said map, said easterly boundary line being the easterly boundary line of said Section 20, a distance of 2646.9 feet to the 4 inch by 4 inch post marking the southeast corner of said Lot 8, said southeast corner being the east quarter corner of said Section 20; thence south 89° 47 1/2' west, along the southerly boundary line of said Lot 8, a distance of 105.5 feet; thence north 0° 23 1/2' west 2627.7 feet; thence north 0° 05' west 19.6 feet to a point in the northerly boundary line of said Section 20; thence East, along said northerly boundary line, 119.9 feet, more or less, to the point of beginning; containing 6.9 acres, more or less, and being a portion of said Lots 1 and 8.

mm

IN WITNESS WHEREOF the grantors herein have executed these presents this 11th day of August, 1960.

Domingo T. Simon
Evelyn E. Simon

RECORDED AND ENTERED
T. R. SALM, Auditor
Date of 8/11/60
Contract 62170
Number

Sacramento
GM 145418-R
Dwg. 384448
Sec. 20
T.8N., R.1W.,
M.D.B. & M.
1

Prepared *mm*

Checked *WHP*
AUG-2'60

JGW

INDIVIDUAL ACKNOWLEDGMENT

State of California

BOOK 623 PAGE 25

County of Alameda } SS.

On this 11 day of August 1960, before me,

D. C. Lindstrom
(SEAL)

a Notary Public in and for said Alameda County,
personally appeared Domingo T. Simon and Evelyn E. Simon

known to me to be the persons whose names are subscribed to the within
instrument, and acknowledged that They executed the same.

WITNESS my hand and official seal.

D. C. Lindstrom

Notary Public in and for said Alameda County and State.

My commission expires D. C. LINDSTROM My Commission Expires February 8, 1961

12040



(0384)

2-45

370-62 B

TRANSMISSION PIPELINE-A (C)
61-6195 1-59

6747

2408-01-0363

BOOK 609 PAGE 260

RECEIVED
DIVISION

MAHE

NATURAL GAS CORPORATION OF CALIFORNIA, a California corporation,

hereinafter called first party, in consideration of value paid by PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called second party, the adequacy and receipt whereof are hereby acknowledged, hereby grants to second party the right to excavate for, install, replace (of the initial or any other size), maintain and use such pipe lines as second party shall from time to time elect for conveying natural and artificial gas and other gaseous or liquid hydrocarbons and any products or by-products thereof, with necessary and proper valves and other appliances and fittings, and devices for controlling electrolysis for use in connection with said pipe lines, together with adequate protection therefor, and also a right of way, within the hereinafter described strip of those certain lands which are situate in the _____ County of Yolo, State of California, and described as follows:

Lot 1, and Lot 8, as said Lot 1 and Lot 8 are shown upon the map of (Waughtel's Subdivision of a portion of Section 20, Tp. 8 N., R. 1 W., M. D. M., filed for record in the office of the County Recorder of said County of Yolo in Book 1 of Maps at page 55.

Amount of interest conveyed herein does not exceed \$100.00

The aforesaid strip extends entirely across said lands and is particularly described as follows:

A strip of land of the uniform width of 100 feet lying equally on each side of the line which begins at a point in the northerly boundary line of said Lot 1, said northerly boundary line being the northerly boundary line of said Section 20, and runs thence S. 0° 05' E. 30 feet, more or less, to a point herein for convenience called Point "A"; thence S. 0° 23½' E. 2620 feet, more or less, to a point in the southerly boundary line of said Lot 8; said Point "A" bears S. 74° 29½' W. 72.5 feet distant from the ½ inch iron pipe marking the northeast corner of said Lot 1, said northeast corner being the northeast corner of said Section 20.

The rights herein set forth are granted to the extent of first party's leasehold interest in and to said lands.

Handwritten notes and signatures at the bottom of the page, including the number 101 622 100.

First party further grants to second party:

(a) the right of ingress to and egress from said strip over and across said lands by means of roads and lanes thereon, if such there be, otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to first party; provided that such right of ingress and egress shall not extend to any portion of said lands which is isolated from said strip by any public road or highway now crossing or hereafter crossing said lands; provided, further, that if any portion of said lands is or shall be subdivided and dedicated roads or highways on such portion shall extend to said strip, said right of ingress and egress on said portion shall be confined to such dedicated roads and highways;

(b) the right to use such portion of said lands contiguous to said strip as may be reasonably necessary in connection with the installation and replacement of such pipe lines.

(c) the right from time to time to trim and to cut down and clear away any and all trees and brush now or hereafter on said strip and to trim and to cut down and clear away any trees on either side of said strip which now or hereafter in the opinion of second party may be a hazard to said pipe lines, valves, appliances or fittings, by reason of the danger of falling thereon, or may interfere with the exercise of second party's rights hereunder; provided, however, that all trees which second party is hereby authorized to cut and remove, if valuable for timber or wood, shall continue to be the property of first party, but all tops, lops, brush and refuse wood shall be burned or removed by second party;

(d) the right to install, maintain and use gates in all fences which now cross or shall hereafter cross said strip;

(e) the right to mark the location of said strip by suitable markers set in the ground; provided that said markers shall be placed in fences or other locations which will not interfere with any reasonable use first party shall make of said strip;

Second party hereby covenants and agrees:

(a) second party shall not fence said strip;

(b) second party shall promptly backfill any trench made by it on said strip and repair any damage it shall do to first party's private roads or lanes on said lands;

(c) second party shall indemnify first party against any loss and damage which shall be caused by the exercise of said ingress and egress or by any wrongful or negligent act or omission of second party or of its agents or employees in the course of their employment.

First party reserves the right to use said strip for purposes which will not interfere with second party's full enjoyment of the rights hereby granted; provided that first party shall not erect or construct any building or other structure, or drill or operate any well, or construct any reservoir or other obstruction on said strip, or diminish or substantially add to the ground cover over said pipe lines.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

IN WITNESS WHEREOF first party has executed these presents this 9th day of

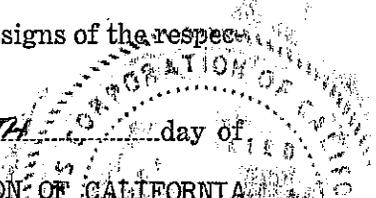
MAY, 1960

NATURAL GAS CORPORATION OF CALIFORNIA

By [Signature] Vice-President
And By [Signature] Secretary

Executed in the presence of

Witness



Notary Public section for Rita J. Green, State of California, Commission Expires July 16, 1963. Includes text: 'On this 12th day of May in the year 1960, before me, Rita J. Green, a Notary Public in and for the said City & County, duly commissioned and sworn, personally appeared E.H. Fisher, E.B. Manhard, Vice-President, and Secretary of the corporation that executed the within and foregoing instrument, and to be the persons who executed the said instrument on behalf of said corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors. In Witness Whereof, I have hereunto set my hand and affixed my official seal, in the City & County of San Francisco the day and year in this certificate first above written.'

Sacramento G.M. 145418-R Dwg. Section 20 T.8N., R.1W., M.D.B. & M.

Prepared [Signature] Checked [Signature] MAY -1 '60

FOR RECORDER'S USE ONLY. VCL 609 PAGE 260. OFFICIAL RECORDS RECORDED AT REQUEST OF PACIFIC GAS & ELECTRIC CO. JUL 13 1960. AT 45 MIN. PAST 2 O'CLOCK P.M. YOLO COUNTY, CALIFORNIA. 2.80-PD. RECORDER. INDEXED. 6747

COPY SENT
TO DIVISION

MHC

6748

2408-01-0363

BOOK 609 PAGE 262

DAN FELIX, a single man,
JAMES E. FELIX and ANTOINETTE R. FELIX, husband and wife,

hereinafter called first party, in consideration of value paid by PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called second party, the adequacy and receipt whereof are hereby acknowledged, hereby grants to second party the right to excavate for, install, replace (of the initial or any other size), maintain and use such pipe lines as second party shall from time to time elect for conveying natural and artificial gas and other gaseous or liquid hydrocarbons and any products or by-products thereof, with necessary and proper valves and other appliances and fittings, and devices for controlling electrolysis for use in connection with said pipe lines, together with adequate protection therefor, and also a right of way, within the hereinafter described strip of those certain lands which are situate in the _____ County of _____ Yolo _____, State of California, and described as follows:

Consideration or value of interest conveyed
herein does not exceed \$100.00

Lot 1, and Lot 8, as said Lot 1 and Lot 8 are shown upon the map of Waughtel's Subdivision of a portion of Section 20, Tp. 8 N., R. 1 W., M. D. M., filed for record in the office of the County Recorder of said County of Yolo in Book 1 of Maps at page 55.

The aforesaid strip extends entirely across said lands and is particularly described as follows:

A strip of land of the uniform width of 100 feet lying equally on each side of the line which begins at a point in the northerly boundary line of said Lot 1, said northerly boundary line being the northerly boundary line of said Section 20, and runs thence S. 0° 05' E. 30 feet, more or less, to a point herein for convenience called Point "A"; thence S. 0° 23½' E. 2620 feet, more or less, to a point in the southerly boundary line of said Lot 8; said Point "A" bears S. 74° 29½' W. 72.5 feet distant from the ½ inch iron pipe marking the northeast corner of said Lot 1, said northeast corner being the northeast corner of said Section 20.

The rights herein set forth are granted to the extent of first party's 1/8 interest in and to the oil, gas, asphaltum, and other hydrocarbons which may be produced from said lands below a depth of 4000 feet from the natural surface thereof.

First party further grants to second party:

(a) the right of ingress to and egress from said strip over and across said lands by means of roads and lanes thereon, if such there be, otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to first party; provided that such right of ingress and egress shall not extend to any portion of said lands which is isolated from said strip by any public road or highway now crossing or hereafter crossing said lands; provided, further, that if any portion of said lands is or shall be subdivided and dedicated roads or highways on such portion shall extend to said strip, said right of ingress and egress on said portion shall be confined to such dedicated roads and highways;

(b) the right to use such portion of said lands contiguous to said strip as may be reasonably necessary in connection with the installation and replacement of such pipe lines.

(c) the right from time to time to trim and to cut down and clear away any and all trees and brush now or hereafter on said strip and to trim and to cut down and clear away any trees on either side of said strip which now or hereafter in the opinion of second party may be a hazard to said pipe lines, valves, appliances or fittings, by reason of the danger of falling thereon, or may interfere with the exercise of second party's rights hereunder; provided, however, that all trees which second party is hereby authorized to cut and remove, if valuable for timber or wood, shall continue to be the property of first party, but all tops, lops, brush and refuse wood shall be burned or removed by second party;

(d) the right to install, maintain and use gates in all fences which now cross or shall hereafter cross said strip;

(e) the right to mark the location of said strip by suitable markers set in the ground; provided that said markers shall be placed in fences or other locations which will not interfere with any reasonable use first party shall make of said strip;

Second party hereby covenants and agrees:

(a) second party shall not fence said strip;

(b) second party shall promptly backfill any trench made by it on said strip and repair any damage it shall do to first party's private roads or lanes on said lands;

(c) second party shall indemnify first party against any loss and damage which shall be caused by the exercise of said ingress and egress or by any wrongful or negligent act or omission of second party or of its agents or employees in the course of their employment.

First party reserves the right to use said strip for purposes which will not interfere with second party's full enjoyment of the rights hereby granted; provided that first party shall not erect or construct any building or other structure, or drill or operate any well, or construct any reservoir or other obstruction on said strip, or diminish or substantially add to the ground cover over said pipe lines.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

IN WITNESS WHEREOF first party has executed these presents this 17th day of

May, 1960.

Executed in the presence of

Edgar L. Smith
Witness

Dan Felix
James E. Felix
Antonette R. Felix

Notary Public section for Rita J. Green, State of California, City & County of San Francisco, dated May 20th, 1960. Witnesses: Dan Felix, James E. Felix, Antonette R. Felix.

Sacramento G.M. 145418-R Dwg. Section 20 T.8N., R.1W., M.D.B. & M.

Prepared [Signature] Checked [Signature] / MAY -1 '60

FOR RECORDER'S USE ONLY. VCL. 609... PAGE 262. OFFICIAL RECORDS RECORDED AT REQUEST OF PACIFIC GAS & ELECTRIC CO. JUL 13 1960. AT 46 MIN. PAST 2 O'CLOCK P.M. YOLO COUNTY, CALIFORNIA. 2.80-PD. RECORDER. 6748

Yolo County

POLICY OF TITLE INSURANCE

Yolo County

POLICY NUMBER

Canadian Gas Line

For Document See 370-233

ORDER NUMBER

45539

25310

Domingo T. Simon

Fee for Title, Insurance and Examination of title \$64.00

4271

WESTERN TITLE INSURANCE AND GUARANTY COMPANY

ESTABLISHED 1848

INCORPORATED 1902

A CORPORATION OF CALIFORNIA, HEREIN CALLED THE COMPANY,
FOR A VALUABLE CONSIDERATION, PAID FOR THIS POLICY OF TITLE INSURANCE

DOES HEREBY INSURE

PACIFIC GAS AND ELECTRIC COMPANY,
a California corporation

together with the persons and corporations included in the definition of "the insured" as set forth in the Stipulations of this policy, against loss or damage not exceeding

FOUR THOUSAND AND NO/100ths ----- (\$4,000.00) ----- dollars,

which the insured shall sustain by reason of:

1. Title to the land described in Schedule C being vested, at the date hereof, otherwise than as herein stated; or
2. Unmarketability, at the date hereof, of the title to said land of any vestee named herein, unless such unmarketability exists because of defects, liens, encumbrances, or other matters shown or referred to in Schedule B; or
3. Any defect in, or lien or encumbrance on, said title, existing at the date hereof, not shown or referred to in Schedule B; or
4. Any defect in the execution of any mortgage or deed of trust shown in Schedule B securing an indebtedness, the owner of which is insured by this policy, but only insofar as such defect affects the lien or charge of such mortgage or deed of trust upon said land; or
5. Priority, at the date hereof, over any such mortgage or deed of trust, of any lien or encumbrance upon said land, except as shown in Schedule B, such mortgage or deed of trust being shown in the order of its priority in Part Two of Schedule B;

all subject, however, to Schedules A, B and C and the Stipulations herein, all of which schedules and stipulations are hereby made a part of this policy.

IN WITNESS WHEREOF, WESTERN TITLE INSURANCE AND GUARANTY COMPANY has caused its corporate name and seal to be hereunto affixed by its duly authorized officer, this 21st day of December 1960, at 2:37 p. m.

WESTERN TITLE INSURANCE AND GUARANTY COMPANY

By

Arthur P. Payne
Vice-President.

SCHEDULE A

Title to the land described in Schedule C is at the date hereof vested in:

Pacific Gas and Electric Company,
a California corporation

SCHEDULE B

This policy does not insure against loss by reason of the matters shown or referred to in this Schedule except to the extent that the owner of any mortgage or deed of trust shown in Part Two is expressly insured in Paragraphs numbered 4 and 5 on the first page of this policy.

PART ONE: This part of Schedule B refers to matters which, if any such exist, may affect the title to said land, but which are not shown in this policy:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing agency or by the public records; and easements, liens, or encumbrances which are not shown by the public records.
2. Rights or claims of persons in possession of said land which are not shown by the public records.
3. Any facts, rights, interests, or claims which are not shown by the public records, but which could be ascertained by an inspection of said land, or by making inquiry of persons in possession thereof or by a correct survey.
4. Mining claims, reservations in patents, water rights, claims or title to water.
5. Any laws, governmental acts or regulations, including but not limited to zoning ordinances, restricting, regulating or prohibiting the occupancy, use or enjoyment of the land or any improvement thereon, or any zoning ordinances prohibiting a reduction in the dimensions or area, or separation in ownership, of any lot or parcel of land; or the effect of any violation of any such restrictions, regulations or prohibitions.

PART TWO: This part of Schedule B shows liens, encumbrances, defects and other matters affecting the title to said land or to which said title is subject:

1. Taxes for the year 1960-61, now a lien, due and payable. Assessment Parcel No. 22-07-10, Code Area 86-00. (Also assessed with other property)

2nd Installment: \$70.02
2. Interest of the County of Yolo in a 20 foot strip of land along the north boundary of the herein described property, granted by deed from Bank of Woodland, a corporation, to the County of Yolo, dated November 1, 1895, and recorded February 12, 1896, in Book 1 of Road Deeds, at page 102. Vacated by Resolution of Board of Supervisors by Resolution dated March 15, 1961. Recorded in V6300R P 563.
3. Oil and Gas Lease, dated February 20, 1946, executed by John Felix, a single man, as Lessor, to Shell Oil Company, Incorporated, a corporation, as Lessee; a Memorandum of which was recorded September 11, 1946, in Book 237 of Official Records, at page 400. Shell Oil Company Incorporated, a corporation conveyed all its right, title and interest in and to the above lease, to Shell Oil Company, a Delaware Corporation, by instrument dated September 30, 1949, and recorded October 4, 1949, in Book 305 of Official Records, at page 215. The above lease has been assigned to Mohawk Petroleum Corporation, a corporation, by Assignment dated August 10, 1951, recorded September 12, 1951, in Book 345 of Official Records, at page 365. The above lease was assigned to Natural Gas Corporation of California, a California corporation, dated March 30, 1956, recorded November 25, 1957, in Book 527 of Official Records, at page 377.
4. Reservations, covenants, and conditions as contained in Assignment from Shell Oil Company to Mohawk Petroleum Corporation, dated August 10, 1951, recorded September 12, 1951, in Book 345 of Official Records, at page 365.
5. Apparent Unitization Agreement under the oil and gas lease set forth above, as disclosed by the Assignment set out as exception 4 above.
6. Reservations, covenants, and conditions as contained in Assignment and Agreement from Mohawk Petroleum Corporation, a corporation, Shell Oil Company, a corporation, to Natural Gas Corporation of California, a California corporation, dated March 30, 1956, recorded November 25, 1957, in Book 527 of Official Records, at page 377.

7. Reservations, conditions, and agreements as contained in Deed, Dan Felix, a single man and James E. Felix and Antoinette R. Felix, his wife, to Pacific Gas and Electric Company, a California Corporation, dated March 9, 1957, recorded March 27, 1957, in Book 509 of Official Records, at page 446.
8. The effect of the following recitation contained in deed executed by Dan Felix, James E. Felix, and Antoinette R. Felix, his wife, to Domingo T. Simon and Evelyn E. Simon, his wife, in Joint Tenancy, dated December 7, 1959, recorded December 8, 1959, in Book 590 of Official Records, at page 325, as follows:

"ALSO EXCEPTING THEREFROM all the Oil, Gas, Asphaltum and other hydrocarbons on, in and under and that may be produced from that certain real property hereinabove described together with the sole and exclusive right and privilege in the sub-surface only of such property of prospecting and drilling for such oil, gas, asphaltum, and other hydrocarbons, and producing, taking and removing such substances, Grantee agreeing that such right shall be enjoyed only by underground access from other land and shall not include any use of the surface of said real property, Reserving unto the Grantors a 1/8 of the oil, gas, asphaltum, and other hydrocarbons which may be produced from sands, strata, formations and horizons in and underlying said real property below a depth of 4000 feet from the natural surface thereof, or any allocation of production thereto in the event of the unitization with other land, and provided that Grantor shall bear a like share of any taxes, which may be levied or assessed based upon, resulting from or attributable to the production of any such substances from said property below 4000 feet, and provided that Grantee shall be under no obligation, express or implied to drill for, produce, save or sell any such oil, gas, asphaltum, or other hydrocarbons as set forth in deed executed by Dan Felix and James E. Felix, and Antoinette R. Felix, his wife, to Pacific Gas and Electric Company, a California Corporation, dated March 9, 1957, and recorded March 27, 1957, in Book 509 of Official Records, at page 446".

SCHEDULE C

The land referred to in this Policy is described as: All that real property in the County of Yolo, State of California, described as follows:

Beginning at the $\frac{1}{2}$ inch iron pipe marking the northeast corner of Lot 1, as said Lot 1 is shown upon the map of Waughtel's Subdivision of a portion of Section 20, Township 8 North, Range 1 West, M.D.M., filed for record in the office of the County Recorder of said County of Yolo in Book 1 of Maps, at page 55, said northeast corner being the northeast corner of Section 20, Township 8 North, Range 1 West, M. D. B. & M., and running thence South $0^{\circ} 05'$ East, along the easterly boundary lines of said Lot 1 and Lot 8, as said Lot 8 is shown upon said map, said easterly boundary line being the easterly boundary line of said Section 20, a distance of 2646.9 feet to the 4 inch by 4 inch post marking the southeast corner of said Lot 8, said southeast corner being the east quarter corner of said Section 20; thence South $89^{\circ} 47\frac{1}{2}'$ West, along the southerly boundary line of said Lot 8, a distance of 105.5 feet; thence North $9^{\circ} 23\frac{1}{2}'$ West 2627.7 feet; thence North $0^{\circ} 05'$ West 19.6 feet to a point in the northerly boundary line of said Section 20; thence East, along said northerly boundary line, 119.9 feet, more or less, to the point of beginning; containing 6.9 acres, more or less, and being a portion of said Lots 1 and 8.

EXCEPTING THEREFROM all of the oil, gas, asphaltum and other hydrocarbons on, in and under the above described property as conveyed by Dan Felix, a single man, James E. Felix and Antoinette R. Felix, his wife, to Pacific Gas and Electric Company, a California Corporation, dated March 9, 1957, recorded March 27, 1957, in Book 509 of Official Records, at page 446.

*OK with change
E.L.L.
change made
[Signature]*

INDORSEMENT

Attached to Policy No. 25310

Issued by

WESTERN TITLE INSURANCE COMPANY

a corporation,

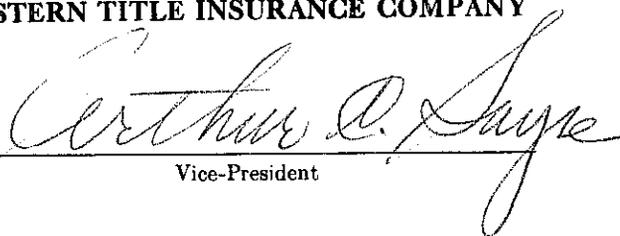
under its former name

Western Title Insurance and Guaranty Company

By this indorsement, the name Western Title Insurance and Guaranty Company, as it appears in this Policy of Title Insurance, is amended to read Western Title Insurance Company.

WESTERN TITLE INSURANCE COMPANY

By



Vice-President

STIPULATIONS

1. SCOPE OF COVERAGE

This policy does not insure against, and the Company will not be liable for loss or damage created by or arising out of any of the following: (a) defects, liens, claims, encumbrances, or other matters which result in no pecuniary loss to the insured; (b) defects, liens, encumbrances, or other matters created or occurring subsequent to the date hereof; (c) defects, liens, encumbrances, or other matters created or suffered by the insured claiming such loss or damage; or (d) defects, liens, claims, encumbrances, or other matters existing at the date of this policy and known to the insured claiming such loss or damage, either at the date of this policy or at the date such insured claimant acquired an estate or interest insured by this policy, unless such defect, lien, claim, encumbrance or other matter shall have been disclosed to the Company in writing prior to the issuance of this policy or appeared at the date of this policy on the public records. Any rights or defenses of the Company against a named insured shall be equally available against any person or corporation who shall become an insured hereunder as successor of such named insured.

2. DEFENSE OF ACTIONS. NOTICE OF ACTIONS OR CLAIMS TO BE GIVEN BY THE INSURED

The Company at its own cost shall defend the insured in all litigation consisting of actions or proceedings against the insured, or defenses, restraining orders, or injunctions interposed against a foreclosure or sale of said land in satisfaction of any indebtedness, the owner of which is insured by this policy, which litigation is founded upon a defect, lien, encumbrance, or other matter insured against by this policy, and may pursue such litigation to final determination in the court of last resort. In case any such litigation shall become known to any insured, or in case knowledge shall come to any insured of any claim of title or interest which is adverse to the title as insured or which might cause loss or damage for which the Company shall or may be liable by virtue of this policy, such insured shall notify the Company thereof in writing. If such notice shall not be given to the Company at least two days before the appearance day in any such litigation, or if such insured shall not, in writing, promptly notify the Company of any defect, lien, encumbrance, or other matter insured against, or of any such adverse claim which shall come to the knowledge of such insured, in respect to which loss or damage is apprehended, then all liability of the Company as to each insured having such knowledge shall cease and terminate; provided, however, that failure to so notify the Company shall in no case prejudice the claim of any insured unless the Company shall be actually prejudiced by such failure. The Company shall have the right to institute and prosecute any action or proceeding or do any other act which, in its opinion, may be necessary or desirable to establish the title, or any insured lien or charge, as insured. In all cases where this policy permits or requires the Company to prosecute or defend any action or proceeding, the insured shall secure to it in writing the right to so prosecute or defend such action or proceeding, and all appeals therein, and permit it to use, at its option, the name of the insured for such purpose. Whenever requested by the Company the insured shall assist the Company in any such action or proceeding, in effecting settlement, securing evidence, obtaining witnesses, prosecuting or defending such action or proceeding, to such extent and in such manner as is deemed desirable by the Company, and the Company shall reimburse the insured for any expense so incurred. The Company shall be subrogated to and be entitled to all costs and attorneys' fees incurred or expended by the Company, which may be re-

coverable by the insured in any litigation carried on by the Company on behalf of the insured. The word "knowledge" in this paragraph means actual knowledge, and does not refer to constructive knowledge or notice which may be imputed by the public records.

3. NOTICE OF LOSS. LIMITATION OF ACTION

A statement in writing of any loss or damage for which it is claimed the Company is liable under this policy shall be furnished to the Company within sixty days after such loss or damage shall have been ascertained. No action or proceeding for the recovery of any such loss or damage shall be instituted or maintained against the Company until after full compliance by the insured with all the conditions imposed on the insured by this policy, nor unless commenced within twelve months after receipt by the Company of such written statement.

4. OPTION TO PAY, SETTLE, OR COMPROMISE CLAIMS

The Company reserves the option to pay, settle, or compromise for, or in the name of, the insured, any claim insured against or to pay this policy in full at any time, and payment or tender of payment of the full amount of this policy, together with all accrued costs which the Company is obligated hereunder to pay, shall terminate all liability of the Company hereunder, including all obligations of the Company with respect to any litigation pending and subsequent costs thereof.

5. SUBROGATION UPON PAYMENT OR SETTLEMENT

Whenever the Company shall have settled a claim under this policy, it shall be subrogated to and be entitled to all rights, securities, and remedies which the insured would have had against any person or property in respect to such claim, had this policy not been issued. If the payment does not cover the loss of the insured, the Company shall be subrogated to such rights, securities, and remedies in the proportion which said payment bears to the amount of said loss. In either event the insured shall transfer, or cause to be transferred, to the Company such rights, securities, and remedies, and shall permit the Company to use the name of the insured in any transaction or litigation involving such rights, securities, or remedies.

6. OPTION TO PAY INSURED OWNER OF INDEBTEDNESS AND BECOME OWNER OF SECURITY

The Company has the right and option, in case any loss is claimed under this policy by an insured owner of an indebtedness secured by mortgage or deed of trust, to pay such insured the indebtedness of the mortgagor or trustor under said mortgage or deed of trust, together with all costs which the Company is obligated hereunder to pay, in which case the Company shall become the owner of, and such insured shall at once assign and transfer to the Company, said mortgage or deed of trust and the indebtedness thereby secured, and such payment shall terminate all liability under this policy to such insured.

7. PAYMENT OF LOSS AND COSTS OF LITIGATION. INDORSEMENT OF PAYMENT ON POLICY

The Company will pay, in addition to any loss insured against by this policy, all costs imposed upon the insured in litigation carried on by the Company for the insured, and in litigation carried on by the insured with the written authorization of the Company, but not otherwise. The liability of the Company under this policy shall in no case exceed, in all,

the actual loss of the insured and costs which the Company is obligated hereunder to pay, and in no case shall such total liability exceed the amount of this policy and said costs. All payments under this policy shall reduce the amount of the insurance pro tanto, and payment of loss or damage to an insured owner of indebtedness shall reduce, to that extent, the liability of the Company to the insured owner of said land. No payment may be demanded by any insured without producing this policy for indorsement of such payment.

8. MANNER OF PAYMENT OF LOSS TO INSURED

Loss under this policy shall be payable, first, to any insured owner of indebtedness secured by mortgage or deed of trust shown in Schedule B, in order of priority therein shown, and if such ownership vests in more than one, payment shall be made ratably as their respective interests may appear, and thereafter any loss shall be payable to the other insured, and if more than one, then to such insured ratably as their respective interests may appear. If there be no such insured owner of indebtedness, any loss shall be payable to the insured, and if more than one, to such insured ratably as their respective interests may appear.

9. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "named insured": the persons and corporations named as insured on the first page of this policy;
- (b) "the insured": such named insured together with (1) each successor in ownership of any indebtedness secured by any mortgage or deed of trust shown in Schedule B, the owner of which indebtedness is named herein as an insured, (2) any such owner or successor in ownership of any such indebtedness who acquires the land described in Schedule C or any part thereof, by lawful means in satisfaction of said indebtedness or any part thereof, (3) any governmental agency or instrumentality acquiring said land under an insurance contract or guarantee insuring or guaranteeing said indebtedness or any part thereof, and (4) any person or corporation deriving an estate or interest in said land as an heir or devisee of a named insured or by reason of the dissolution, merger, or consolidation of a corporate named insured;
- (c) "land": the land described specifically or by reference in Schedule C and improvements affixed thereto which by law constitute real property;
- (d) "date": the exact day, hour and minute specified in the first line of Schedule A (unless the context clearly requires a different meaning);
- (e) "taxing agency": the State and each county, city and county, city and district in which said land or some part thereof is situated that levies taxes or assessments on real property;
- (f) "public records": those public records which, under the recording laws, impart constructive notice of matters relating to said land.

10. WRITTEN INDORSEMENT REQUIRED TO CHANGE POLICY

No provision or condition of this policy can be waived or changed except by writing indorsed hereon or attached hereto signed by the President, a Vice-President, the Secretary, or an Assistant Secretary of the Company.

11. NOTICES, WHERE SENT

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at its Main Office, 240 Van Ness Avenue, San Francisco, California.

**WESTERN TITLE INSURANCE
AND GUARANTY COMPANY**

SAN FRANCISCO, CALIF.

Issued through
the office of

**YOLO COUNTY TITLE
ABSTRACT COMPANY**
WOODLAND, CALIFORNIA

Advice 4611-G
May 25, 2022

Attachment 3

Phase I ESA

Phase I Environmental Site Assessment

WINTERS HIGHLANDS SUBDIVISION

PHASES III - V

Winters, California

WKA No. 10852.15

January 5, 2021

Prepared for:
Mr. Rob Wilson
Meritage Homes
860 Stillwater Road, Suite 200A
West Sacramento, CA 95605

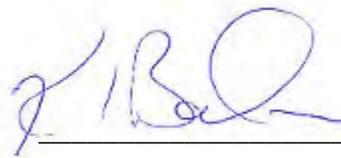
Phase I Environmental Site Assessment
WINTERS HIGHLANDS SUBDIVISION
PHASES III - V
Winters, California
WKA No. 10852.15
January 5, 2021

Wallace-Kuhl & Associates (WKA), on behalf of Meritage Homes, prepared this Phase I Environmental Site Assessment for the Winters Highlands Subdivision Phases III - V located in Winters, California. We declare that, to the best of our professional knowledge and belief, the report preparer and reviewer meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312 and have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. We have developed and performed the all appropriate inquiries in general conformance with the standards and practices set forth in 40 CFR Part 312 et seq. Resumes of the key staff who prepared this report are included in Appendix A.

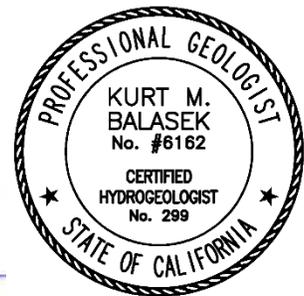
WALLACE-KUHL & ASSOCIATES



Nancy M. Malaret
Project Environmental Scientist



Kurt Balasek, P.G., C.HG.
Senior Hydrogeologist



Phase I Environmental Site Assessment
WINTERS HIGHLANDS SUBDIVISION
PHASES III - V
WKA No. 10852.15

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Phase I Environmental Site Assessment
WINTERS HIGHLANDS SUBDIVISION
PHASES III - V
WKA No. 10852.15

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- B ASTM E 1527-13 User Questionnaire and Helpful Documents Checklist
- C Supporting Documents*
- C EDR® Radius Map Report with GeoCheck
- D Preliminary Screen for Vapor Encroachment Conditions Matrix

*Supporting Documents Appendix contains: Custom Soil Resource Report, EDR® Reports: Sanborn Map Search, Historical Topographic Maps, Aerial Photographic Decade Package, and City Directory Report; FEMA Flood Map, and Environmental Lien Search Report.



Phase I Environmental Site Assessment
WINTERS HIGHLANDS SUBDIVISION
PHASES III - V
WKA No. 10852.15

EXECUTIVE SUMMARY

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the Winters Highlands Subdivision Phases III - V (herein referred to as Site) for evidence of Recognized Environmental Conditions (RECs) resulting from current and/or former Site activities. The Site is located in Winters, California (Figures 1, 2, 3, and 4) and is comprised of 49.37 acres of vacant land. The Site is identified by three Yolo County Assessor's Parcel Numbers (APNs): 030-220-065, -066, and -067 (Figure 3). The following presents a list of observations and findings identified during the preparation of this report:

- The historical land use research dating back to the early 1900s revealed that the Site has been grass-covered land or used for dry farm crop cultivation since at least 1937.
- According to an environmental lien search, no environmental liens are associated with the Site.
- Given the documentation reviewed concerning the agency listings for neighboring facilities, none of the facilities reviewed is likely to have a negative impact on the Site.
- Based on the completion of the vapor encroachment condition (VEC) screening matrix, WKA concludes a VEC can be ruled out because a VEC does not or is not likely to exist.

WKA has performed this ESA in conformance with the scope and limitations of ASTM Standard Practice E 1527-13 for the Winters Highlands Subdivision Phases III - V. This ESA has revealed no evidence of RECs in connection with the Site.



Phase I Environmental Site Assessment
WINTERS HIGHLANDS SUBDIVISION
PHASES III - V
WKA No. 10852.15

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to evaluate the Winters Highlands Subdivision Phases III - V (herein referred to as Site) for evidence of potential Recognized Environmental Conditions (RECs) resulting from current and/or former site activities as defined by the American Society of Testing and Materials (ASTM) Standard E 1527-13 (ASTM, 2013).

According to the ASTM, “this practice is intended to permit a *user* to satisfy one of the requirements to qualify for the *innocent landowner*, *contiguous property owner*, or *bona fide prospective purchaser* limitations under CERCLA [Comprehensive Environmental Response, Compensation and Liability Act] liability (hereinafter, the “*landowner liability protections*,” or “*LLPs*”): that is, the practice that constitutes “*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B).”

This ESA has been performed in general conformance with the ASTM Standard E 1527-13 and the scope and limitations defined in Wallace-Kuhl & Associates (WKA) proposal, 3PR20213, dated November 11, 2020.

1.2 Scope of Services

WKA has completed this ESA for the Site shown on Figures 1 through 4. Mr. Barry Grant with Meritage Homes authorized WKA to proceed with this assessment on December 9, 2020, through a signed Meritage Homes Authorization Agreement.

The scope of this assessment included the following:

- Conduct a site reconnaissance for visual evidence of surface contamination and potential sources of subsurface contamination;
- Conduct a visual inspection of the adjoining properties for evidence of RECs;
- Conduct interviews with the following, as available:



- Key site manager,
- Major occupants,
- Past and present owners, operators,
- Government and/or agency personnel, and,
- Inquiries conducted at abandoned sites may include interviews with owners or occupants of neighboring or nearby properties;
- Conduct a records review, which included the following:
 - Physical setting documents to determine regional geology, general soil information, and local and regional groundwater conditions,
 - Historical information, including but not limited to, Sanborn maps, topographic maps, aerial photographs, ownership records, building department records, local street directories, zoning and land use records, and prior assessments, as available,
 - Environmental records, including federal, state, tribal, and county regulatory agency lists that will help identify RECs on the Site and the adjoining properties, and,
 - Based on the outcome of the database search, review of specific regulatory agency files for identified contaminated facilities in order to evaluate whether the listed facilities are hazardous materials threats to the Site;
- Conduct a preliminary screen for vapor encroachment conditions on the Site per ASTM E2600-15;
- Review of the completed *ASTM E 1527-13 User Questionnaire (Questionnaire)* regarding Recorded Environmental Liens, activity and use limitations (AULs), relationship of the purchase price to the fair market value of the Site, and any specialized knowledge of the Site;
- Review of environmental liens and Activity and Use Limitations (AULs) reports, as provided; and
- Prepare a final report of the results of the ESA.

1.3 Special Terms and Conditions

No special terms or conditions to the WKA Environmental Site Assessment Consulting Agreement or the WKA scope of services were requested or performed during the preparation of this report. Meritage Homes authorized WKA to perform a search for recorded environmental liens and Activity and Use Limitations (AULs) for the Site. Discussion regarding the search is included in Section 4.3.3 of this report.



1.4 User Provided Information

WKA provided Meritage Homes a copy of the User Questionnaire and the Helpful Documents checklist. Mr. Rob Wilson, Meritage Homes, completed and returned the documents to WKA. Discussion regarding his responses is provided in the following section. A copy of the completed questionnaire is included in Appendix B.

In summary, Mr. Wilson was not aware of any records of environmental liens or AULs currently recorded against the Site. Mr. Wilson stated he does not possess specialized knowledge or experience related to the Site. Mr. Wilson stated that he is not aware of any obvious indicators that point to the presence or likely presence of contamination at the Site.

Mr. Wilson was aware of existing "Helpful Documents" as defined in Section 10.8.1 of the ASTM Standard as noted on the "Helpful Documents Checklist" included in Appendix B. These reports are summarized in Section 4.2.10.



2.0 SITE DESCRIPTION

2.1 Site and Vicinity General Characteristics

The Site is located in Winters, California (Figures 1 and 2). The Site is comprised of three Yolo County Assessor's Parcel Numbers (APNs): 030-220-065, -066, and -067, totaling 49.37 acres of vacant land (Figure 3). Surrounding land use consists of residential developments and vacant land (Figure 4).

2.2 Site Reconnaissance

A visual site reconnaissance was conducted by WKA on December 28, 2020. Figures 5A and 5B provide color photographs of the Site taken during the site reconnaissance.

On the day of site reconnaissance, the Site was vacant land. The majority of the Site was covered by volunteer vegetation. The perimeter of the property had been disced. WKA observed an area of end dump piles on the northeastern portion, which reportedly came from a borrow area on the Site. WKA observed two metal-sided storage containers on the northwestern portion of the Site. A metal-sided storage container and building materials were located on the northeastern corner of the Site. WKA did not access the metal-sided containers. WKA observed a canal lined with stormwater protection materials along the eastern property boundary.

2.2.1 Municipal Infrastructure and Utilities

Pacific Gas and Electric (PG&E) provides electricity and natural gas to the Site vicinity. The City of Winters provides potable water and sanitary sewer service to the Site vicinity.

2.3 Adjoining Properties

The Site is bounded to the north and east by land undergoing development with residences. Residences are located to the south of the Site. Grass-covered land and a rural residence are located to the east of the Site.



3.0 INTERVIEWS

Interviews with various persons familiar with the site vicinity, including representatives of public agencies, were conducted for the purpose of identifying past and present uses, which may have contributed to RECs on the Site. Results of those interviews are discussed in the following sections.

3.1 Owner or Key Site Manager

WKA provided Mr. Jeff Pemstein, Towne Development of Sacramento, a questionnaire regarding the Site. Mr. Pemstein completed the questionnaire and returned it to WKA. According to Mr. Pemstein, HBT of Winters Highlands, LLC acquired the Site in April 2015 from Reichert-Lengfeld, LP and GBH of Winters Highlands, LLC. He stated that, to the best of his knowledge, the historical use of the property was grazing land. Mr. Pemstein said that the Site is currently under development for residential purposes. According to Mr. Pemstein, no soil has been imported to the Site. He is not aware of any aboveground or underground storage tanks, wells, or septic systems having been located at the Site. Mr. Pemstein stated that, to the best of his knowledge, no environmental liens have been recorded for the Site.

On the day of the Site reconnaissance, Mr. Chris Dickinson, Towne Development of Sacramento, met WKA at the Site. He indicated that the eastern boundary of the Site is delineated by a canal. Mr. Dickinson said that the end dump piles observed on the northeastern portion of the Site originated from a borrow area on the Site.

3.2 Occupants (Multi-family or Major)

The Site is not occupied; therefore, no occupants were interviewed.

3.3 Past Owners, Operators, and/or Occupants

No information regarding past owners, operators, and/or occupants was received by WKA during completion of this report.

3.4 State and/or Local Government Officials

The Yolo County Environmental Health Department (YCEHD) publishes their records on their OnBase website. When records are unavailable on OnBase, WKA makes direct contact to request unpublished documents from the YCEHD. WKA reviewed information for facilities within the vicinity of the Site on the OnBase website and a summary is provided in Section 4.3.



The State Water Resources Control Board (SWRCB) publishes their records on their GeoTracker website. When records are unavailable on GeoTracker, WKA makes direct contact to request unpublished documents from the SWRCB. WKA reviewed information for facilities within the vicinity of the Site on the GeoTracker website and a summary is provided in Section 4.3.

The Department of Toxic Substances Control (DTSC) publishes their records on their EnviroStor website. When records are unavailable on EnviroStor, WKA makes direct contact to request unpublished documents from the DTSC. WKA reviewed information for facilities within the vicinity of the Site on the DTSC EnviroStor website and a summary is provided in Section 4.3.

3.5 Abandoned Properties

As referenced in 40 CFR Part 312, in the case of inquiries conducted at “abandoned properties,” as defined in §312.23(d), “where there is evidence of potential unauthorized uses of the Site or evidence of uncontrolled access to the Site, the environmental professional’s inquiry must include interviewing one or more (as necessary) owners or occupants of neighboring or nearby properties from which it appears possible to have observed uses of, or releases at, such abandoned properties...” No evidence of potential unauthorized uses, or evidence of uncontrolled access to the Site was observed. The Site is not considered an abandoned property and therefore, WKA did not interview owners or occupants of neighboring properties.



4.0 RECORDS REVIEW

The purpose of the records review is to obtain and review information concerning the current and historical use of the Site and adjoining properties that would help identify the presence of RECs in connection with the Site. The records review included review and discussion of the following, as available:

- Physical Setting Source(s);
- Historical Use Information; and,
- Environmental Record Sources.

4.1 Physical Setting Source(s)

The Site is depicted on the 1978 United States Geological Survey (USGS) 7.5 Minute topographic map of the *Winters, California Quadrangle* as undeveloped land. The Site is located within Section 21, Township 8 North, Range 1 west, Mount Diablo Base and Meridian, at elevations between +150 and 175 feet relative to mean sea level (msl).

4.1.1 Regional and Local Geology

The Site is located in the Great Valley geomorphic province of California, a 500-mile, northwest-trending structural trough, generally constrained to the west by the Coast Ranges and to the east by the foothills of the Sierra Nevada Range (Norris and Webb, 1990). The Great Valley consists of two valleys lying end-to-end, with the Sacramento Valley to the north and the San Joaquin Valley to the south.

The Sacramento and San Joaquin Valleys have been filled to their present elevations with thick sequences of sediment derived from both marine and terrestrial sources. The sedimentary deposits range in thickness from relatively thin deposits along the eastern valley edge to more than 25,000 feet in the south-central portion of the Great Valley (Norris and Webb, 1990). The sedimentary geologic formations of the Great Valley province vary in age from Jurassic to Quaternary, with the older deposits being primarily marine in origin. Younger sediments are continentally derived and were typically deposited in lacustrine, fluvial, and alluvial environments with their primary source being the Sierra Nevada Range.

The 1981 USGS *Geologic Map of the Sacramento Quadrangle, California*, shows the Site to be underlain by the Red Bluff Formation.



4.1.2 Radon Gas

Radon is a naturally occurring gas that is formed from the radioactive breakdown of radium in soil, rock, and water. Radon can move up through the ground and into living spaces through pathways and penetrations in a structure's foundation. Radon's potential presence in indoor air can only be assessed within existing buildings, as there are no currently available real time methods to assess Radon's presence over undeveloped properties.

The United States Environmental Protection Agency (EPA) has developed the EPA Map of Radon Zones to assist organizations in implementing radon-resistant building codes. The map assigns each county in the United States to one of three zones based on radon potential. The EPA uses a continuous exposure level of 4.0 picoCuries per liter (pCi/L) as an action level at which additional action is recommended.

The EPA Radon Zones are defined as:

- Zone 1 (Highest Potential) – Average indoor radon screening level greater than 4 pCi/L.
- Zone 2 (Moderate Potential) – Average indoor radon screening level between 2 and 4 pCi/L.
- Zone 3 (Lowest Potential) – Average indoor radon screening less than 2 pCi/L.

According to information provided by Environmental Data Resources in the Radius Map Report, the Site is located in Zone 3 (EDR, 2020a).

4.1.3 Soil Survey

The United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) has created a web-based service for accessing soil information. According to the NRCS Web Soil Survey (WSS) the majority of the near-surface soils on the Site consist of Corning gravelly loam, 0 to 12 percent slopes, MLRA 17; Sehorn clay, 2 to 15 percent slopes; and, San Ysidro loam, 0 to 5 percent slopes, dry, MLRA 17 (USDA, 2020). A copy of the Custom Soil Resource Report for the Site is provided in Appendix C.

4.1.4 Regional and Local Groundwater

The Site is located within the California Department of Water Resources (DWR) defined Sacramento Valley Groundwater Basin of the Sacramento River Hydrologic Region. WKA searched data on the DWR website and found no DWR monitored groundwater wells within one-half mile of the Site (DWR, 2020).



WKA also searched the State Water Resources Control Board's (SWRCB) GeoTracker website for quarterly groundwater monitoring reports completed for facilities in the immediate vicinity of the Site. No facilities are located within one-half mile of the Site (SWRCB, 2020).

4.2 Historical Use Information

WKA reviewed historical information to develop a history of the previous uses of the Site and surrounding area, in order to evaluate the Site and adjoining properties for evidence of RECs. Standard historical sources reviewed during the preparation of this report included the following, as available:

- Sanborn® Maps;
- Topographic Maps;
- Oil and Gas Well Maps;
- Aerial Photographs;
- Ownership Records;
- Building Department Records;
- Local Street Directories;
- Zoning and Land Use Records;
- Other Historical Sources; and,
- Prior Assessments.

Discussion of these historical sources is provided in the following sections.

4.2.1 Sanborn® Maps

Sanborn® Maps are obtained through Environmental Data Resources, Inc. (EDR®). EDR® is a national commercial provider of environmental database information. Sanborn® Maps are detailed drawings of site development, and were typically used by fire insurance companies to determine site fire insurability. According to EDR®, Sanborn® Map coverage of the Site is not available (EDR®, 2020b). The EDR® Sanborn® Map is provided in Appendix C.

4.2.2 Topographic Maps

Historical USGS topographic maps with coverage of the Site and outlying land areas were reviewed. Topographic maps with coverage of the Site dated 1907, 1916, 1941, 1953, 1968, 1973, 1978, and 2012 were available for review (EDR®, 2020c). Copies of the topographic maps compiled by EDR® with coverage of the Site are included in Appendix C. Table 1 notes the changes in the vicinity of the Site.



Table 1		
Year	Scale	Observations
1907	1: 62,500	Site: Vacant land. North: Vacant land. East: Vacant land. South: A structure and driveway are depicted to the southeast. West: Vacant land.
1916	1:31,680	No significant changes noted for the Site or the vicinity.
1941	1:50,000	No significant changes noted for the Site or the vicinity.
1953	1:24,000	Site: No significant changes noted. North: No significant changes noted. East: No significant changes noted. South: Symbols indicating orchards are depicted to the southeast and southwest. West: No significant changes noted.
1968	1:24,000	No significant changes noted for the Site or the vicinity.
1973	1: 24,000	No significant changes noted for the Site or the vicinity.
1978	1:24,000	No significant changes noted for the Site or the vicinity.
2012	1:24,000	Individual structures and orchards are no longer depicted on the surrounding properties. The existing subdivision roads are depicted to the south of the Site.

4.2.3 Oil and Gas Well Maps

Review of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) website showed that the Site is not located in a designated natural gas field. No DOGGR wells are located on or within at least one mile of the Site (DOGGR, 2020).

4.2.4 Aerial Photographs

Historical aerial photographs of the Site and general vicinity were compiled by EDR®. Photographs covering the years 1937, 1947, 1952, 1968, 1974, 1984, 1993, 2006, 2009, 2012, and 2016 were available for review (EDR®, 2020d). Copies of the aerial photographs compiled by EDR® with coverage of the Site are included in Appendix C. Table 2 notes the changes on the property and in the vicinity.



Table 2		
Year	Scale	Observations
August 1937	1" = 500'	Site: Ground markings indicating dry farm crop cultivation are visible. North: Ground markings indicating dry farm crop cultivation are visible. East: Ground markings indicating dry farm crop cultivation are visible. South: Remnants of an orchard are visible to the southeast. Grass-covered land is visible to the southwest. West: Grass-covered land is visible.
March 1947	1" = 500'	Site: Only the western portion is visible, which is grass-covered land. North: Only the western portion is visible, which is grass-covered land. East: Not pictured. South: Only the western portion is visible, which is grass-covered land. West: No significant changes noted.
August 1952	1" = 500'	Site: Grass-covered land is visible. North: Grass-covered land is visible. East: Grass-covered land is visible. South: No significant changes noted. West: No significant changes noted.
April 1968	1" = 500'	Site: No significant changes noted. North: Several possible structures are visible. East: No significant changes noted. South: No significant changes noted. West: No significant changes noted.
July 1974	1" = 500'	Site: Ground markings indicating a grass fire are visible. North: Ground markings indicating a grass fire are visible. East: Ground markings indicating a grass fire are visible. South: No significant changes noted. West: No significant changes noted.
June 1984	1" = 500'	Site: Grass-covered land is visible. North: Grass-covered land is visible. East: Grass-covered land is visible. South: No significant changes noted. West: The existing rural residence is visible.
June 1993	1" = 500'	Site: No significant changes noted. North: No significant changes noted. East: No significant changes noted. South: The existing residential development is visible. West: No significant changes noted.
2006	1" = 500'	No significant changes noted for the Site or the vicinity.
2009	1" = 500'	No significant changes noted for the Site or the vicinity.
2012	1" = 500'	No significant changes noted for the Site or the vicinity.
2016	1" = 500'	No significant changes noted for the Site or the vicinity.



4.2.5 Ownership Records

Ownership information was obtained through ParcelQuest®, an on-line distributor of “Assessor-Direct property information throughout the State of California.” The ownership entity for the Site was listed as “HBT Of Winters Highlands LLC” (ParcelQuest®, 2020).

4.2.6 Building Department Records

WKA contacted the City of Winters Building Department regarding any permits that have been issued for the Site APNs. Ms. Kelsey Bean, City of Winters, responded that no permits have been issued for the three APNs.

4.2.7 Local Street Directories

Local street directories with coverage of the Site and adjoining properties were obtained from EDR® (EDR®, 2020e). These documents contain business listings based on street number identifiers. The Site APNs have not been issued addresses; therefore, they would not have been listed in city directories. A copy of the EDR® City Directory (EDR®, 2020e) is provided in Appendix C.

4.2.8 Zoning and Land Use Records

The Site use is listed as vacant (ParcelQuest, 2020).

The Site is located within an area of minimal flood hazard, as designated by the Federal Emergency Management Agency (FEMA). The floodplain map is provided in Appendix C.

WKA reviewed data provided on the National Pipeline Mapping System website and located a pipeline adjacent to the west of the Site. The pipeline is operated by PG&E and used for the transmission of natural gas (NPMS, 2020).

4.2.9 Other Historical Sources

Review of additional historical sources was not warranted in order for the Environmental Professional to make a determination as to evidence of potential RECs on the Site.

4.2.10 Prior Assessments

WKA was provided a copy of a Phase I ESA, dated February 26, 2015, prepared by Environmental Risk Assessors (ERA) for the Winters Highland property. According to ERA, the



Winters Highland property consisted of approximately 100 acres and included the Site. ERA noted that the property appeared to have been used for agricultural purposes. ERA concluded that no RECs were identified for the property.

4.3 Environmental Record Sources

4.3.1 Regulatory Agency Databases

EDR[®] was contacted to provide a summary of facilities listed on regulatory agency databases (EDR[®], 2020a). Table 3 summarizes the researched ASTM required *Standard Environmental Record Sources*, as well as several *Additional Environmental Record Sources*, as defined in Sections 8.2.1 and 8.2.2 of the ASTM Standard. For additional reference, the EDR[®] Radius Map Report with GeoCheck is included in Appendix D.

Table 3			
	<i>EDR Listed Database</i>	<i>ASTM E 1527-13 Search Distance</i>	No. of Facilities Listed (within Search Radius)
Federal			
Federal NPL Site List	<i>NPL</i>	1-mile	0
Federal Delisted NPL Site List	<i>Delisted NPL</i>	½-mile	0
Federal CERCLIS List	<i>CERCLIS</i>	½-mile	0
Federal CERCLIS NFRAP Site List	<i>CERCLIS NFRAP</i>	½-mile	0
Federal RCRA CORRACTS Facilities List	<i>CORRACTS</i>	1-mile	0
Federal RCRA Generators List:			
Small Quantity and Large Quantity Generators	<i>RCRA SQG</i>	Site & adjoining	0
	<i>RCRA LQG</i>		0
Landfills and Solid Waste Management Units	<i>RCRA TSDF</i>	½-mile	0
Federal Institutional Control / Engineering Control Registries	<i>US ENG Controls</i>	Site only	0
	<i>US INST Controls</i>		0
Federal ERNS List	<i>ERNS</i>	Site only	0
State			
State-equivalent NPL (Hist. Cal-Sites)	<i>Hist. Cal-Sites</i>	1-mile	0
State-equivalent CERCLIS	<i>RESPONSE</i>	½-mile	0
State Landfill and/or Solid Waste Disposal Site	<i>SWF/LF (SWIS)</i>	½-mile	1
	<i>WMUDS/SWAT</i>		1
State Leaking Underground Storage Tanks	<i>LUST- Reg 5 Geotracker</i>	½-mile	0
Tribal Leaking Underground Storage Tanks	<i>Indian LUST</i>	½-mile	0
State Registered Underground Storage Tanks	<i>UST</i>	Site & adjoining	0
Tribal Registered Underground Storage Tanks	<i>Indian UST</i>	Site & adjoining	0



Table 3			
	<i>EDR Listed Database</i>	<i>ASTM E 1527-13 Search Distance</i>	No. of Facilities Listed (within Search Radius)
State Registered Aboveground Storage Tanks	<i>AST</i>	Site & adjoining	0
State Institutional Control Registries	<i>DEED</i>	Site only	0
State Voluntary Cleanup Sites	<i>VCP</i>	½-mile	0
State Brownfield Sites	<i>US Brownfields</i>	½-mile	0
California Environmental Reporting System Hazardous Waste	<i>CERS Haz Waste</i>	¼-mile	0
Additional Environmental Record Sources			
Hazardous Waste & Substances Sites List	<i>CORTESE</i>	½-mile	0
DTSC EnviroStor (includes Cal-Sites)	<i>EnviroStor</i>	1-mile	3
SLIC	<i>SLIC - Reg 5</i>	½-mile	0
Cleaner Facilities	<i>Drycleaners</i>	¼-mile	0
HAZNET	<i>HAZNET</i>	¼-mile	0

Review of the EDR® report indicates the Site is not listed on any of the EDR® databases. Regulatory information reviewed concerning the nearest facility in each cardinal direction identified within its respective ASTM search distance is detailed below.

The City of Winters Landfill facility, County Road 33 and County Road 88, is located 0.16 miles north-northwest of the Site. The facility is listed on the Solid Waste Facilities/Landfill Sites database. According to a 2020 Annual Monitoring Report, dated November 3, 2020, prepared by WKA, the direction of groundwater flow at the facility was to the southeast. According to laboratory analytical results, groundwater impacts were detected in a monitoring well located on the northeastern portion of the property, approximately 0.35 miles away from the northern Site boundary. Based on the information reviewed, this facility has not impacted the Site.

4.3.2 Preliminary Screen for Vapor Encroachment Conditions

WKA conducted a preliminary screening for VEC beneath the Site using the Tier 1 vapor encroachment screening evaluation¹. The Tier I screening included performing a *Search Distance Test* to identify if there are any known or suspect contaminated properties surrounding or upgradient of the Site within specific search radii, and a *Chemicals of Concern (COC) Test* (for those known or suspect contaminated properties identified within the *Search Distance Test*)

¹ The Preliminary Screen for Vapor Encroachment Conditions was based on the guidelines presented in the ASTM E 2600-15 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions.



to evaluate whether or not COC are likely to be present. The Vapor Encroachment Screening Matrix is included in Appendix E.

Based on the completion of the VEC-screening matrix, a VEC can be ruled out because a VEC does not or is not likely to exist.

4.3.3 Environmental Lien Search

According to a December 11, 2020, Environmental Lien Search Report prepared by Security First Title Resource, no environmental liens or activity or use limitations (AULs) were recorded for the Site (SFTR 2020). A copy of the Environmental Lien Search Report is included in Appendix C.



5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Data Gaps

The time intervals between the Standard Historical Sources (i.e., topographic maps, aerial photographs, other historical sources) exceeded the ASTM minimum five-year period. However, the use of the Site appears unchanged within the time gaps, and therefore, research of the Site use during the time gaps is not required by the ASTM Standard (Refer to *Section 8.3.2.1 – Intervals* of the ASTM E 1527-13 standard).

It is the opinion of WKA that no significant data gaps were identified during the preparation of this report that affects the ability of the Environmental Professional to identify RECs on the Site.

5.2 Conclusions

- The historical land use research dating back to the early 1900s revealed that the Site has been grass-covered land or used for dry farm crop cultivation since at least 1937.
- According to an environmental lien search, no environmental liens are associated with the Site.
- Given the documentation reviewed concerning the agency listings for neighboring facilities, none of the facilities reviewed is likely to have a negative impact on the Site.
- Based on the completion of the vapor encroachment condition (VEC) screening matrix, WKA concludes a VEC can be ruled out because a VEC does not or is not likely to exist.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 for the Winters Highlands Subdivision Phases III - V. Any exceptions to, or deletions from, this practice are described in Section 5.4 of this report. This assessment has revealed no evidence of RECs in connection with the Site.

5.3 Recommendations

Based on the conclusions presented and the documentation contained herein, no further assessment is warranted at this time.

5.4 Exceptions and/or Deletions

No exceptions or deletions from the ASTM E 1527-13 standard were made during the performance of this ESA.



5.5 Additional Services

Non-scope considerations, such as assessment for naturally occurring asbestos (NOA), wetlands evaluation, indoor air quality, laboratory testing of the soils and groundwater beneath the Site for environmental contaminants (such as agricultural-related pesticides, termiticides, polychlorinated biphenyls [PCBs], or arsenic and lead), and assessments for asbestos containing materials and lead-based paint were not included or requested as part of this ESA. Additionally, this ESA included conducting a Tier 1 vapor encroachment screening in accordance with the *ASTM E 2600-15 Vapor Encroachment Screening on Property Involved in Real Estate Transactions*.



6.0 LIMITATIONS

The statements and conclusions in this report are based upon the scope of work described above and on observations made only on the date of the field reconnaissance, December 28, 2020. Work was performed using a degree of skill consistent with that of competent environmental consulting firms performing similar work in the area. Information regarding the Site that is *publicly available* and *practically reviewable*, as described in the ASTM standard, was obtained. Additional research or receipt of information regarding the Site that was not disclosed or available to WKA during this assessment may result in revision of the conclusions. The conclusions in this report should be reevaluated if site conditions change. No recommendation is made as to the suitability of the Site for any purpose. The results of this assessment do not preclude the possibility that materials currently or in the future defined as hazardous are present on the Site, nor do the results of this work guarantee the potability of groundwater beneath the Site. This report is applicable only to the investigated Site and should not be used for any other property. No warranty is expressed or implied.

This report is viable for one year from the publication date of the report provided the following components are updated within 180 days of the date of purchase or (for transactions not involving an acquisition) the date of the intended transaction:

- Interviews with current owners/occupants and/or in order to identify changes in Site conditions or uses since the publication date of this report
- Searches for recorded environmental cleanup liens
- Visual inspection of the Site and of adjoining properties with emphasis on changes in conditions or uses since the publication date of this report
- A current review of federal, state, tribal and county databases
- The declaration by the environmental professional responsible for the assessment.

Environmental Site Assessments completed more than one year prior to the date of purchase must be reviewed and updated in order for the *Environmental Site Assessment* to be considered valid per Section 4.6 (*Continued Viability of Environmental Site Assessment*), and Sections 4.7 and 8.4 (*Prior Assessment Usage*) of the ASTM E 1527-13 Standard.



7.0 REFERENCES

ASTM International. 2013. American Society for Testing and Materials, ASTM Standard E 1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, 100 Barr Harbor Drive, P.O. Box C700, West Conshohocken, Pennsylvania (November 2013).

ASTM International. 2015. American Society for Testing and Materials, ASTM Standard E 2600-15, *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*, 100 Barr Harbor Drive, P.O. Box C700, West Conshohocken, Pennsylvania (December 2015).

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Department of Toxic Substances Control (DTSC), EnviroStor,
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Environmental Data Resources, Inc. (EDR®):

-2020a. *The EDR Radius Map Report with GeoCheck, Winters Highlands Subdivision Phases III-V, Chapman Street, Winters, California, Inquiry Number 6298140.2s*, Shelton, Connecticut, (December 11, 2020).

-2020b. *Certified Sanborn Map Report, Winters Highlands Subdivision Phases III-V, Chapman Street, Winters, California, Inquiry Number 6298140.3*, Shelton, Connecticut, (December 11, 2020).

-2020c. *The EDR Historical Topographic Map Report, Winters Highlands Subdivision Phases III-V, Chapman Street, Winters, California, Inquiry Number 6298140.4*, Shelton, Connecticut, (December 11, 2020).

-2020d. *The EDR Aerial Photo Decade Package Report Winters Highlands Subdivision Phases III-V, Chapman Street, Winters, California, Inquiry Number 6298140.5*, Shelton, Connecticut, (December 11, 2020).

-2020e. *The EDR City Directory Abstract Winters Highlands Subdivision Phases III-V, Chapman Street, Winters, California, Inquiry Number 6298140.6*, Shelton, Connecticut, (December 16, 2020).

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- State Water Resources Control Board (SWRCB), GeoTracker, <<http://geotracker.waterboards.ca.gov/>> (December 2020).
- State of California, Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), *DOGGR On-line Mapping System (DOMS), District 6, Northern California* <<http://maps.conservation.ca.gov/doms/index.html>> (December 2020).
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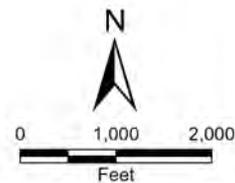


FIGURES



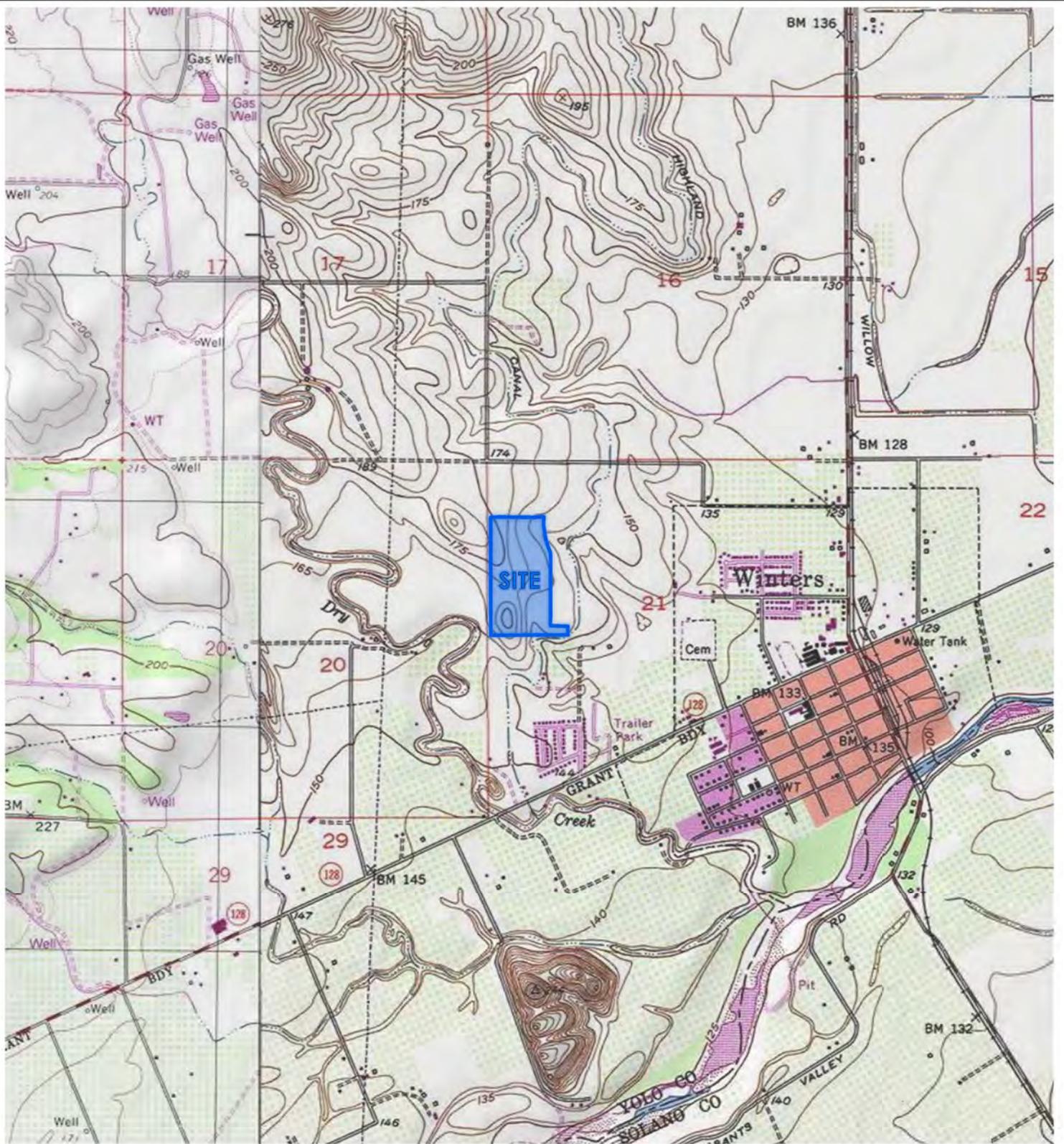


Spatial Data provided by Esri, NOAA, and USGS.
 Projection: NAD 1983 2011 StatePlane California II FIPS 0402 Ft US

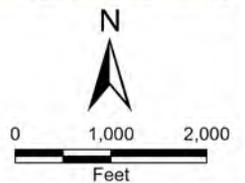


VICINITY MAP
WINTERS HIGHLANDS SUBDIVISION PHASES III-V
 Winters, California

FIGURE	1
DRAWN BY	RWO
CHECKED BY	NMM
PROJECT MGR	KMB
DATE	12/2020
WKA NO.	10852.15

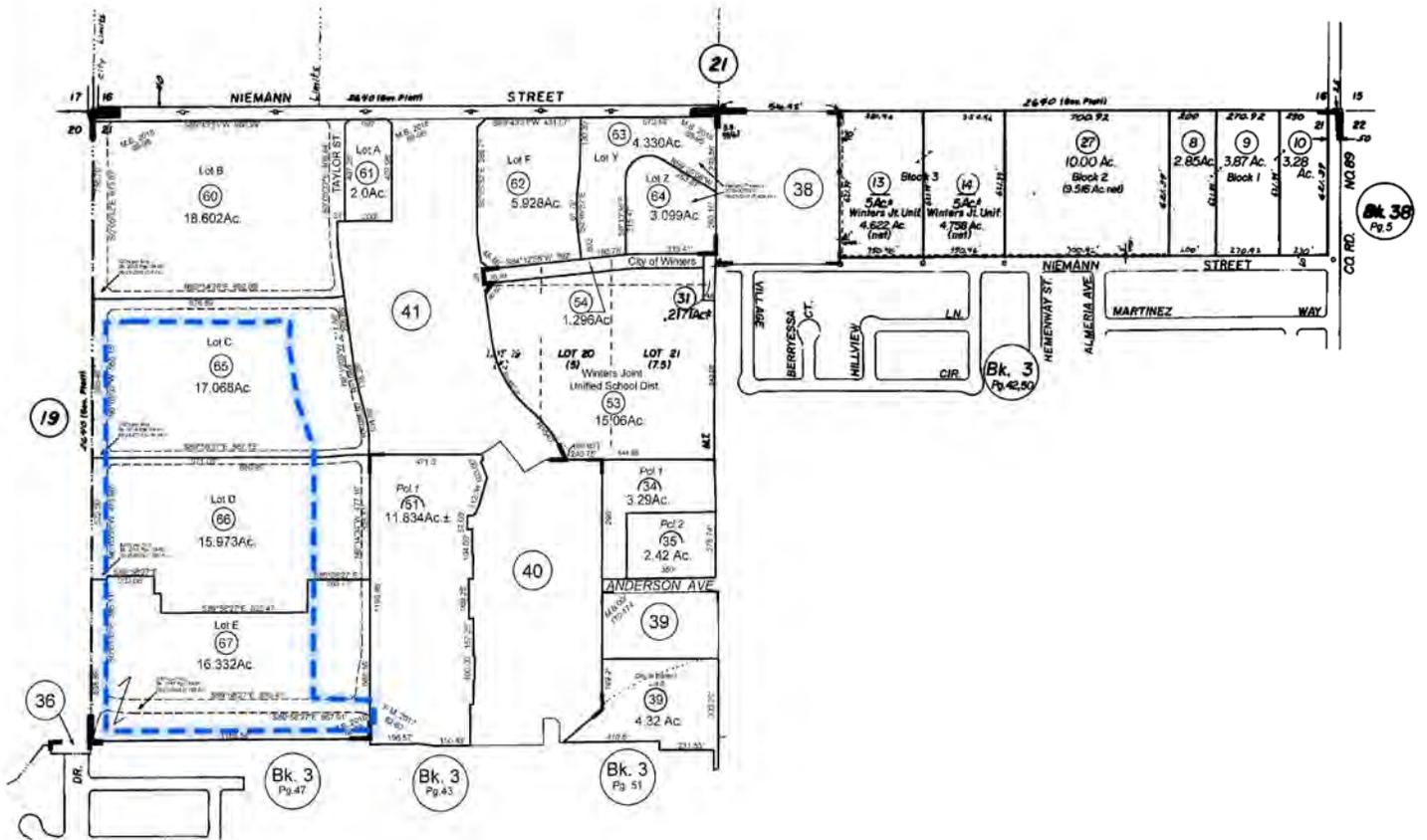


Topographic Basemap Adapted from the USGS 7.5' Digital Map Series
 Projection: NAD 1983 2011 StatePlane California II FIPS 0402 Ft US

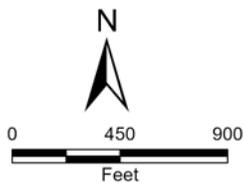


TOPOGRAPHIC MAP
WINTERS HIGHLANDS SUBDIVISION PHASES III-V
 Winters, California

FIGURE	2
DRAWN BY	RWO
CHECKED BY	NMM
PROJECT MGR	KMB
DATE	12/2020
WKA NO.	10852.15



 Approximate Site Boundary



Parcel Map provided by the County of Yolo
 Assessor's Office, Book 30, page 22.
 Projection: NAD 1983 2011 StatePlane California II FIPS 0402 Ft US

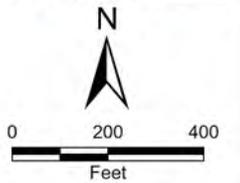


PARCEL MAP
WINTERS HIGHLANDS SUBDIVISION PHASES III-V
 Winters, California

FIGURE	3
DRAWN BY	RWO
CHECKED BY	NMM
PROJECT MGR	KMB
DATE	12/2020
WKA NO.	10852.15



 Approximate Site Boundary



Aerial imagery provided by Esri.
 Projection: NAD 1983 2011 StatePlane California II FIPS 0402 Ft US



AERIAL SITE MAP
WINTERS HIGHLANDS SUBDIVISION PHASES III-V
 Winters, California

FIGURE	4
DRAWN BY	RWO
CHECKED BY	NMM
PROJECT MGR	KMB
DATE	12/2020
WKA NO.	10852.15



Looking southeast at the general view of the Site.



Looking southeast at two metal-sided containers located on the northwestern portion of the Site.



Looking northeast at the general view of the Site.



Looking north at the central portion of the Site.



COLOR PHOTOGRAPHS
WINTERS HIGHLANDS SUBDIVISION PHASES III-V
 Winters, California

FIGURE 5A	
DRAWN BY	NMM
CHECKED BY	KMB
PROJECT MGR	KMB
DATE	12/20
WKA NO. 10852.15	



Looking northwest at the general view of the Site.



Looking south at the canal that delineates the eastern property boundary.



Looking southwest at the end dump piles located on the northeastern portion of the Site.



Looking at the metal-sided container located on the northeastern portion of the Site.

COLOR PHOTOGRAPHS

WINTERS HIGHLANDS SUBDIVISION PHASES III-V

Winters, California



FIGURE 5B

DRAWN BY	NMM
CHECKED BY	KMB
PROJECT MGR	KMB
DATE	12/20
WKA NO. 10852.15	

APPENDIX A
RESUMES



NANCY M. MALARET

PROJECT ENVIRONMENTAL SCIENTIST

Ms. Malaret has been employed in the environmental field since 2003. She graduated from University of California, Davis with a degree in Hydrologic Science.

Ms. Malaret worked for the Florida Department of Health for four years. She assisted with the coordination of sampling potable water wells throughout the state of Florida. Ms. Malaret used GIS mapping techniques to identify private potable wells located near commercial and industrial facilities that may have contaminated the groundwater. She coordinated the sampling of the wells and the analysis of water samples collected. She worked with the Florida Department of Environmental Protection to place filters on the private wells with contaminated water. Ms. Malaret also worked with the Health Assessment Team at the Florida Department of Health. She conducted human health risk assessments based on groundwater and soil data collected during contamination assessments of industrial facilities. Ms. Malaret used the Agency for Toxic Substances and Disease Registry's Public Health Assessment Guidelines to evaluate resident's risk of illness from exposure to contaminated groundwater and surface soils. Ms. Malaret used Risk Assistant software to determine dose estimates and compared the results with toxicological studies. Ms. Malaret's human health risk assessments focused on sites with Volatile Organic Compounds, Semi-volatile Organic Compounds, and metals contamination.

Ms. Malaret has six years of experience in due diligence. Her Phase I Environmental Site Assessment experience includes wooded, rural, and urban properties. Her investigations have involved multiple parcel sites with extensive history, large-scale residential subdivisions, office buildings, gasoline stations, dry cleaners, and heavy equipment manufacturing and repair facilities. Ms. Malaret has conducted multiple corridor assessments along roadways being prepared for expansion or improvements. She also conducted a Hazardous, Toxic, and Radioactive Waste Assessment for the United States Army Corps of Engineers on a 20-mile stretch of the St. Johns River in Jacksonville, Florida. Ms. Malaret conducted soil and groundwater sampling associated with Phase II Environmental Site Assessments. Ms. Malaret coordinated long-term groundwater sampling events for sites with residual petroleum contamination.

Ms. Malaret has worked with communities impacted by contamination, local, state, and federal government agencies, banks and developers.

Moody Property, Vacaville, CA: Ms. Malaret managed the Phase I Environmental Site Assessment of a 38.5-acre property of undeveloped land located in Vacaville to support the redevelopment of the property into a residential development.

Mercantile Property, Rancho Cordova, CA: Ms. Malaret managed the Phase I Environmental Site Assessment of a 4.1-acre property developed with a commercial building. Evaluation of regulatory facilities within the site vicinity included the former Aerojet Facility.

Woodmere Property, Folsom, CA: Ms. Malaret managed the Phase I Environmental Site Assessment of a 2.5-acre property developed with an office building. Historical research of the property included evaluating former mining operations at the site.

HIGHER EDUCATION:

University of California, Davis
Bachelor of Science, Hydrologic Science (1999)

KURT M. BALASEK

SENIOR HYDROGEOLOGIST/DIRECTOR OF ENVIRONMENTAL SERVICES

Mr. Balasek has provided a leadership role in hydrogeologic and environmental consulting in the Western US. since 1989. His experience includes, residential and commercial land development, litigation support, permitting, regulatory compliance and technical team building. Mr. Balasek and his team have conducted a wide range of impacted soil and groundwater investigations, mine location and reclamation activities, water resource evaluations and conjunctive use studies. Mr. Balasek has supported municipal efforts to redevelop blighted neighborhoods using private and federal funding and has prepared successful grant applications for EPA Brownfield funding. Mr. Balasek has facilitated public stakeholder processes, organized public comments and used the information gathered from these efforts to prioritize neighborhood and regional site investigations and remedial activities.

Mr. Balasek specializes in unique approaches to problem solving and leverages nearly 30 years of regulatory relationships to assist clients facing enforcement actions. Mr. Balasek has saved his clients hundreds of thousands of dollars in reduced fines, monitoring requirements or realized project efficiencies.

SELECTED PROJECT EXPERIENCE

Stockton Worknet, Stockton, CA: Project was conducted for the City of Stockton Redevelopment Agency and involved delineation, removal and disposal for hydrocarbon and lead-contaminated soil discovered during a construction project. The project also involved a component of public outreach because a children's museum was located immediately adjacent to the site.

Hayden Hill Mine, Lassen, CA: Project consisted of third party review of mine closure plan for Lassen County. Provided technical assistance to Lassen County Planning Commission to facilitate permanent closure of large open pit mine.

Willow Creek, Folsom, CA: Project involved site investigation and subsequent removal of petroleum hydrocarbon-contaminated soil to facilitate private development of commercial property. Under my direction, I facilitated the investigation, excavation and coordination of closure petitions.

City of West Sacramento, West Sacramento, CA: Multiple Projects. These projects involved initial site evaluation of several hundred individual sites for the redevelopment of West Sacramento. Subsequent work involved site investigation and remediation of several sites under U.S. EPA Grants. Provided technical assistance to City staff and collaborated with them to best utilize the public funds and coordinate public outreach. Provided emergency consultation related to peroxide release at city water treatment plant and provides on-going management and monitoring of groundwater pump and treat system at the Port of Sacramento

Rominger Property, Winters, CA (on-going): This project involves detailed site investigation, hydrogeologic analysis and evaluation, and the selection of appropriate remediation technologies for a large plume of (MTBE) contamination on an Ag-industrial site. Project involvement included client and regulatory interaction.

HIGHER EDUCATION:

University of California, Santa Barbara
BA, Geological Sciences (1986)
California State University, Chico
MS, Hydrogeology/Hydrology (1990)

PROFESSIONAL REGISTRATIONS:

Professional Geologist No. 6162, CA
Certified Hydrogeologist No. 299, CA
Qualified Storm Water Developer
California Engineering Contractor A-Haz, C-57,

APPENDIX B
ASTM E 1527-13 User Questionnaire
and Helpful Documents Checklist



HELPFUL DOCUMENTS
WINTERS HIGHLANDS SUBDIVISION PHASES III - V

Are you aware of any of the below-listed reports, as they relate specifically to the property?

X Yes ___ No (if yes, please check all that apply):

- Environmental Site Assessment reports (Phase I ESA, Asbestos sampling reports, etc.)
- Environmental Compliance Audit reports
- Geotechnical Reports
- Environmental permits (for example, solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits, underground injection permits)
- Registrations for underground or above ground storage tanks
- Registrations for underground injection systems
- Material Safety Data Sheets
- Community Right-to-Know plan
- Safety Plan
- Reports regarding Hydrogeologic conditions on the property or surrounding area
- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property
- Hazardous waste generator notices, or reports
- Environmental Impact Reports (draft and/or final)
- Risk assessments
- Recorded AULs

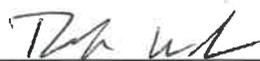
If any of the above listed documents are available, will copies be provided to WKA for review?

X Yes ___ No

Completed by Rob Wilson

Date: 12/10/2021

Title: Forward Planning Manager

Signature: 



**E 1527-13 USER QUESTIONNAIRE
WINTERS HIGHLANDS SUBDIVISION PHASES III - V**

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *user*² must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete.

(1.) Have you performed a search for environmental cleanup liens and AULs, as described under *User Obligations* in the attached proposal, for the *property*? *No*

(2.) Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? *No*

(3.) Are you aware of any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? *No*

(4.) As the *user* of the report, do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? *No*

(5.) Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present on the *property*? *Yes/No*

(6.) Are you aware of commonly known or reasonably ascertainable information about the *property* that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user, *No*

(a.) Do you know the past uses of the *property*? If so, what were they?

(b.) What, if any, specific chemicals are present or once were present at the *property*?

² User, as defined in the ASTM Standard is "the party seeking to use Practice E 1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of this practice as outline in Section 6 [of the ASTM Standard]."



**E 1527-13 USER QUESTIONNAIRE (cont.)
WINTERS HIGHLANDS SUBDIVISION PHASES III - V**

Questions 6 continued:

(c.) What, if any, spills or other chemical releases have taken place at the *property*?

(d.) What, if any, environmental cleanups have taken place at the *property*?

(7.) As the *user* of this ESA, based on your knowledge and experience related to the *property* are there any obvious indicators that point to the presence or likely presence of contamination at the *property*? *No*

COMPLETION:

I have completed this User Questionnaire to the best of my knowledge and provided all information to the environmental professional as of the following date:

Completed by: Rob Wilson

Date: 12/10/2021

Title: Forward Planning Manager

Signature: TRW WL

Phone Number: 916-919-7193

Relationship to the Site (i.e., owner, lender, property manager): _____
employed by potential purchaser



APPENDIX C
Supporting Documents





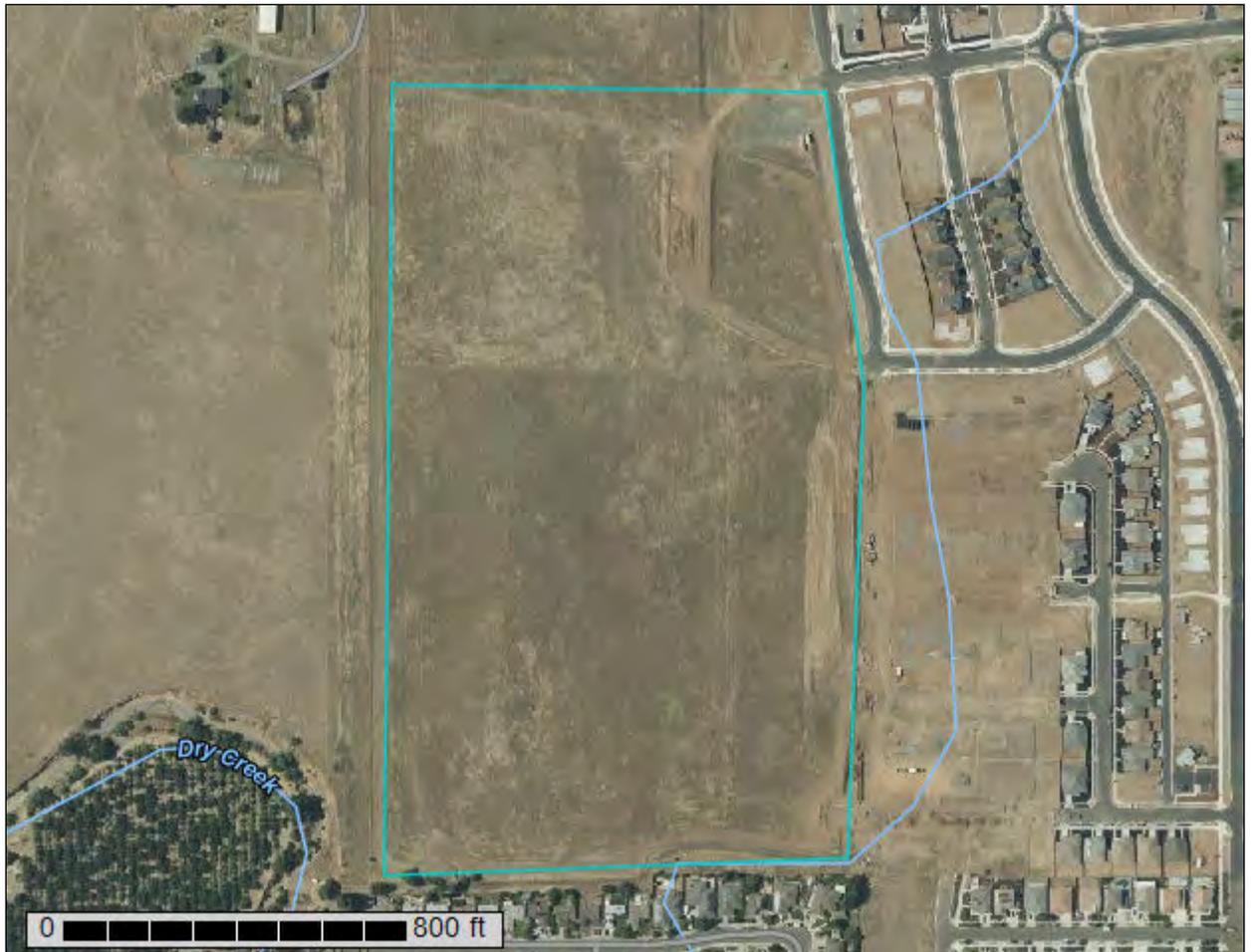
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Yolo County, California



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

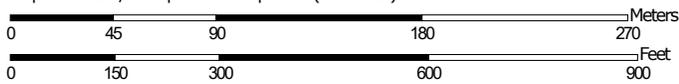
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Map Scale: 1:3,290 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Yolo County, California
 Survey Area Data: Version 16, Jun 1, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 2, 2019—Jul 5, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CtD2	Corning gravelly loam, 0 to 12 percent slopes, MLRA 17	41.4	92.0%
Sh	San Ysidro loam, 0 to 5 percent slopes, dry, MLRA 17	0.1	0.2%
SkD	Sehorn clay, 2 to 15 percent slopes	3.5	7.8%
Totals for Area of Interest		45.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

Custom Soil Resource Report

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Yolo County, California

CtD2—Corning gravelly loam, 0 to 12 percent slopes, MLRA 17

Map Unit Setting

National map unit symbol: 2xc9g
Elevation: 10 to 450 feet
Mean annual precipitation: 21 to 26 inches
Mean annual air temperature: 61 to 62 degrees F
Frost-free period: 300 to 328 days
Farmland classification: Not prime farmland

Map Unit Composition

Corning and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Corning

Setting

Landform: Fan remnants
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Old alluvium derived from metamorphic and sedimentary rock

Typical profile

Ap - 0 to 6 inches: gravelly loam
A - 6 to 11 inches: loam
Bw - 11 to 14 inches: gravelly loam
Bt1 - 14 to 22 inches: clay
Bt2 - 22 to 27 inches: clay
Bt3 - 27 to 38 inches: very gravelly clay
Bt4 - 38 to 60 inches: extremely gravelly clay

Properties and qualities

Slope: 0 to 12 percent
Depth to restrictive feature: 10 to 20 inches to abrupt textural change
Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.2 to 0.5 mmhos/cm)
Available water capacity: Very low (about 2.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: R015XE087CA - CLAYPAN
Hydric soil rating: No

Minor Components

Hillgate

Percent of map unit: 5 percent
Hydric soil rating: No

Positas

Percent of map unit: 5 percent
Hydric soil rating: No

Balcom

Percent of map unit: 3 percent
Hydric soil rating: No

Sehorn

Percent of map unit: 2 percent
Hydric soil rating: No

Sh—San Ysidro loam, 0 to 5 percent slopes, dry, MLRA 17

Map Unit Setting

National map unit symbol: 2w8cg
Elevation: 10 to 480 feet
Mean annual precipitation: 13 to 18 inches
Mean annual air temperature: 59 to 61 degrees F
Frost-free period: 260 to 300 days
Farmland classification: Not prime farmland

Map Unit Composition

San ysidro and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of San Ysidro

Setting

Landform: Fan remnants
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from sedimentary rock

Typical profile

Ap - 0 to 8 inches: loam
A - 8 to 15 inches: clay loam
Bt1 - 15 to 26 inches: clay
Bt2 - 26 to 34 inches: clay
Bt3 - 34 to 54 inches: silty clay
Ck - 54 to 80 inches: silty clay loam

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Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 2 percent
Maximum salinity: Nonsaline to slightly saline (1.0 to 5.0 mmhos/cm)
Sodium adsorption ratio, maximum: 16.0
Available water capacity: Moderate (about 8.9 inches)

Interpretive groups

Land capability classification (irrigated): 4s
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: C
Ecological site: R017XE108CA - CLAYPAN
Hydric soil rating: No

Minor Components

Solano

Percent of map unit: 8 percent
Landform: Rims
Landform position (three-dimensional): Rise
Hydric soil rating: Yes

Rincon

Percent of map unit: 7 percent
Hydric soil rating: No

SkD—Sehorn clay, 2 to 15 percent slopes

Map Unit Setting

National map unit symbol: hdx9
Elevation: 100 to 2,000 feet
Mean annual precipitation: 15 to 35 inches
Mean annual air temperature: 57 to 64 degrees F
Frost-free period: 200 to 340 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Sehorn and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sehorn

Setting

Landform: Hills
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous residuum weathered from sedimentary rock

Typical profile

H1 - 0 to 10 inches: clay
H2 - 10 to 40 inches: clay
H3 - 40 to 60 inches: weathered bedrock

Properties and qualities

Slope: 2 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water capacity: Moderate (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: R015XE001CA - Clayey Hills 10-14" p.z.
Hydric soil rating: No

Minor Components

Corning

Percent of map unit: 3 percent
Hydric soil rating: No

Balcom

Percent of map unit: 3 percent
Hydric soil rating: No

Capay

Percent of map unit: 3 percent
Hydric soil rating: No

Myers

Percent of map unit: 3 percent
Hydric soil rating: No

Positas

Percent of map unit: 3 percent
Hydric soil rating: No

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Winters Highlands Subdivision Phases III-V

Chapman Street

Winters, CA 95694

Inquiry Number: 6298140.3

December 11, 2020

Certified Sanborn® Map Report



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Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

12/11/20

Site Name:

Winters Highlands Subdivision
Chapman Street
Winters, CA 95694
EDR Inquiry # 6298140.3

Client Name:

Wallace - Kuhl & Associates
3050 Industrial Boulevard
West Sacramento, CA 95691
Contact: Nancy Malaret



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Certification #: 7525-425C-B97C

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This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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Winters Highlands Subdivision Phases III-V

Chapman Street

Winters, CA 95694

Inquiry Number: 6298140.4

December 11, 2020

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

12/11/20

Site Name:

Winters Highlands Subdivision
Chapman Street
Winters, CA 95694
EDR Inquiry # 6298140.4

Client Name:

Wallace - Kuhl & Associates
3050 Industrial Boulevard
West Sacramento, CA 95691
Contact: Nancy Malaret



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Wallace - Kuhl & Associates were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

Coordinates:

P.O.#	NA	Latitude:	38.5275 38° 31' 39" North
Project:	10852.15	Longitude:	-121.9876 -121° 59' 15" West
		UTM Zone:	Zone 10 North
		UTM X Meters:	588246.59
		UTM Y Meters:	4264830.54
		Elevation:	166.00' above sea level

Maps Provided:

2012
1978
1973
1968
1953
1941
1916
1907

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets



Winters
2012
7.5-minute, 24000



Monticello Dam
2012
7.5-minute, 24000

1978 Source Sheets



Winters
1978
7.5-minute, 24000
Aerial Photo Revised 1968



Monticello Dam
1978
7.5-minute, 24000
Aerial Photo Revised 1957

1973 Source Sheets



Winters
1973
7.5-minute, 24000
Aerial Photo Revised 1968

1968 Source Sheets



Winters
1968
7.5-minute, 24000
Aerial Photo Revised 1968

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1953 Source Sheets



Winters
1953
7.5-minute, 24000
Aerial Photo Revised 1949

1941 Source Sheets



WOODLAND
1941
15-minute, 50000

1916 Source Sheets

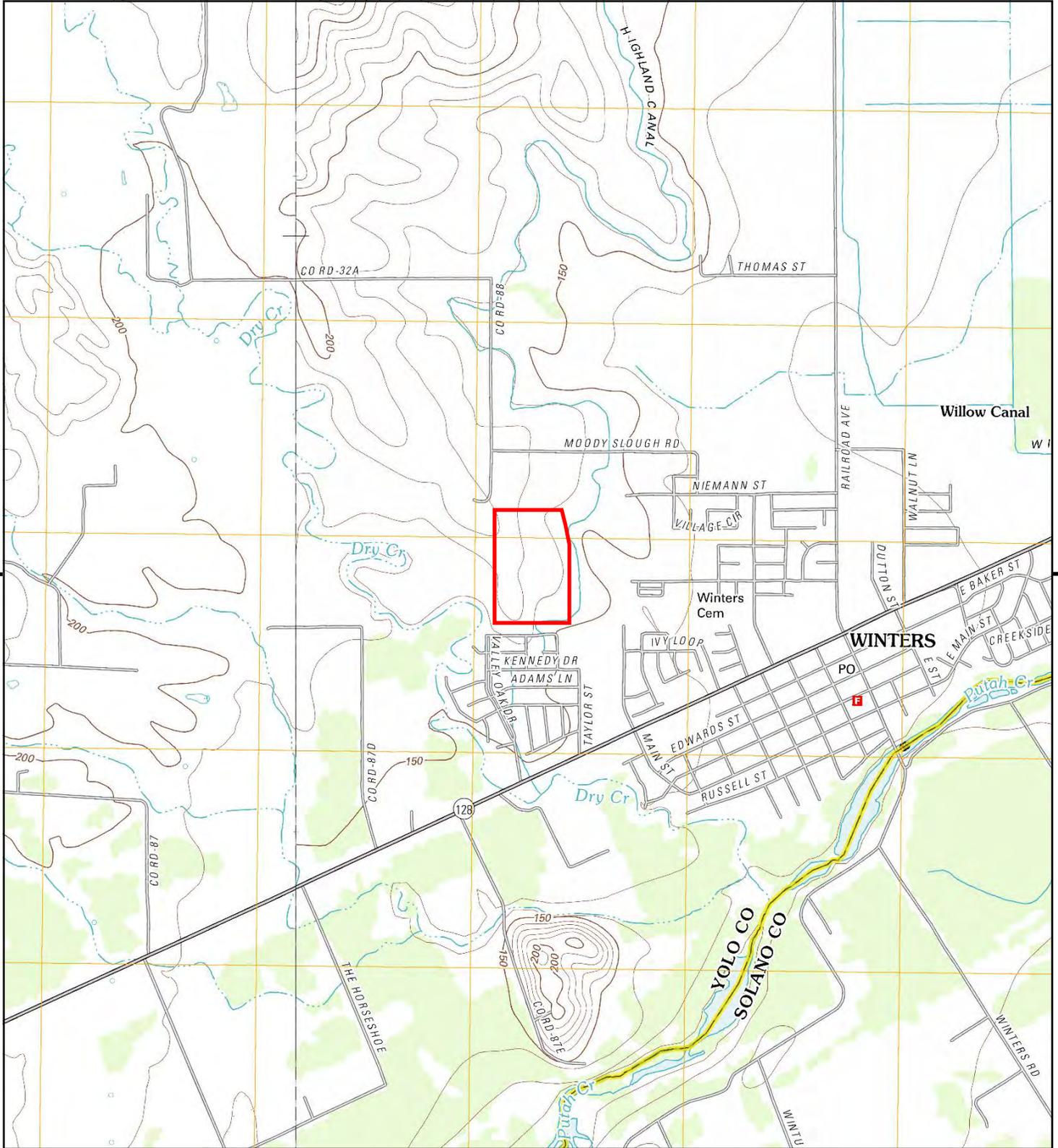


Winters
1916
7.5-minute, 31680

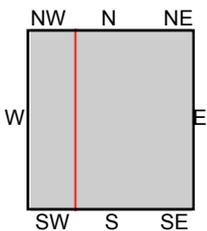
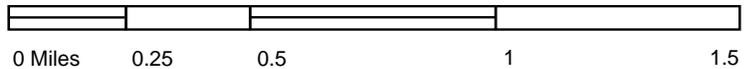
1907 Source Sheets



Woodland
1907
15-minute, 62500



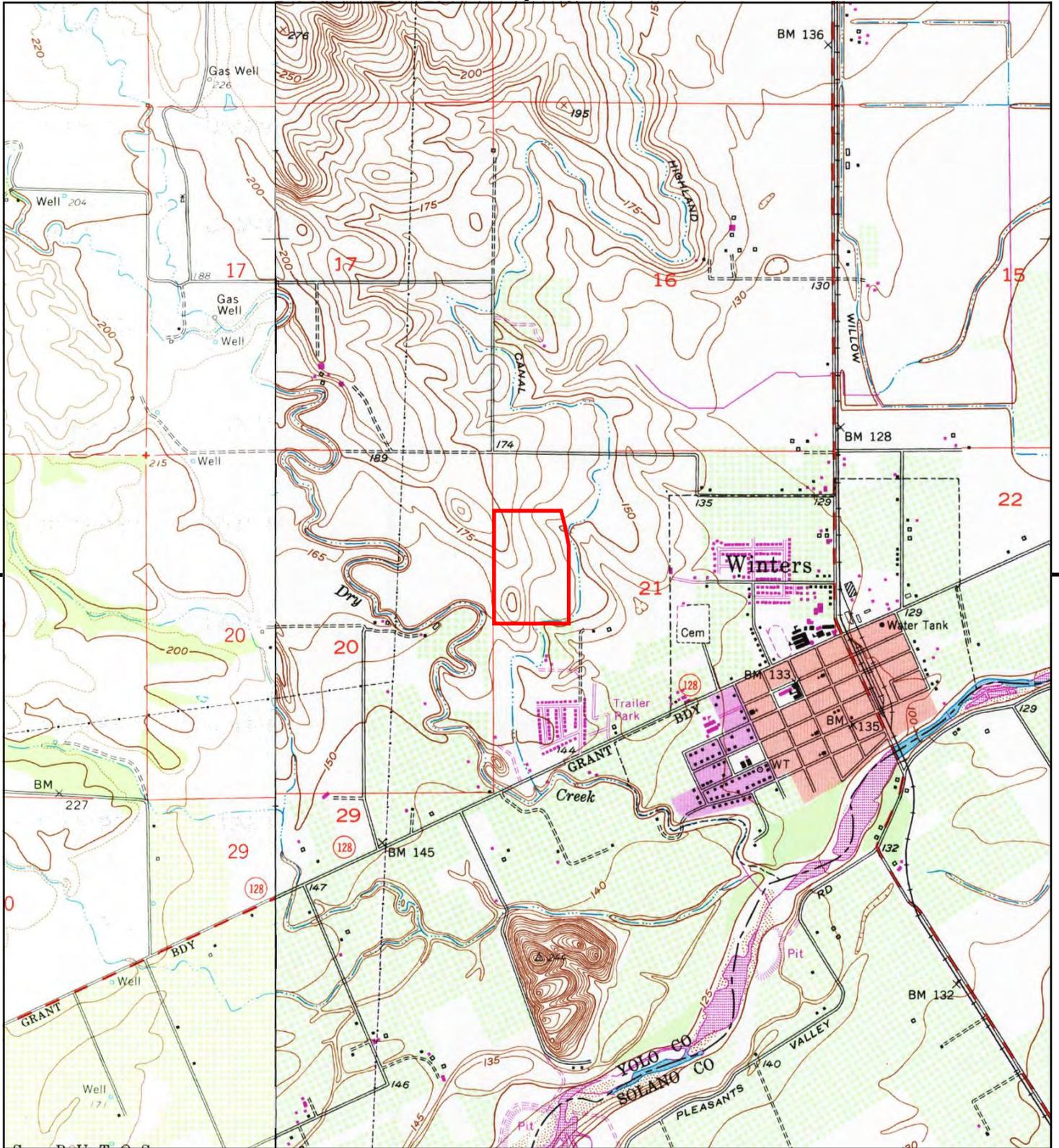
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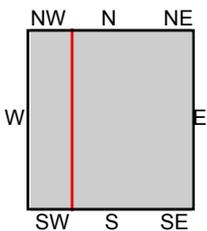
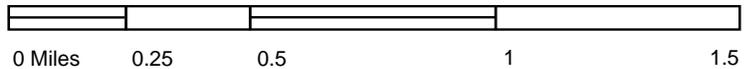
TP, Winters, 2012, 7.5-minute
 NW, Monticello Dam, 2012, 7.5-minute

SITE NAME: Winters Highlands Subdivision Phases III
ADDRESS: Chapman Street
 Winters, CA 95694
CLIENT: Wallace - Kuhl & Associates





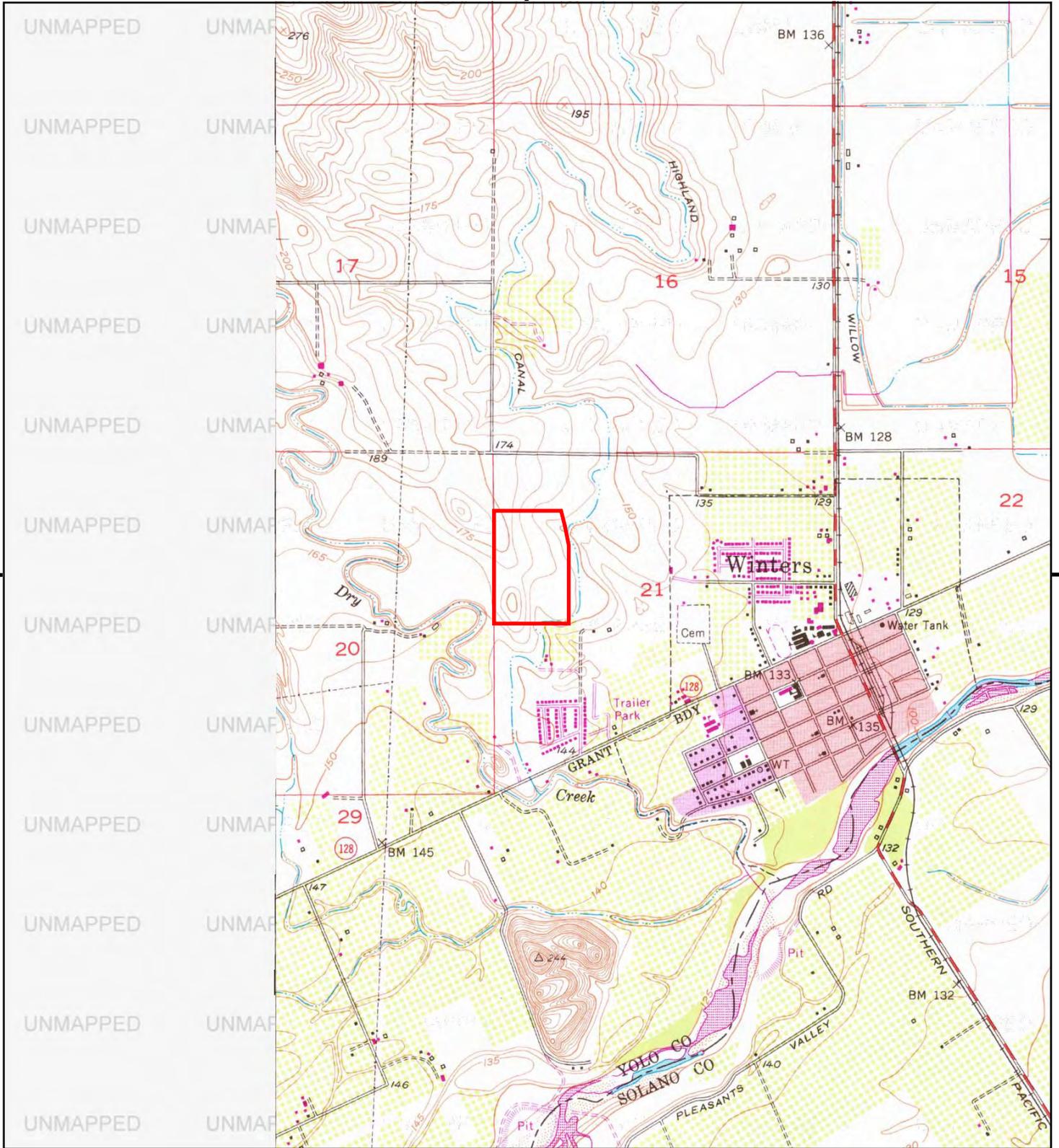
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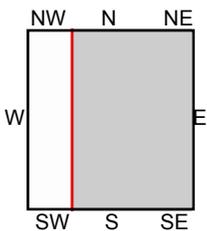
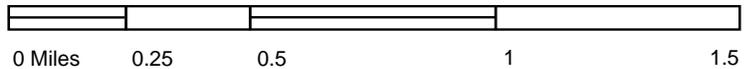
TP, Winters, 1978, 7.5-minute
 NW, Monticello Dam, 1978, 7.5-minute

SITE NAME: Winters Highlands Subdivision Phases III
ADDRESS: Chapman Street
 Winters, CA 95694
CLIENT: Wallace - Kuhl & Associates





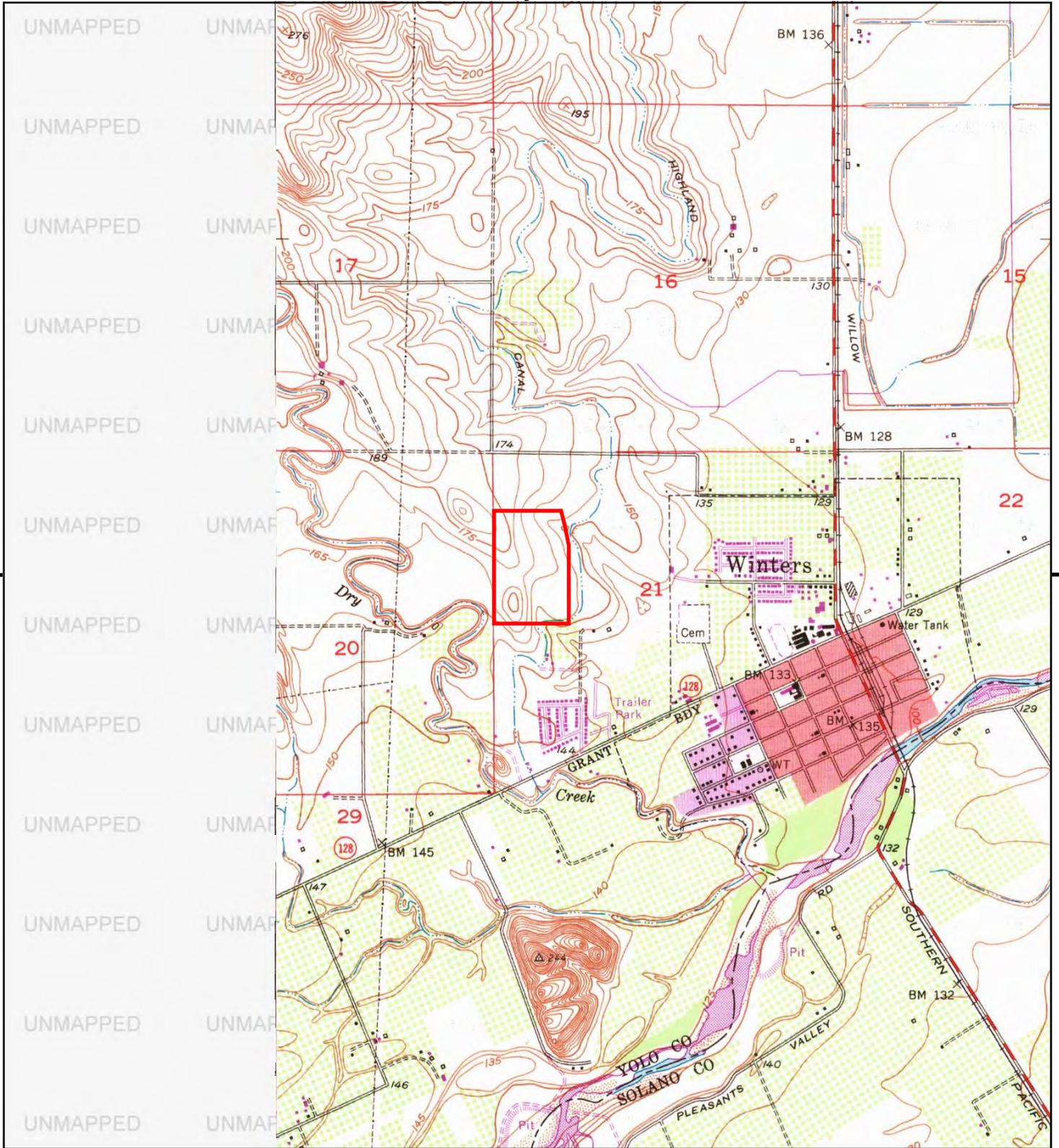
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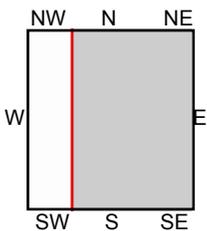
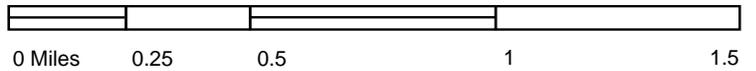
TP, Winters, 1973, 7.5-minute

SITE NAME: Winters Highlands Subdivision Phases III
ADDRESS: Chapman Street
 Winters, CA 95694
CLIENT: Wallace - Kuhl & Associates





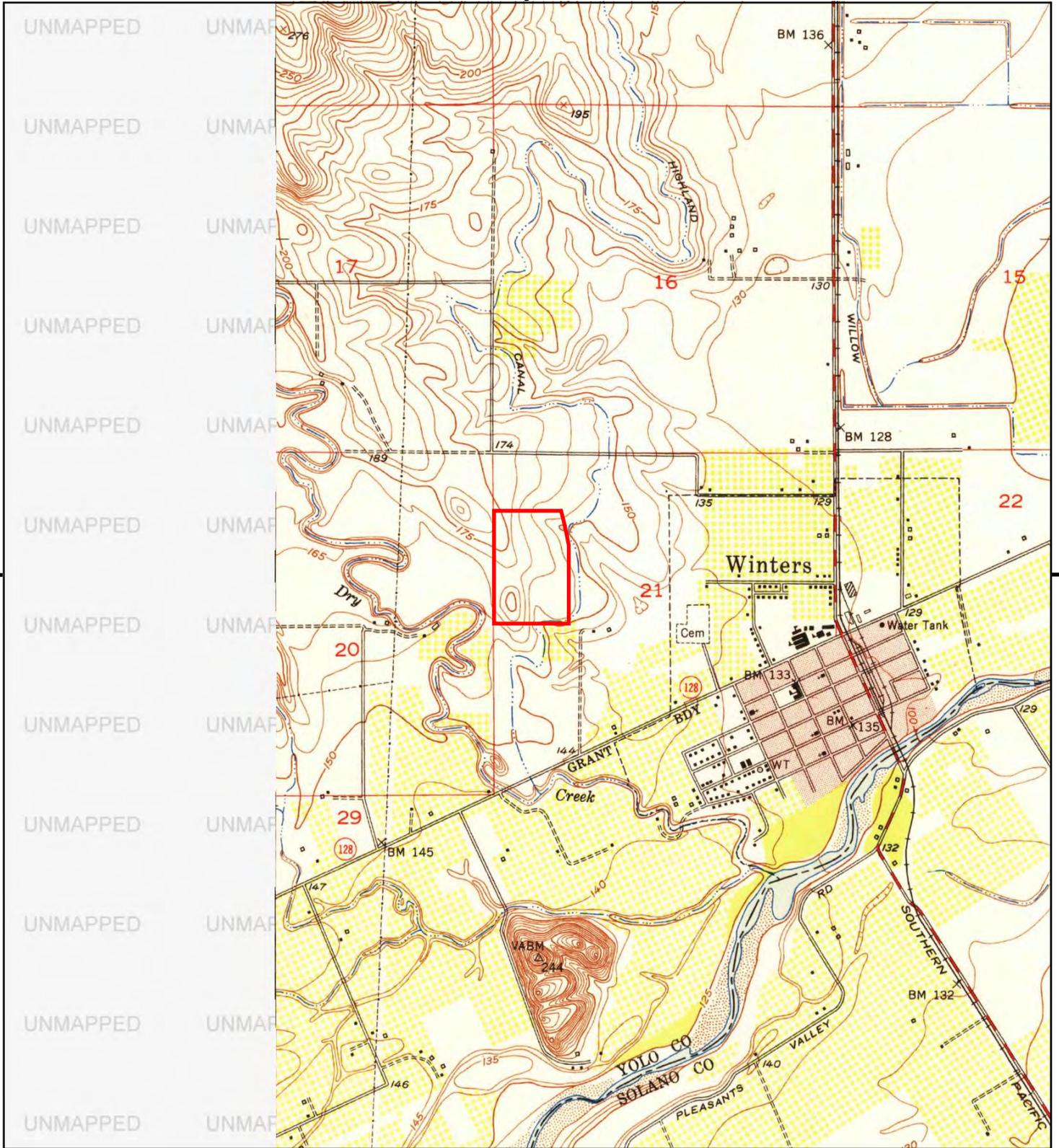
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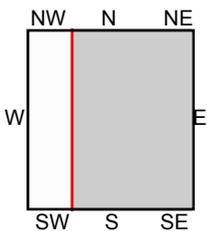
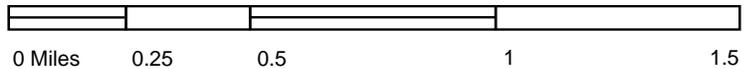
TP, Winters, 1968, 7.5-minute

SITE NAME: Winters Highlands Subdivision Phases III
ADDRESS: Chapman Street
 Winters, CA 95694
CLIENT: Wallace - Kuhl & Associates





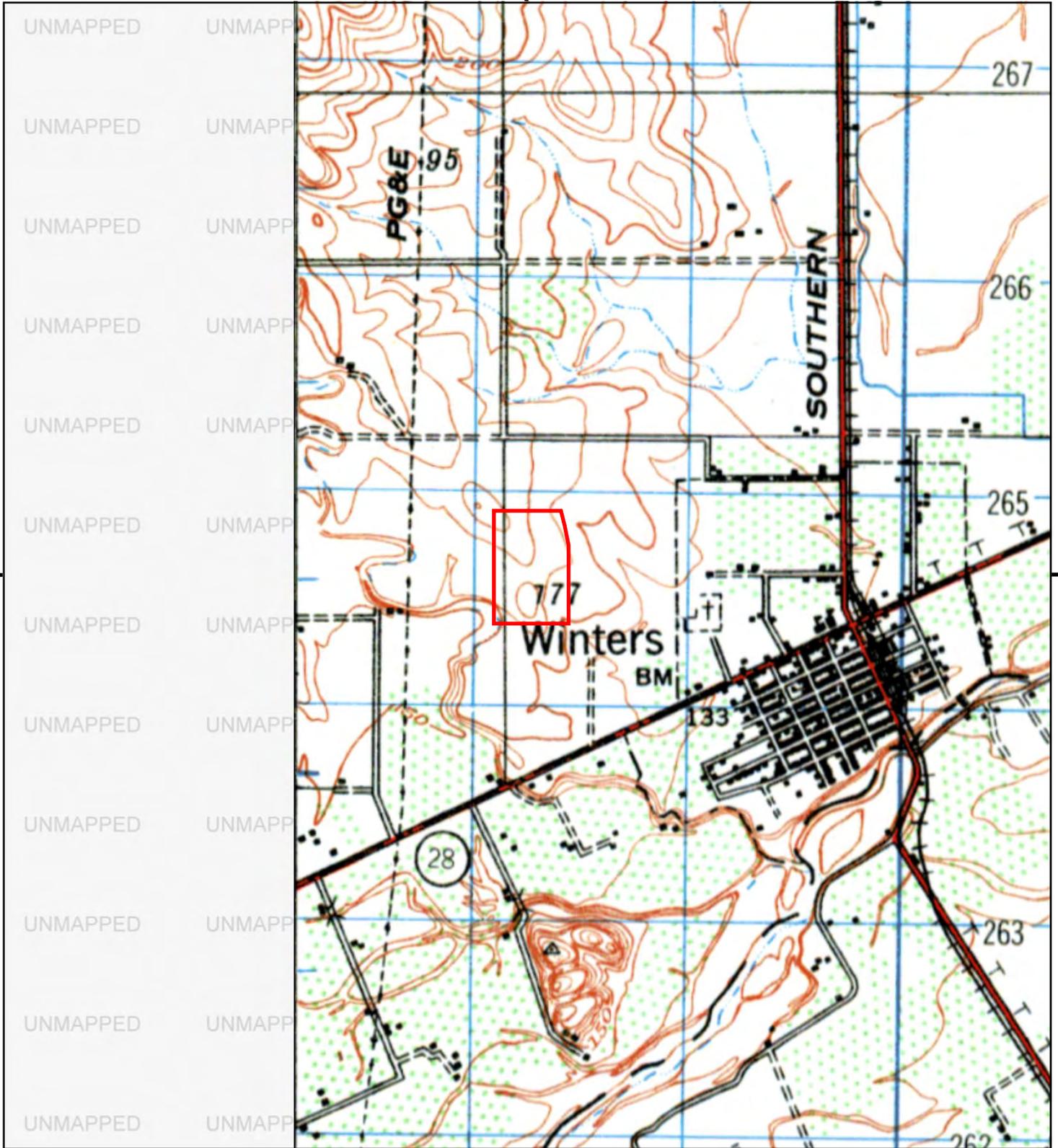
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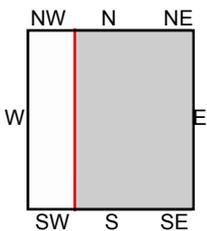
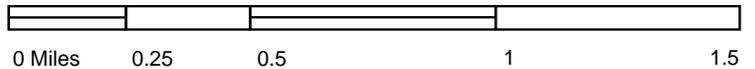
TP, Winters, 1953, 7.5-minute

SITE NAME: Winters Highlands Subdivision Phases III
ADDRESS: Chapman Street
 Winters, CA 95694
CLIENT: Wallace - Kuhl & Associates





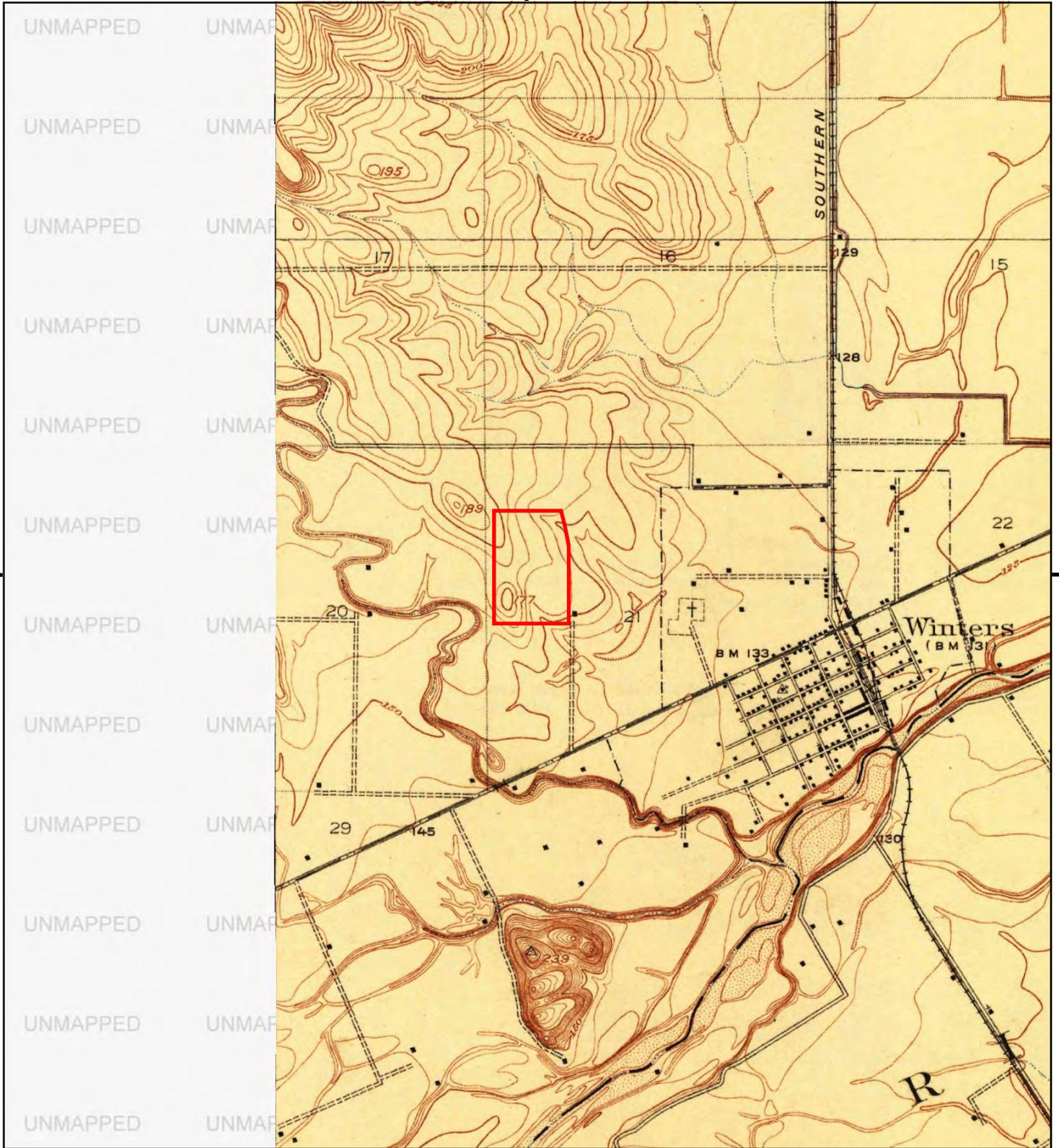
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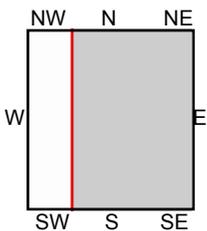
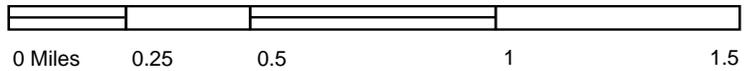
TP, WOODLAND, 1941, 15-minute

SITE NAME: Winters Highlands Subdivision Phases III
 ADDRESS: Chapman Street
 Winters, CA 95694
 CLIENT: Wallace - Kuhl & Associates





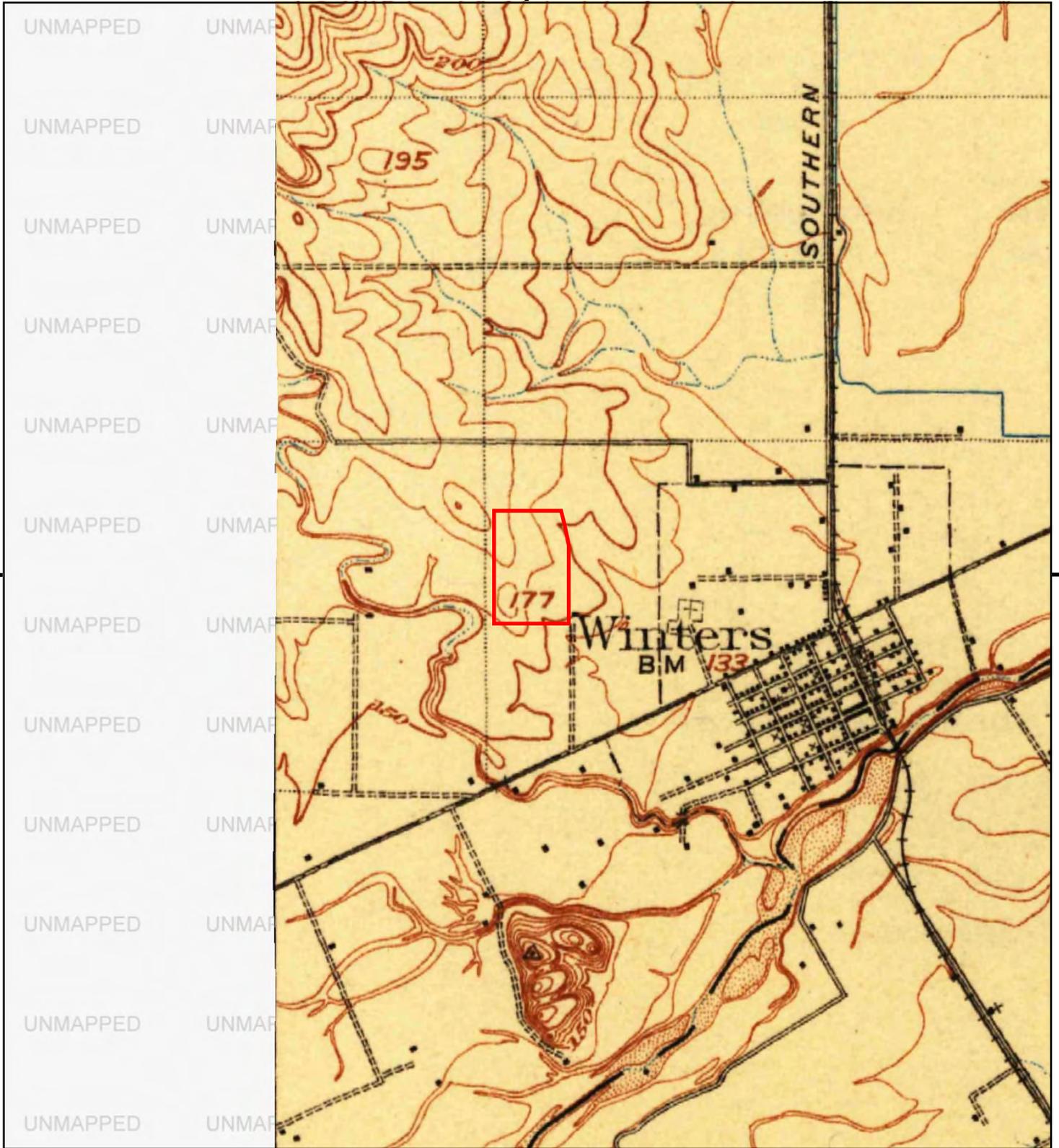
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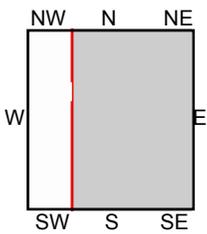
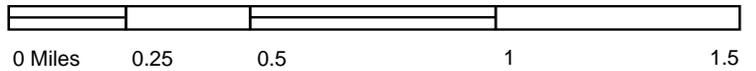
TP, Winters, 1916, 7.5-minute

SITE NAME: Winters Highlands Subdivision Phases III
ADDRESS: Chapman Street
 Winters, CA 95694
CLIENT: Wallace - Kuhl & Associates





This report includes information from the following map sheet(s).



TP, Woodland, 1907, 15-minute

SITE NAME: Winters Highlands Subdivision Phases III
 ADDRESS: Chapman Street
 Winters, CA 95694
 CLIENT: Wallace - Kuhl & Associates





Winters Highlands Subdivision Phases III-V

Chapman Street

Winters, CA 95694

Inquiry Number: 6298140.8

December 11, 2020

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

12/11/20

Site Name:

Winters Highlands Subdivision
Chapman Street
Winters, CA 95694
EDR Inquiry # 6298140.8

Client Name:

Wallace - Kuhl & Associates
3050 Industrial Boulevard
West Sacramento, CA 95691
Contact: Nancy Malaret



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1993	1"=500'	Acquisition Date: June 16, 1993	USGS/DOQQ
1984	1"=500'	Flight Date: June 08, 1984	USDA
1974	1"=500'	Flight Date: July 18, 1974	USGS
1968	1"=500'	Flight Date: April 22, 1968	USGS
1952	1"=500'	Flight Date: August 02, 1952	USDA
1947	1"=500'	Flight Date: March 01, 1947	USGS
1937	1"=500'	Flight Date: August 28, 1937	USDA

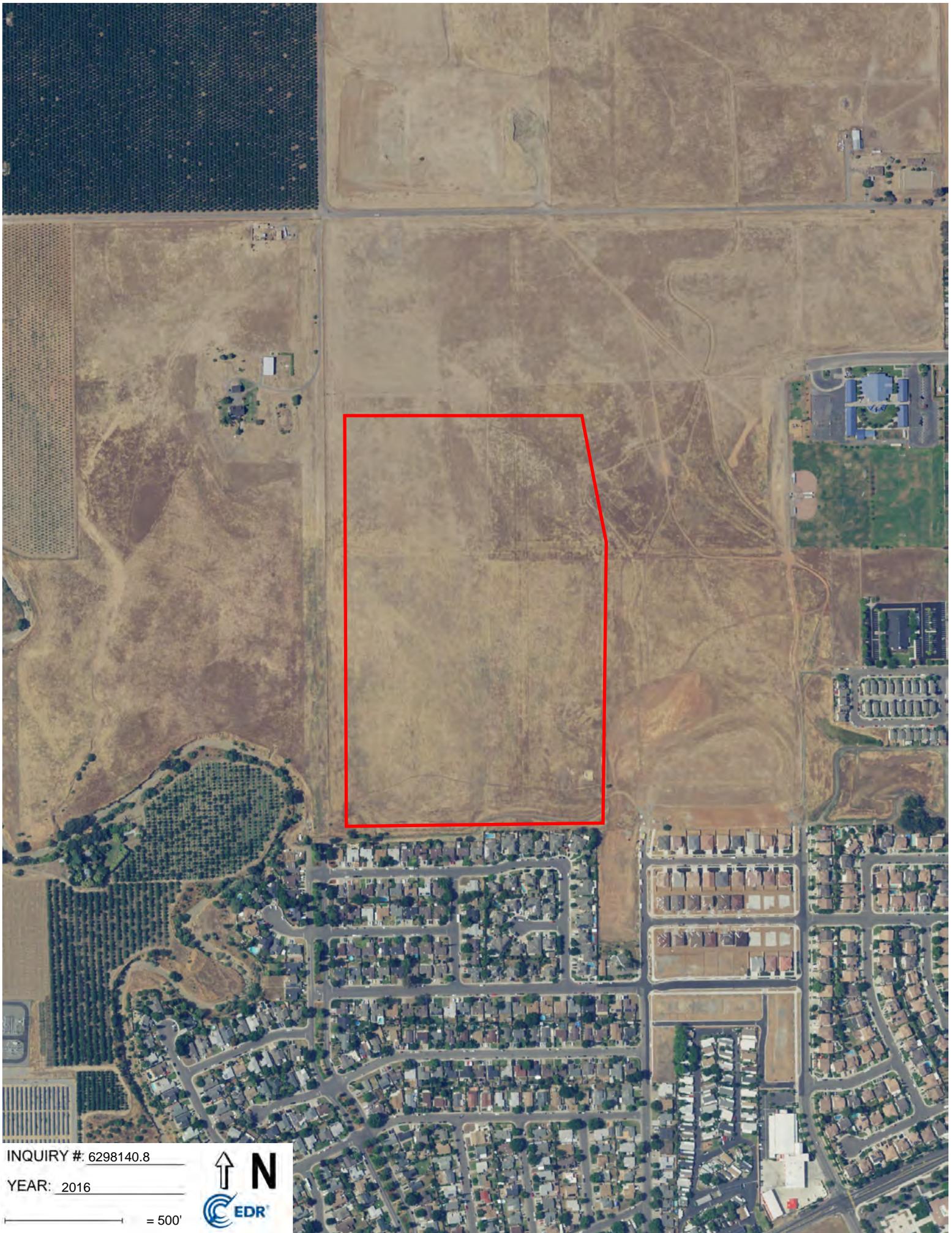
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INQUIRY #: 6298140.8

YEAR: 2016

— = 500'





INQUIRY #: 6298140.8

YEAR: 2012

— = 500'





INQUIRY #: 6298140.8

YEAR: 2009

— = 500'





INQUIRY #: 6298140.8

YEAR: 2006

— = 500'





INQUIRY #: 6298140.8

YEAR: 1993

— = 500'



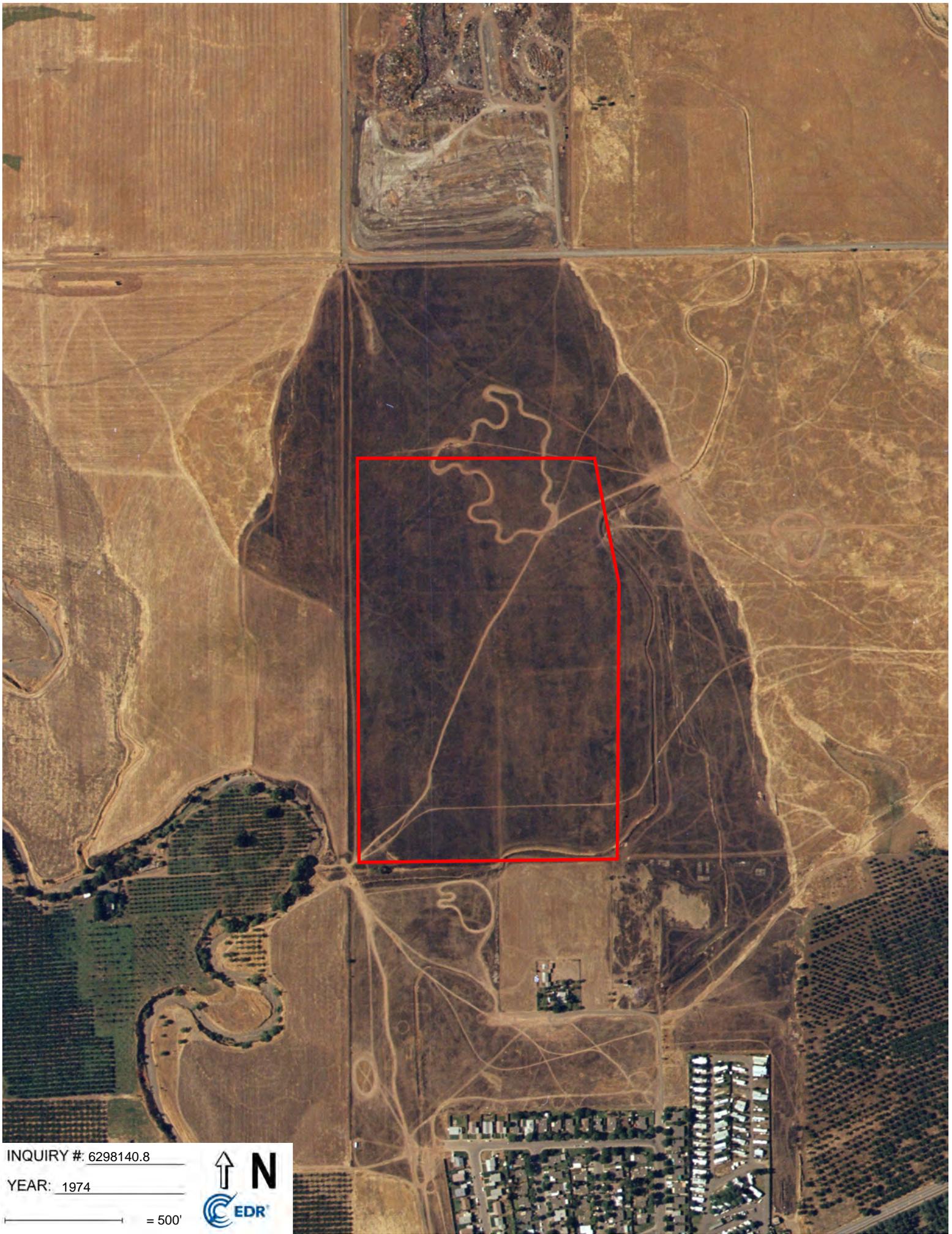


INQUIRY #: 6298140.8

YEAR: 1984

— = 500'





INQUIRY #: 6298140.8

YEAR: 1974

— = 500'





INQUIRY #: 6298140.8

YEAR: 1968

— = 500'



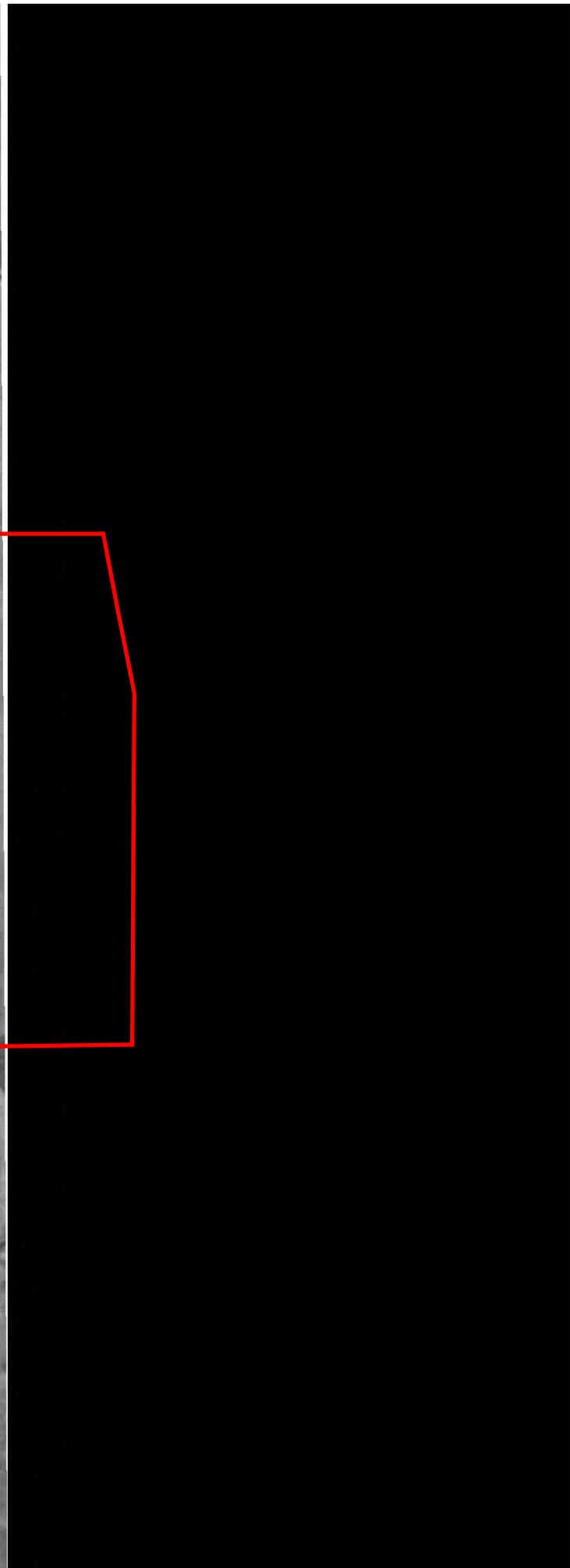


INQUIRY #: 6298140.8

YEAR: 1952

— = 500'







INQUIRY #: 6298140.8

YEAR: 1937

— = 500'



Winters Highlands Subdivision Phases III-V

Chapman Street
Winters, CA 95694

Inquiry Number: 6298140.5
December 16, 2020

The EDR-City Directory Image Report

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

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with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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Data by

infoUSA[®]

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2017	<input type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2014	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2010	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2005	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2000	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1995	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1992	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1989	<input type="checkbox"/>	<input type="checkbox"/>	Haines Criss-Cross Directory
1985	<input type="checkbox"/>	<input type="checkbox"/>	Haines Criss-Cross Directory
1980	<input type="checkbox"/>	<input type="checkbox"/>	Haines Criss-Cross Directory
1974	<input type="checkbox"/>	<input type="checkbox"/>	Haines Criss-Cross Directory
1970	<input type="checkbox"/>	<input type="checkbox"/>	Haines Criss-Cross Directory

FINDINGS

TARGET PROPERTY STREET

Chapman Street
Winters, CA 95694

Year

CD Image

Source

CHAPMAN ST

2017	-	EDR Digital Archive	Target and Adjoining not listed in Source
2014	-	EDR Digital Archive	Target and Adjoining not listed in Source
2010	-	EDR Digital Archive	Target and Adjoining not listed in Source
2005	-	EDR Digital Archive	Target and Adjoining not listed in Source
2000	-	EDR Digital Archive	Target and Adjoining not listed in Source
1995	-	EDR Digital Archive	Target and Adjoining not listed in Source
1992	-	EDR Digital Archive	Target and Adjoining not listed in Source
1989	-	Haines Criss-Cross Directory	Street not listed in Source
1985	-	Haines Criss-Cross Directory	Street not listed in Source
1980	-	Haines Criss-Cross Directory	Street not listed in Source
1974	-	Haines Criss-Cross Directory	Street not listed in Source
1970	-	Haines Criss-Cross Directory	Street not listed in Source

FINDINGS

CROSS STREETS

Year

CD Image

Source

CASTLE VIEW LN

2017	-	EDR Digital Archive	Target and Adjoining not listed in Source
2014	pg. A1	EDR Digital Archive	
2010	pg. A2	EDR Digital Archive	
2005	pg. A3	EDR Digital Archive	
2000	pg. A4	EDR Digital Archive	
1995	pg. A5	EDR Digital Archive	
1992	pg. A6	EDR Digital Archive	
1989	-	Haines Criss-Cross Directory	Street not listed in Source
1985	-	Haines Criss-Cross Directory	Street not listed in Source
1980	-	Haines Criss-Cross Directory	Street not listed in Source
1974	-	Haines Criss-Cross Directory	Street not listed in Source
1970	-	Haines Criss-Cross Directory	Street not listed in Source

City Directory Images

CASTLE VIEW LN 2014

28070 OCCUPANT UNKNOWN,
28110 OBRIEN, DOC

CASTLE VIEW LN 2010

28070 OCCUPANT UNKNOWN,
28110 OBRIEN, NICKY A

CASTLE VIEW LN 2005

28070 OCCUPANT UNKNOWN,
28110 OCCUPANT UNKNOWN,

CASTLE VIEW LN 2000

28110 OBIEN, VENITA

CASTLE VIEW LN

1995

28110 OBRIEN, L E

CASTLE VIEW LN

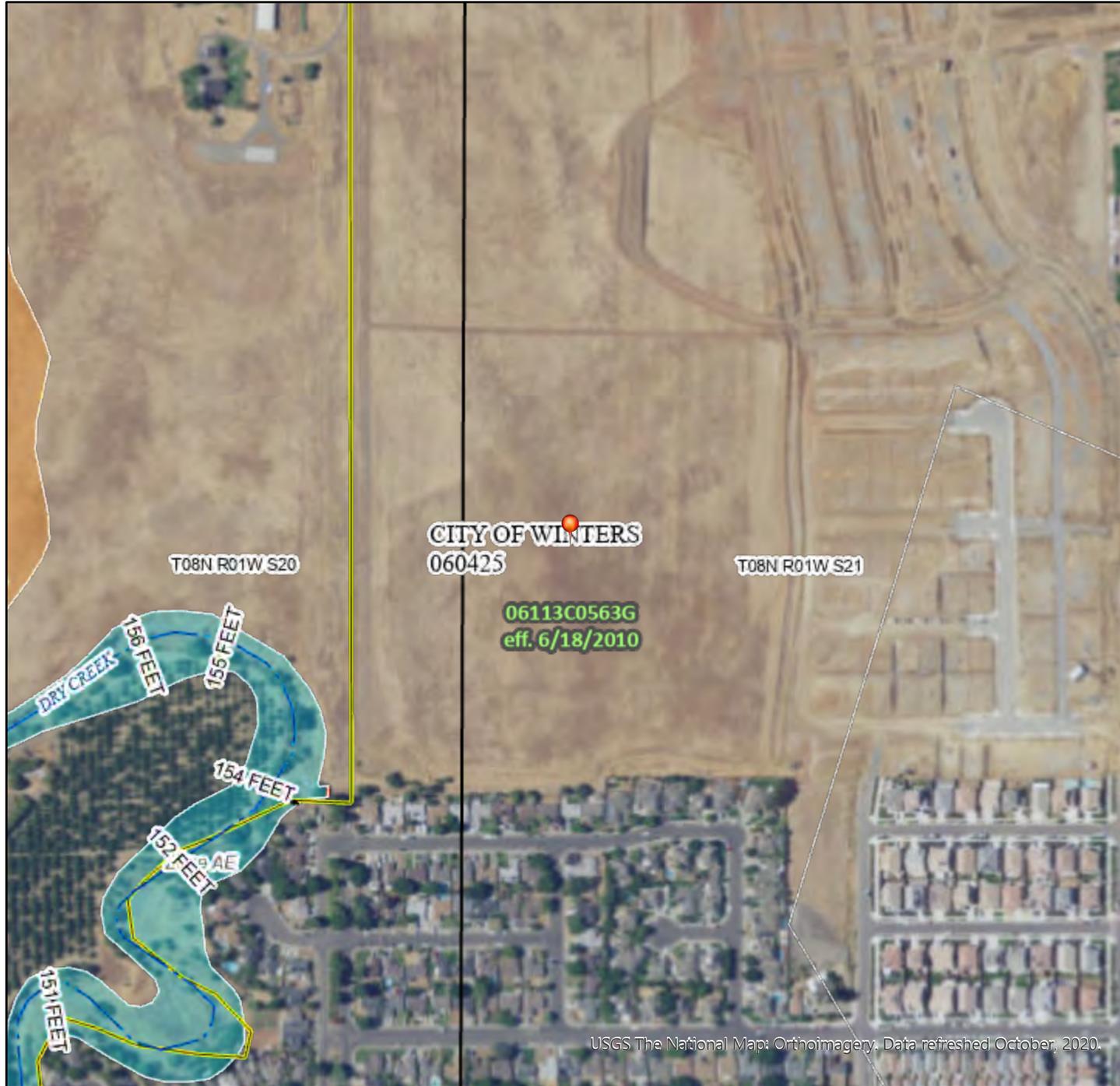
1992

28110 OBRIEN, L E

National Flood Hazard Layer FIRMMette



121°59'34"W 38°31'51"N



USGS The National Map: Orthoimagery. Data refreshed October, 2020.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

121°58'56"W 38°31'23"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/13/2020 at 9:50 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Environmental Lien Search Report
E L S



Security First Title Resource
Residential - Commercial - Environmental

Prepared For
Wallace – Kuhl & Associates
3050 Industrial Boulevard, West Sacramento, CA 95691

Project Name
Winters Highlands Subdivision Phase III-V

December 11, 2020



14115 Lincoln Avenue N.E., #500 – Minneapolis, MN 55304
Tel.: (866) 288-0829 - Fax (866) 343-2388
Info@SecurityFirstTitleResource.com - www.securityfirsttitleresource.net

Celebrating 33 years in business.

The Environmental Lien Search Report (ELS) provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering control and institutional controls.

Our in house professional abstractors / title examiners, following established procedure, use client supplied property data, such as property address, map, parcel number etc. to search for:

- parcel information and / or legal description
- search for ownership information
- research official recorded land title documents
- provide a copy of the deed
- search for environmental encumbering instrument (s) associated with the deed
- provide a copy of any environmental encumbrance (s) based upon a review of key words in the Instrument (s) (title, parties involved, and description).

Below is the property data information and Environmental Lien Search report of the subject property for a period ending November 30, 2020.

A copy of the current vesting deed is attached hereto and made a part hereof.

CLIENT PROJECT NO.: 10852.15

REPORT DATE: December 11, 2020

SUBJECT PROPERTY: Winters Highlands Subdivision Phase III-V

COUNTY / JURISDICTION Yolo
Florida

PROPERTY IDENTIFIER: 030-220-067-000, 030-220-066-000 & 030-220-065-000

CURRENT OWNER INFORMATION (Vesting)

Type of Deed: Grant Deed
Title Vested in: HBT of Winters Highlands, LLC
Deed dated: 4-10-2015
Deed Recorded: 4-28-2015
Document # 2015-0010121-00

LEGAL DESCRIPTION: See the current vesting and Yolo county Parcel Quest Detail reports attached hereto and a part hereof.

Disclaimer

This report is neither a guarantee of title, a commitment to insure, nor a policy of title insurance. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. Security First Title Resource, specifically disclaims the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. Therefore, the company's liability to this report extends only to the fee charged thereof. Copyright 2012 -2017 by Security First Title Resource. All Rights Reserved. Reproduction in any media or format, in whole or in part, of any report, or its affiliates, is prohibited without prior written permission.

Environmental Lien Search

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

If found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Instrument:

Comments:

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AUL's: Found Not Found

If found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Instrument:

Comments:



DETAIL REPORT

Property Address: **WINTERS CA 95694****Ownership**

Parcel# (APN): **030-220-067-000**
 Parcel Status: **ACTIVE**
 Owner Name: **HBT OF WINTERS HIGHLANDS LLC**
 Mailing Addr: **710 N PLANKINTON AVE MILWAUKEE WI 53203**
 Legal Description: ***4507 WINTERS HIGHLANDS PH 1 L E 2018 M 89-95**

Assessment

Total Value:	\$1,231,922	Use Code:	801	Use Type:	VACANT
Land Value:	\$1,231,922	Tax Rate Area:	002-015	Zoning:	R-2
Impr Value:		Year Assd:	2020	Census Tract:	113.00/3
Other Value:		Property Tax:	\$14,460.78	Price/SqFt:	
% Improved:	0%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording date:				04/20/2015
Recording Doc:				2015R0010121
Doc type:				
Transfer Amount:				
Seller (Grantor):				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 16.329	Spaces:	Site influence:
Lot SqFt: 711,334	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		



DETAIL REPORT

Property Address: **WINTERS CA 95694**

Ownership

Parcel# (APN): **030-220-066-000**
 Parcel Status: **ACTIVE**
 Owner Name: **HBT OF WINTERS HIGHLANDS LLC**
 Mailing Addr: **710 N PLANKINTON AVE MILWAUKEE WI 53203**
 Legal Description: ***4507 WINTERS HIGHLANDS PH 1 L D 2018 M 89-95**

Assessment

Total Value:	\$1,204,843	Use Code:	801	Use Type:	VACANT
Land Value:	\$1,204,843	Tax Rate Area:	002-015	Zoning:	R-2
Impr Value:		Year Assd:	2020	Census Tract:	113.00/3
Other Value:		Property Tax:	\$14,144.68	Price/SqFt:	
% Improved:	0%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording date:				04/20/2015
Recording Doc:				2015R0010121
Doc type:				
Transfer Amount:				
Seller (Grantor):				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 15.970	Spaces:	Site influence:
Lot SqFt: 695,653	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		



DETAIL REPORT

Property Address: **WINTERS CA 95694**

Ownership

Parcel# (APN): **030-220-065-000**
 Parcel Status: **ACTIVE**
 Owner Name: **HBT OF WINTERS HIGHLANDS LLC**
 Mailing Addr: **710 N PLANKINTON AVE MILWAUKEE WI 53203**
 Legal Description: ***4507 WINTERS HIGHLANDS PH 1 L C 2018 M 89-95**

Assessment

Total Value:	\$1,287,438	Use Code:	801	Use Type:	VACANT
Land Value:	\$1,287,438	Tax Rate Area:	002-015	Zoning:	R-2
Impr Value:		Year Assd:	2020	Census Tract:	113.00/3
Other Value:		Property Tax:	\$15,108.68	Price/SqFt:	
% Improved:	0%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording date:				04/20/2015
Recording Doc:				2015R0010121
Doc type:				
Transfer Amount:				
Seller (Grantor):				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 17.070	Spaces:	Site influence:
Lot SqFt: 743,569	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		



RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:
HBT of Winters Highlands LLC
1640 Lead Hill Boulevard, Suite 220
Roseville, CA 95661

Yolo Recorder's Office
Freddie Oakley, County Recorder
DOC- 2015-0010121-00

Acct 103-First American Title
Monday, APR 20, 2015 15:21:00
Ttl Pd \$6,422.00 Rcpt # 0001140339
VRB/R6/1-7

Space Above This Line for Recorder's Use Only

A.P.N.: 030-220-040-000 and 030-220-050-000 and 030-220-017-000 and 030-220-019-000 and 030-361-001-000

File No.: 0131-619492ala (js)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$6,380.00; CITY TRANSFER TAX \$;

SURVEY MONUMENT FEE \$10

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of Winters, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Reichert-Lengefeld Limited Partnership, a California limited partnership, as to an undivided 65.565% interest and GBH-Winters Highlands, LLC, a California limited liability company, as to an undivided 34.435% interest**

hereby GRANTS to **HBT of Winters Highlands LLC, a California limited liability company**

the following described property in the City of **Winters**, County of **Yolo**, State of **California**:

PARCEL ONE:

LOTS 1 THROUGH 4, INCLUSIVE, 18 AND 20, MOSBACHER TRACT NO. 1, FILED NOVEMBER 5, 1919, IN BOOK 3 OF MAPS, PAGE 34, YOLO COUNTY RECORDS.

EXCEPTING THEREFROM, THAT PORTION THEREOF DESCRIBED IN THE DEEDS TO THE CITY OF WINTERS, RECORDED JANUARY 25, 1990, IN BOOK 2091, PAGES 446 AND 450, OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM, THAT PORTION THEREOF DESCRIBED IN THE DEED TO WINTERS JOINT UNIFIED SCHOOL DISTRICT, RECORDED AUGUST 13, 1999, INSTRUMENT NO. 25340, OF OFFICIAL RECORDS.

AND ALSO EXCEPTING THEREFROM, THAT PORTION THEREOF DESCRIBED IN THE DEED TO WINTERS JOINT UNIFIED SCHOOL DISTRICT, RECORDED NOVEMBER 4, 2008, AS INSTRUMENT NO. 33093, OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM, THE FOLLOWING:

A) 50% OF ALL OIL, GAS, MINERALS RIGHTS LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT HOWEVER, THE RIGHT TO USE THE SURFACE OF SAID LAND FOR EXPLORING/ EXTRACTING OR ANY OTHER PURPOSE, AS RESERVED IN THE DEED EXECUTED BY CECIL MOSBACHER, ET AL., RECORDED AUGUST 25, 1976, IN BOOK 1207 OF OFFICIAL RECORDS, PAGE 140.

Mail Tax Statements To: **SAME AS ABOVE**

7

Grant Deed - continued

Date: 04/10/2015

B) AN UNDIVIDED 12.5 % INTEREST IN AND TO ALL OIL, GAS, MINERALS AND MINERAL RIGHTS LYING BELOW A DEPTH 500 FEET FROM THE SURFACE OF THE HEREIN ABOVE DESCRIBED LAND, BUT WITHOUT HOWEVER, THE RIGHT TO USE THE SURFACE OF THE HEREIN ABOVE DESCRIBED LAND FOR EXPLORING, EXTRACTING OR ANY OTHER PURPOSE, AS GRANTED TO DANIEL K. DOWLING IN THE DEED RECORDED NOVEMBER 8, 1977, IN BOOK 1276 OF OFFICIAL RECORDS, PAGE 611.

C) AN UNDIVIDED 12.5% INTEREST IN AND TO ALL OIL, GAS, MINERALS AND MINERAL RIGHTS LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF THE HEREIN ABOVE DESCRIBED LAND, BUT WITHOUT HOWEVER, THE RIGHT TO USE THE SURFACE OF THE HEREIN ABOVE DESCRIBED LAND FOR EXPLORING, EXTRACTING OR ANY OTHER PURPOSE, AS GRANTED TO PETER F. ANDERS IN THE DEED RECORDED NOVEMBER 8, 1977, IN BOOK 1276 OF OFFICIAL RECORDS, PAGE 612.

D) AN UNDIVIDED 25% INTEREST IN AND TO ALL OIL, GAS, CASINGHEAD GAS, ASPHALTUM, AND OTHER HYDROCARBONS, AND ALL CHEMICAL GAS, NOW OR HEREAFTER FOUND SITUATED OR LOCATED IN ALL OR ANY PART OR PORTION OF THE LANDS HEREIN DESCRIBED LYING MORE THAN FIVE HUNDRED FEET (500) BELOW THE SURFACE THEREOF, TOGETHER WITH THE RIGHT TO SLANT DRILL FOR AND REMOVE ALL OR ANY OF SAID OIL, GAS CASINGHEAD GAS, ASPHALTUM AND OTHER HYDROCARBONS AND CHEMICAL GAS LYING BELOW A DEPTH OF MORE THAN AVE HUNDRED FEET (500) VERTICAL DISTANCE BELOW THE SURFACE THEREOF, AS RESERVED IN THE DEEDS EXECUTED BY MELVIN M. NORMAN CONSTRUCTION, INC., ET AL., RECORDED MARCH 26, 1990, IN BOOK 2106 OF OFFICIAL RECORDS, PAGES 251, 253, AND 267.

PARCEL TWO:

LOTS 5 THROUGH 17, INCLUSIVE, MOSBACHER TRACT NO. 1, FILED NOVEMBER 5, 1919, IN BOOK 3 OF MAPS, PAGE 34, YOLO COUNTY RECORDS.

EXCEPTING THEREFROM, THE FOLLOWING:

A) 50% OF ALL OIL, GAS, MINERALS RIGHTS LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT HOWEVER, THE RIGHT TO USE THE SURFACE OF SAID LAND FOR EXPLORING/EXTRACTING OR ANY OTHER PURPOSE, AS RESERVED IN THE DEED EXECUTED BY CECIL MOSBACHER, ET AL., RECORDED AUGUST 25, 1976, IN BOOK 1207 OF OFFICIAL RECORDS, PAGE 140.

B) AN UNDIVIDED 12.5 % INTEREST IN AND TO ALL OIL, GAS, MINERALS AND MINERAL RIGHTS LYING BELOW A DEPTH 500 FEET FROM THE SURFACE OF THE HEREIN ABOVE DESCRIBED LAND, BUT WITHOUT HOWEVER, THE RIGHT TO USE THE SURFACE OF THE HEREIN ABOVE DESCRIBED LAND FOR EXPLORING, EXTRACTING OR ANY OTHER PURPOSE, AS GRANTED TO DANIEL K. DOWLING IN THE DEED RECORDED NOVEMBER 8, 1977, IN BOOK 1276 OF OFFICIAL RECORDS, PAGE 611.

C) AN UNDIVIDED 12.5% INTEREST IN AND TO ALL OIL, GAS, MINERALS AND MINERAL RIGHTS LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF THE HEREIN ABOVE DESCRIBED LAND, BUT WITHOUT HOWEVER, THE RIGHT TO USE THE SURFACE OF THE HEREIN ABOVE DESCRIBED LAND FOR EXPLORING, EXTRACTING OR ANY OTHER PURPOSE, AS GRANTED TO PETER F. ANDERS IN THE DEED RECORDED NOVEMBER 8, 1977, IN BOOK 1276 OF OFFICIAL RECORDS, PAGE 612.

D) AN UNDIVIDED 25% INTEREST IN AND TO ALL OIL, GAS, CASINGHEAD GAS,

Grant Deed - continued

Date: 04/10/2015

ASPHALTUM, AND OTHER HYDROCARBONS, AND ALL CHEMICAL GAS, NOW OR HEREAFTER FOUND SITUATED OR LOCATED IN ALL OR ANY PART OR PORTION OF THE LANDS HEREIN DESCRIBED LYING MORE THAN FIVE HUNDRED FEET (500) BELOW THE SURFACE THEREOF, TOGETHER WITH THE RIGHT TO SLANT DRILL FOR AND REMOVE ALL OR ANY OF SAID OIL, GAS CASINGHEAD GAS, ASPHALTUM AND OTHER HYDROCARBONS AND CHEMICAL GAS LYING BELOW A DEPTH OF MORE THAN AVE HUNDRED FEET (500) VERTICAL DISTANCE BELOW THE SURFACE THEREOF, AS RESERVED IN THE DEEDS EXECUTED BY MELVIN M. NORMAN CONSTRUCTION, INC., ET AL., RECORDED MARCH 26, 1990, IN BOOK 2106 OF OFFICIAL RECORDS, PAGES 251, 253, AND 267.

PARCEL THREE:

A PORTION OF LOT 4, CARPENTER BRO'S, SUBDIVISION OF A PORTION OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 1 WEST, M.D.B.&M., ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED JANUARY 2, 1894, IN BOOK 1 OF MAPS, PAGE 22, YOLO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, WHICH POINT IS ALSO THE QUARTER SECTION CORNER OF THE EAST LINE OF SAID SECTION 20; RUNNING THENCE WEST, ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 160 FEET TO THE CENTER OF DRY CREEK; THENCE SOUTH AT RIGHT ANGLES A DISTANCE OF 42 FEET; THENCE EAST AT RIGHT ANGLES A DISTANCE OF 160 FEET TO THE EAST LINE OF SAID LOT 4; THENCE NORTH ALONG SAID LINE A DISTANCE OF 42 FEET TO THE POINT OF BEGINNING.

PARCEL FOUR:

THAT REAL PROPERTY SITUATE IN THE CITY OF WINTERS, COUNTY OF YOLO, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 1 WEST, MOUNT DIABLO MERIDIAN, AND BEING A PORTION OF THE "CALLAHAN PARCEL", AS SAID PARCEL APPEARS IN BOOK 12 OF MAPS AND SURVEYS, AT PAGE 38, YOLO COUNTY RECORDS, AND BEING A PORTION OF LOT 19 OF MOSBACHER TRACT NO. 1, AS IT APPEARS IN MAP BOOK 3, AT PAGE 34, YOLO COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 19, SAID POINT ALSO BEING A POINT ON THE NORTHERN LINE OF SAID "CALLAHAN PARCEL", SAID POINT BEARING SOUTH 89°58'26" EAST 443.80 FEET FROM A 5/8" REBAR WITH CAP RCE 32067 MARKING THE NORTHWEST CORNER OF SAID "CALLAHAN PARCEL"; THENCE, FROM SAID TRUE POINT OF BEGINNING, ALONG THE WEST LINE OF SAID LOT 19, NORTH 00°05'31" WEST 727.20 FEET TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE, ALONG THE NORTH LINE OF SAID LOT 19, NORTH 89°52'19" EAST 42.58 FEET; THENCE SOUTH 05°47'05" EAST 13.61 FEET TO A POINT ON THE WESTERLY LINE OF THAT PROPERTY GRANTED TO THE WINTERS JOINT UNIFIED SCHOOL DISTRICT "SCHOOL PARCEL", AS SAID SCHOOL PARCEL IS DESCRIBED IN DOC -1999-0025340-00, YOLO COUNTY RECORDS; THENCE, ALONG THE WESTERLY LINE OF SAID SCHOOL PARCEL, SOUTH 08°10'08" EAST 239.18 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE, ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 467.80 FEET, A CENTRAL ANGLE OF 39°33'50", AND AN ARC LENGTH OF 323.03 FEET; THENCE, CONTINUING ALONG SAID WESTERLY LINE, SOUTH 47°43'58" EAST 99.73 FEET TO A POINT ON THE EAST LINE OF SAID LOT 19; THENCE, ALONG SAID EAST LINE, SOUTH 00°05'31" EAST 130.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19 AND THE SOUTH LINE OF CITRUS AVENUE, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF SAID "CALLAHAN PARCEL"; THENCE, ALONG SAID COMMON LINE, NORTH 89°58'26" WEST 6.89 FEET; THENCE, LEAVING SAID COMMON LINE, SOUTH 59°59'53" WEST 105.66 FEET; THENCE, NORTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 355.00 FEET WHICH BEARS SOUTH 60°14'29" WEST WITH A CENTRAL ANGLE OF 10°21'01", AND AN ARC LENGTH OF 64.13 FEET; THENCE NORTH 40°06'32" WEST

104.15 FEET; THENCE, SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET WHICH BEARS NORTH 42°35'33" WEST WITH A CENTRAL ANGLE OF 18°34'33", AND AN ARC LENGTH OF 97.26 FEET; THENCE SOUTH 24°01'00" EAST 28.50 FEET TO A POINT ON SAID COMMON LINE; THENCE, ALONG SAID COMMON LINE, NORTH 89°58'26" WEST 27.70 FEET TO THE POINT OF BEGINNING, AND ALSO DESCRIBED AS "PARCEL L" IN THAT CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED OCTOBER 24, 2006 AS DOCUMENT NO. 2006-0041741, AND RE-RECORDED FEBRUARY 9, 2007 AS DOCUMENT NO. 2007-0005114, YOLO COUNTY OFFICIAL RECORDS.

EXCEPTING THEREFROM THE FOLLOWING:

A) ALL OIL, GAS, MINERALS RIGHTS LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT HOWEVER, THE RIGHT TO USE THE SURFACE OF SAID LAND FOR EXPLORING/ EXTRACTING OR ANY OTHER PURPOSE, AS RESERVED IN THE DEED EXECUTED BY CECIL MOSBACHER, ET AL., RECORDED AUGUST 25, 1976, IN BOOK 1207 OF OFFICIAL RECORDS, PAGE 140.

B) ALL OIL, GAS, MINERALS AND MINERAL RIGHTS LYING BELOW A DEPTH 500 FEET FROM THE SURFACE OF THE HEREIN ABOVE DESCRIBED LAND, BUT WITHOUT HOWEVER, THE RIGHT TO USE THE SURFACE OF THE HEREIN ABOVE DESCRIBED LAND FOR EXPLORING, EXTRACTING OR ANY OTHER PURPOSE, AS GRANTED TO DANIEL K. DOWLING IN THE DEED RECORDED NOVEMBER 8, 1977, IN BOOK 1276 OF OFFICIAL RECORDS, PAGE 611.

C) ALL OIL, GAS, MINERALS AND MINERAL RIGHTS LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF THE HEREIN ABOVE DESCRIBED LAND, BUT WITHOUT HOWEVER, THE RIGHT TO USE THE SURFACE OF THE HEREIN ABOVE DESCRIBED LAND FOR EXPLORING, EXTRACTING OR ANY OTHER PURPOSE, AS GRANTED TO PETER F. ANDERS IN THE DEED RECORDED NOVEMBER 8, 1977, IN BOOK 1276 OF OFFICIAL RECORDS, PAGE 612.

D) ALL OIL, GAS, CASINGHEAD GAS, ASPHALTUM, AND OTHER HYDROCARBONS, AND ALL CHEMICAL GAS, NOW OR HEREAFTER FOUND SITUATED OR LOCATED IN ALL OR ANY PART OR PORTION OF THE LANDS HEREIN DESCRIBED LYING MORE THAN FIVE HUNDRED FEET (500) BELOW THE SURFACE THEREOF, TOGETHER WITH THE RIGHT TO SLANT DRILL FOR AND REMOVE ALL OR ANY OF SAID OIL, GAS CASINGHEAD GAS, ASPHALTUM AND OTHER HYDROCARBONS AND CHEMICAL GAS LYING BELOW A DEPTH OF MORE THAN AVE HUNDRED FEET (500) VERTICAL DISTANCE BELOW THE SURFACE THEREOF, AS RESERVED IN THE DEEDS EXECUTED BY MELVIN M. NORMAN CONSTRUCTION, INC., ET AL., RECORDED MARCH 26, 1990, IN BOOK 2106 OF OFFICIAL RECORDS, PAGES 251, 253, AND 267.

E) ALL OIL, GAS, CASINGHEAD GAS, ASPHALTUM AND OTHER HYDROCARBONS, AND ALL CHEMICAL GAS, NOW OR HEREAFTER FOUND, SITUATED OR LOCATED IN ALL OR ANY PART OR PORTION OF THE LANDS HEREIN DESCRIBED LYING MORE THAN 300 FEET (300') BELOW THE SURFACE THEREOF, TOGETHER WITH THE RIGHT TO SLANT DRILL FOR AND REMOVE ALL OR ANY OF SAID OIL, GAS, CASINGHEAD GAS, ASPHALTUM AND OTHER HYDROCARBONS AND CHEMICAL GAS LYING BELOW A DEPTH OF MORE THAN THREE HUNDRED FEET BELOW THE SURFACE THEREOF, BUT WITHOUT ANY RIGHT WHATSOEVER TO ENTER UPON THE SURFACE OF SAID LAND OR UPON ANY PART OF SAID LANDS WITHOUT THREE HUNDRED FEET (300') VERTICAL DISTANCE BELOW THE SURFACE THEREOF, AS RESERVED IN THE DEED BY J. CAMERON SMITH, ET AL., RECORDED JANUARY 13, 1978 IN BOOK 1289 OF OFFICIAL RECORDS, PAGE 550.

PARCEL FIVE:

THAT REAL PROPERTY SITUATE IN THE CITY OF WINTERS, COUNTY OF YOLO, STATE OF CALIFORNIA AND BEING A PORTION OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 1 WEST,

Grant Deed - continued

Date: **04/10/2015**

MOUNT DIABLO MERIDIAN AND BEING A PORTION OF LOT 19 OF MOSBACHER TRACT NO. 1, AS IT APPEARS IN MAP BOOK 3 AT PAGE 34, YOLO COUNTY RECORDS, AND THAT PARCEL OF LAND GRANTED TO THE WINTERS UNIFIED SCHOOL DISTRICT AS SHOWN IN DOCUMENT NO. 1999-0025340-00 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS SOUTH 05° 47'05" EAST 60.00 FEET FROM THE NORTHWEST CORNER OF SAID SCHOOL DISTRICT PARCEL, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF NIEMANN STREET; THENCE, FROM SAID POINT OF BEGINNING, NORTH 84° 12'55" EAST 36.49 FEET ALONG THE SOUTH LINE OF NIEMANN STREET; THENCE SOUTH 38°01'23" WEST 50.52 FEET; THENCE NORTH 08°10'08" WEST 35.49 FEET TO THE POINT OF BEGINNING.

Grant Deed - continued

Date: **04/10/2015**

A.P.N.: 030-220-040-000 and 030-220-050-000 and 030-220-017-000 and 030-220-019-000 and 030-361-001-000

File No.: 0131-619492ala (js)

Dated: 4/12/15

Reichert-Lengfeld, LP, a California limited partnership

GBH-Winters Highlands, LLC, a California limited liability company

By: D2-RL, LLC, a California limited liability company, General Partner



By: Dara S. O'Farrell, Member and Manager



By: Diana R. Meyer, Member and Manager

Grant Deed - continued

Date: 04/10/2015

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)SS
COUNTY OF Alameda)

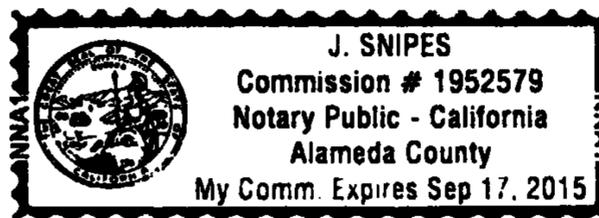
On April 10 2015 before me, J. Snipes, Notary Public, personally appeared Diana R. Meyer and Cara S. O'Farrell

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature J. Snipes



This area for official notarial seal

APPENDIX D
EDR® Radius Map Report with Geospatial



Winters Highlands Subdivision Phases III-V

Chapman Street
Winters, CA 95694

Inquiry Number: 6298140.2s
December 11, 2020

The EDR Radius Map™ Report with GeoCheck®



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Shelton, CT 06484
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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (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

CHAPMAN STREET
WINTERS, CA 95694

COORDINATES

Latitude (North): 38.5275000 - 38° 31' 39.00"
Longitude (West): 121.9876000 - 121° 59' 15.36"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 588248.8
UTM Y (Meters): 4264623.5
Elevation: 167 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 5619762 WINTERS, CA
Version Date: 2012

Northwest Map: 5602146 MONTICELLO DAM, CA
Version Date: 2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140606
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
 CHAPMAN STREET
 WINTERS, CA 95694

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	CITY OF WINTERS LF (CR 33 & CR 88	RGA LF	Higher	880, 0.167, NNW
A2	CITY OF WINTERS LF (CR 33 & CR 88	SWF/LF, CERS	Higher	880, 0.167, NNW
3	WINTERS LANDFILL	ROAD 33 & ROAD 88	WMUDS/SWAT	Higher	1161, 0.220, North
4	NEW ELEMENTARY SCHOO	NIEMANN STREET	ENVIROSTOR, SCH	Lower	1225, 0.232, NE
5	WINTERS HIGH SCHOOL	101 GRANT AVE	ENVIROSTOR, SCH, CERS HAZ WASTE, HAZNET, HWTS	Lower	3547, 0.672, ESE
6	WINTERS HOTEL	12-14 ABBEY STREET	ENVIROSTOR, VCP, DEED	Lower	4583, 0.868, ESE

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-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System

EXECUTIVE SUMMARY

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE..... State Response Sites

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

SWRCY..... Recycler Database
HAULERS..... Registered Waste Tire Haulers Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
HIST Cal-Sites..... Historical Calsites Database
CDL..... Clandestine Drug Labs
Toxic Pits..... Toxic Pits Cleanup Act Sites

EXECUTIVE SUMMARY

CERS HAZ WASTE..... CERS HAZ WASTE
US CDL..... National Clandestine Laboratory Register
PFAS..... PFAS Contamination Site Location Listing

Local Lists of Registered Storage Tanks

SWEEPS UST..... SWEEPS UST Listing
HIST UST..... Hazardous Substance Storage Container Database
CA FID UST..... Facility Inventory Database
CERS TANKS..... California Environmental Reporting System (CERS) Tanks

Local Land Records

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

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
CHMIRS..... California Hazardous Material Incident Report System
LDS..... Land Disposal Sites Listing
MCS..... Military Cleanup Sites Listing

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
INDIAN RESERV..... Indian Reservations
FUSRAP..... Formerly Utilized Sites Remedial Action Program
UMTRA..... Uranium Mill Tailings Sites

EXECUTIVE SUMMARY

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
ECHO.....	Enforcement & Compliance History Information
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
UXO.....	Unexploded Ordnance Sites
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
CA BOND EXP. PLAN.....	Bond Expenditure Plan
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings.....	CUPA Resources List
DRYCLEANERS.....	Cleaner Facilities
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)
MINES MRDS.....	Mineral Resources Data System
HWTS.....	Hazardous Waste Tracking System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

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

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

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

EXECUTIVE SUMMARY

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 07/27/2020 has revealed that there are 3 ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>NEW ELEMENTARY SCHO</i> Facility Id: 57000002 Status: No Action Required	<i>NIEMANN STREET</i>	<i>NE 1/8 - 1/4 (0.232 mi.)</i>	<i>4</i>	<i>12</i>
<i>WINTERS HIGH SCHOOL</i> Facility Id: 60002964 Facility Id: 60002767 Facility Id: 60002563 Status: Active Status: No Action Required	<i>101 GRANT AVE</i>	<i>ESE 1/2 - 1 (0.672 mi.)</i>	<i>5</i>	<i>14</i>
<i>WINTERS HOTEL</i> Facility Id: 60002218 Status: Certified O&M - Land Use Restrictions Only	<i>12-14 ABBEY STREET</i>	<i>ESE 1/2 - 1 (0.868 mi.)</i>	<i>6</i>	<i>25</i>

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

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

A review of the SWF/LF list, as provided by EDR, has revealed that there is 1 SWF/LF site within

EXECUTIVE SUMMARY

approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CITY OF WINTERS LF (Database: SWF/LF (SWIS), Date of Government Version: 05/11/2020 Facility ID: 57-AA-0021 Operational Status: Closed Regulation Status: Unpermitted	CR 33 & CR 88	NNW 1/8 - 1/4 (0.167 mi.)	A2	9

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: The Waste Management Unit Database System is used for program tracking and inventory of waste management units. The source is the State Water Resources Control Board.

A review of the WMUDS/SWAT list, as provided by EDR, and dated 04/01/2000 has revealed that there is 1 WMUDS/SWAT site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WINTERS LANDFILL	ROAD 33 & ROAD 88	N 1/8 - 1/4 (0.220 mi.)	3	11

Local Lists of Hazardous waste / Contaminated Sites

SCH: This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category. depending on the level of threat to public health and safety or the environment they pose.

A review of the SCH list, as provided by EDR, and dated 07/27/2020 has revealed that there is 1 SCH 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>
NEW ELEMENTARY SCHOO Facility Id: 57000002 Status: No Action Required	NIEMANN STREET	NE 1/8 - 1/4 (0.232 mi.)	4	12

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

A review of the RGA LF list, as provided by EDR, has revealed that there is 1 RGA LF site within

EXECUTIVE SUMMARY

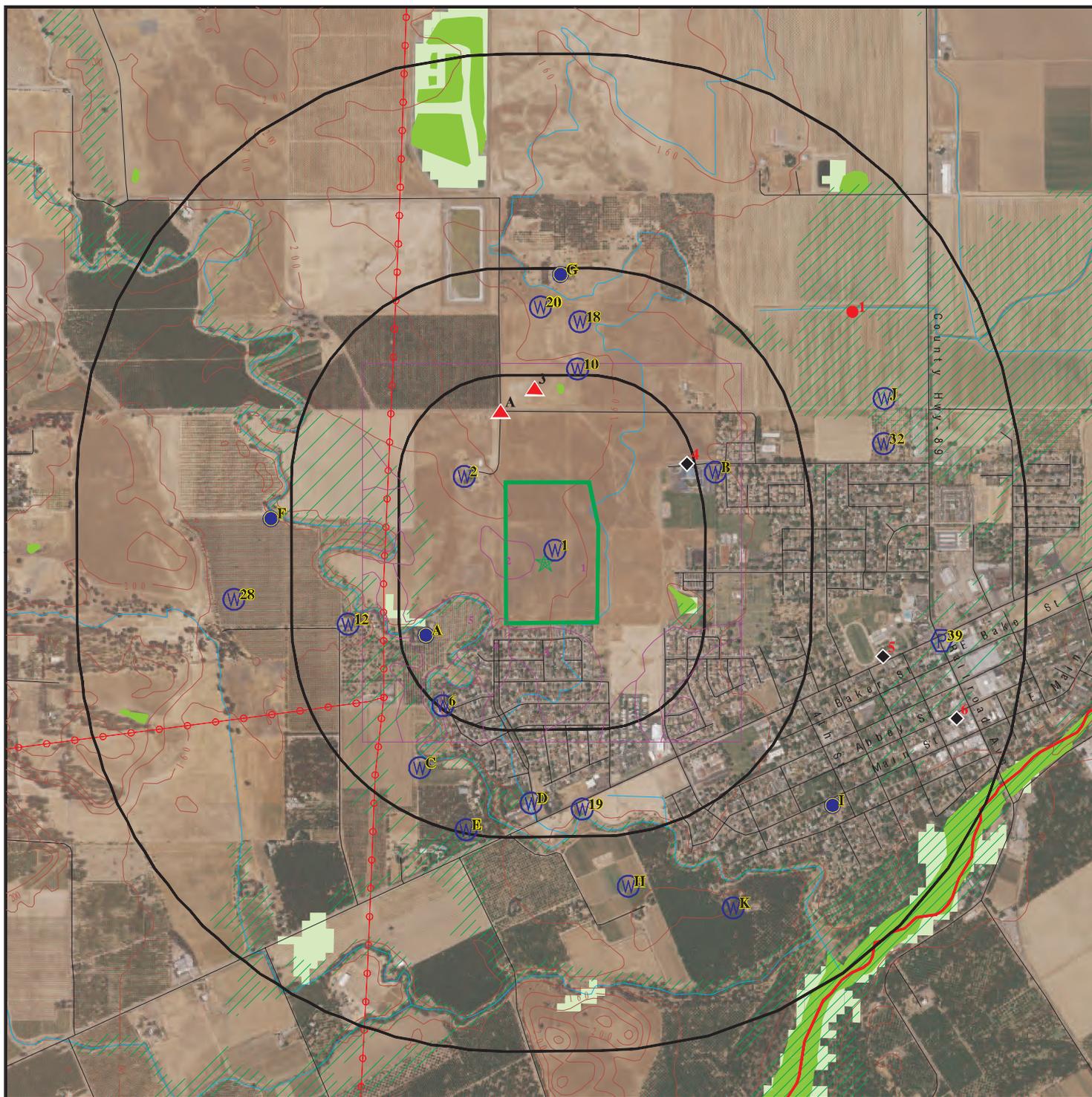
approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CITY OF WINTERS LF (Facility ID: 57-AA-0021	CR 33 & CR 88	NNW 1/8 - 1/4 (0.167 mi.)	A1	8

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 6298140.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

County Boundary

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Concern

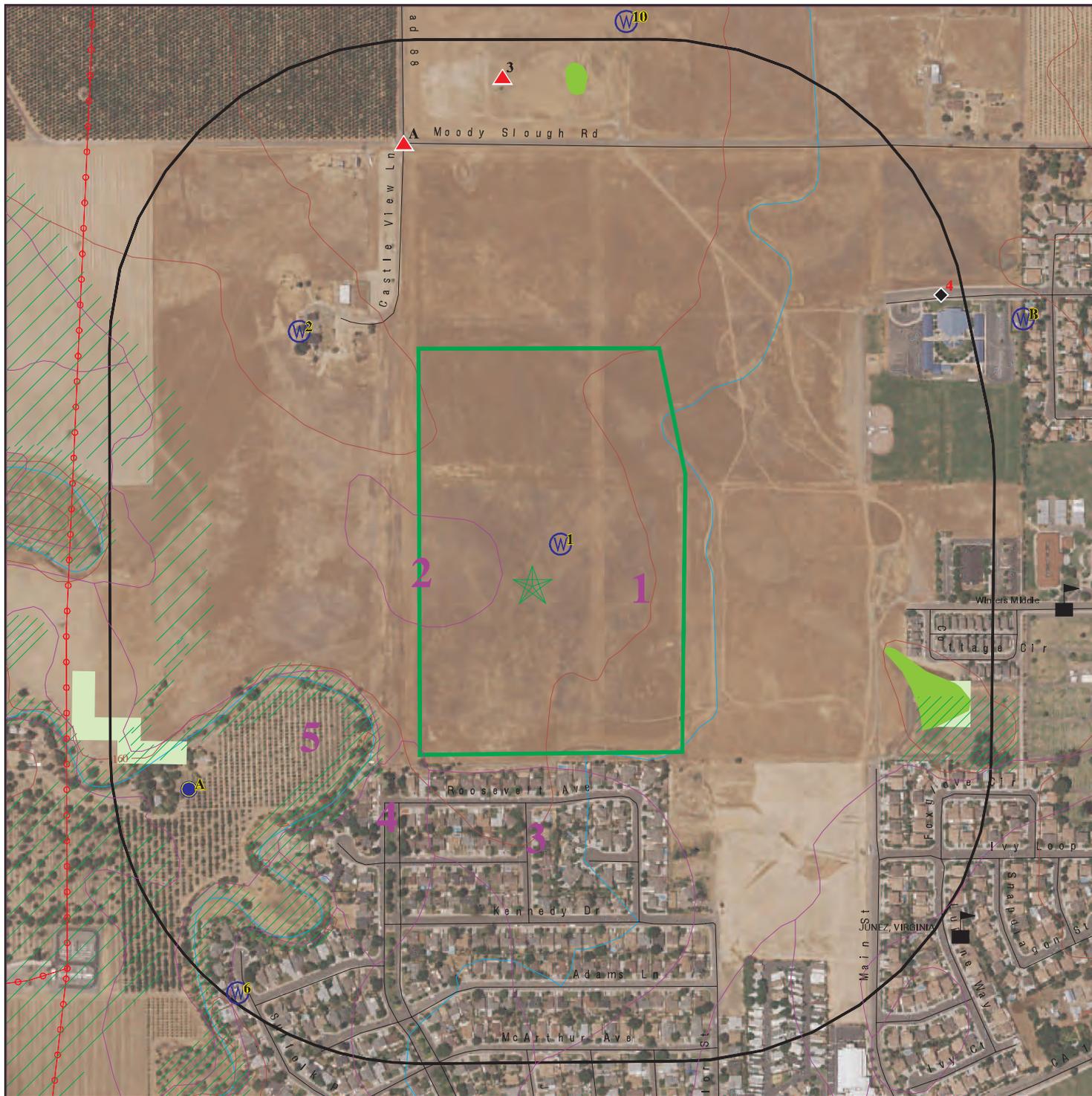


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Winters Highlands Subdivision Phases III-V
 ADDRESS: Chapman Street
 Winters CA 95694
 LAT/LONG: 38.5275 / 121.9876

CLIENT: Wallace - Kuhl & Associates
 CONTACT: Nancy Malaret
 INQUIRY #: 6298140.2S
 DATE: December 11, 2020 12:04 pm

DETAIL MAP - 6298140.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Concern



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

SITE NAME: Winters Highlands Subdivision Phases III-V
 ADDRESS: Chapman Street
 Winters CA 95694
 LAT/LONG: 38.5275 / 121.9876

CLIENT: Wallace - Kuhl & Associates
 CONTACT: Nancy Malaret
 INQUIRY #: 6298140.2s
 DATE: December 11, 2020 12:05 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	1.000		0	0	0	0	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.250		0	0	NR	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL RESPONSE</i>								
RESPONSE	1.000		0	0	0	0	NR	0
<i>State- and tribal - equivalent CERCLIS ENVIROSTOR</i>								
ENVIROSTOR	1.000		0	1	0	2	NR	3
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	1	0	NR	NR	1
<i>State and tribal leaking storage tank lists</i>								
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
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.500		0	0	0	NR	NR	0
AST	TP		NR	NR	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	1	0	NR	NR	1
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	TP		NR	NR	NR	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	1	NR	NR	NR	1
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0
CERS TANKS	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	TP		NR	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	TP		NR	NR	NR	NR	NR	0
DEED	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	TP		NR	NR	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	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		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number
EPA ID Number

A1
NNW
1/8-1/4
0.167 mi.
880 ft.

CITY OF WINTERS LF (OLD)
CR 33 & CR 88
WINTERS, CA

RGA LF S114726587
N/A

Site 1 of 2 in cluster A

Relative:
Higher
Actual:
175 ft.

RGA LF:
Name: CITY OF WINTERS LF (OLD)
Address: CR 33 & CR 88
City: WINTERS
State: WINTERS
2012 CITY OF WINTERS LF (OLD) CR 33 & CR 88
Name: CITY OF WINTERS LF (OLD)
Address: CR 33 & CR 88
City: WINTERS
State: WINTERS
2011 CITY OF WINTERS LF (OLD) CR 33 & CR 88
Name: CITY OF WINTERS LF (OLD)
Address: CR 33 & CR 88
City: WINTERS
State: WINTERS
2010 CITY OF WINTERS LF (OLD) CR 33 & CR 88
Name: CITY OF WINTERS LF (OLD)
Address: CR 33 & CR 88
City: WINTERS
State: WINTERS
2009 CITY OF WINTERS LF (OLD) CR 33 & CR 88
Name: CITY OF WINTERS LF (OLD)
Address: CR 33 & CR 88
City: WINTERS
State: WINTERS
2008 CITY OF WINTERS LF (OLD) CR 33 & CR 88
Name: CITY OF WINTERS LF (OLD)
Address: CR 33 & CR 88
City: WINTERS
State: WINTERS
2007 CITY OF WINTERS LF (OLD) CR 33 & CR 88
Name: CITY OF WINTERS LF (OLD)
Address: CR 33 & CR 88
City: WINTERS
State: WINTERS
2006 CITY OF WINTERS LF (OLD) CR 33 & CR 88
Name: CITY OF WINTERS LF (OLD)
Address: CR 33 & CR 88
City: WINTERS
State: WINTERS
2005 CITY OF WINTERS LF (OLD) CR 33 & CR 88
Name: CITY OF WINTERS LF (OLD)
Address: CR 33 & CR 88
City: WINTERS
State: WINTERS
2004 CITY OF WINTERS LF (OLD) CR 33 & CR 88
Name: CITY OF WINTERS LF (OLD)
Address: CR 33 & CR 88
City: WINTERS
State: WINTERS
2003 CITY OF WINTERS LF (OLD) CR 33 & CR 88
Name: CITY OF WINTERS LF (OLD)
Address: CR 33 & CR 88

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CITY OF WINTERS LF (OLD) (Continued)

S114726587

City: WINTERS
 State: WINTERS
 Name: 2002 CITY OF WINTERS LF (OLD) CR 33 & CR 88
 Address: CITY OF WINTERS LF (OLD)
 City: CR 33 & CR 88
 State: WINTERS
 Name: 2001 CITY OF WINTERS LF (OLD) CR 33 & CR 88
 Address: CITY OF WINTERS LF (OLD)
 City: CR 33 & CR 88
 State: WINTERS
 Name: 2000 CITY OF WINTERS LF (OLD) CR 33 & CR 88
 Address: CITY OF WINTERS LF (OLD)
 City: CR 33 & CR 88
 State: WINTERS
 Name: 1999 CITY OF WINTERS LF (OLD) CR 33 & CR 88
 Address: CITY OF WINTERS LF (OLD)
 City: CR 33 & CR 88
 State: WINTERS
 Name: 1998 CITY OF WINTERS LF (OLD) CR 33 & CR 88
 Address: CITY OF WINTERS LF (OLD)
 City: CR 33 & CR 88
 State: WINTERS
 Name: 1997 CITY OF WINTERS LF (OLD) CR 33 & CR 88
 Address: CITY OF WINTERS LF (OLD)
 City: CR 33 & CR 88
 State: WINTERS
 Name: 1996 CITY OF WINTERS LF (OLD) CR 33 & CR 88

A2
NNW
1/8-1/4
0.167 mi.
880 ft.

CITY OF WINTERS LF (OLD)
CR 33 & CR 88
WINTERS, CA 95694
Site 2 of 2 in cluster A

SWF/LF S102363165
CERS N/A

Relative:
Higher
Actual:
175 ft.

SWF/LF (SWIS):
 Name: CITY OF WINTERS LF (OLD)
 Address: CR 33 & CR 88
 City,State,Zip: WINTERS, CA
 Facility ID: 57-AA-0021
 Lat/Long: 38.51667 / -121.96667
 Owner Name: City Of Winters Public Works Dept
 Owner Telephone: 5307954910
 Owner Address: Not reported
 Owner Address2: 318 First St
 Owner City,St,Zip: Winters, CA 95695
 Operational Status: Closed
 Operator: City Of Winters Public Works Dept
 Operator Phone: 5307954910
 Operator Address: Not reported
 Operator Address2: 318 First St
 Operator City,St,Zip: Winters, CA 95695
 Permit Date: Not reported
 Permit Status: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CITY OF WINTERS LF (OLD) (Continued)

S102363165

Permitted Acreage: \$0.00
Activity: Solid Waste Disposal Site
Regulation Status: Unpermitted
Landuse Name: Park
GIS Source: GPS
Category: Disposal
Unit Number: 01
Inspection Frequency: Annual
Accepted Waste: Not reported
Closure Date: 12/31/1975
Closure Type: Estimated
Disposal Acreage: \$0.00
SWIS Num: 57-AA-0021
Waste Discharge Requirement Num: Not reported
Program Type: Not reported
Permitted Throughput with Units: Not reported
Actual Throughput with Units: Not reported
Permitted Capacity with Units: Not reported
Remaining Capacity: Not reported
Remaining Capacity with Units: Not reported
Lat/Long: 38.51667 / -121.96667

CERS:

Name: CITY OF WINTERS LF (OLD)
Address: CR 33 & CR 88
City,State,Zip: WINTERS, CA 95694
Site ID: 460986
CERS ID: 110013918378
CERS Description: US EPA Air Emission Inventory System (EIS)

Name: CITY OF WINTERS LF (OLD)
Address: CR 33 & CR 88
City,State,Zip: WINTERS, CA
Site ID: 507848
CERS ID: 57-AA-0021
CERS Description: Solid Waste and Recycle Sites

Affiliation:

Affiliation Type Desc: Legal Operator
Entity Name: City Of Winters Public Works Dept
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Winters
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95695
Affiliation Phone: 5307954910

Affiliation Type Desc: Legal Owner
Entity Name: City Of Winters Public Works Dept
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Winters
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95695
Affiliation Phone: 5307954910

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

3
North
1/8-1/4
0.220 mi.
1161 ft.

WINTERS LANDFILL
ROAD 33 & ROAD 88
WINTERS CA, CA 95694

WMUDS/SWAT **S104384449**
N/A

Relative:
Higher
Actual:
171 ft.

WMUDS/SWAT:

Edit Date:	Not reported
Complexity:	Not reported
Primary Waste:	Not reported
Primary Waste Type:	Not reported
Secondary Waste:	Not reported
Secondary Waste Type:	Not reported
Base Meridian:	Not reported
NPID:	Not reported
Tonnage:	0
Regional Board ID:	Not reported
Municipal Solid Waste:	False
Superorder:	False
Open To Public:	False
Waste List:	False
Agency Type:	City
Agency Name:	CITY OF WINTERS
Agency Department:	Not reported
Agency Address:	318 FIRST STREET
Agency City,St,Zip:	WINTERS CA 95694
Agency Contact:	MERRIL WATTS
Agency Telephone:	9167954910
Land Owner Name:	Not reported
Land Owner Address:	Not reported
Land Owner City,St,Zip:	Not reported
Land Owner Contact:	Not reported
Land Owner Phone:	Not reported
Region:	5S
Facility Type:	Solid Waste Site-Class III - Landfills for non hazardous solid wastes.
Facility Description:	Not reported
Facility Telephone:	Not reported
SWAT Facility Name:	Not reported
Primary SIC:	Not reported
Secondary SIC:	Not reported
Comments:	Not reported
Last Facility Editors:	Not reported
Waste Discharge System:	True
Solid Waste Assessment Test Program:	False
Toxic Pits Cleanup Act Program:	False
Resource Conservation Recovery Act:	False
Department of Defence:	False
Solid Waste Assessment Test Program:	Not reported
Threat to Water Quality:	Not reported
Sub Chapter 15:	True
Regional Board Project Officer:	JDM
Number of WMUDS at Facility:	0
Section Range:	Not reported
RCRA Facility:	Not reported
Waste Discharge Requirements:	A
Self-Monitoring Rept. Frequency:	Not reported
Waste Discharge System ID:	5A570105N01
Solid Waste Information ID:	Not reported

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

4
NE
1/8-1/4
0.232 mi.
1225 ft.

NEW ELEMENTARY SCHOOL - NIEMANN
NIEMANN STREET
WINTERS, CA 95694

ENVIROSTOR **S118757032**
SCH **N/A**

Relative:
Lower
Actual:
148 ft.

ENVIROSTOR:
Name: NEW ELEMENTARY SCHOOL - NIEMANN
Address: NIEMANN STREET
City,State,Zip: WINTERS, CA 95694
Facility ID: 57000002
Status: No Action Required
Status Date: 01/24/2000
Site Code: 104042
Site Type: School Investigation
Site Type Detailed: School
Acres: 15
NPL: NO
Regulatory Agencies: DTSC
Lead Agency: DTSC
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Northern California Schools & Santa Susana
Assembly: 04
Senate: 03
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 38.53089
Longitude: -121.9815
APN: NONE SPECIFIED
Past Use: NONE
Potential COC: NONE SPECIFIED No Contaminants found
Confirmed COC: NONE SPECIFIED
Potential Description: NMA
Alias Name: NEW ELEMENTARY SCHOOL NIEMANN
Alias Type: Alternate Name
Alias Name: WINTERS USD
Alias Type: Alternate Name
Alias Name: WINTERS USD-NEW ELEM/NIEMANN ST
Alias Type: Alternate Name
Alias Name: 104042
Alias Type: Project Code (Site Code)
Alias Name: 57000002
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 01/24/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 01/20/2000
Comments: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NEW ELEMENTARY SCHOOL - NIEMANN (Continued)

S118757032

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 06/28/2000
Comments: Not reported

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

SCH:

Name: NEW ELEMENTARY SCHOOL - NIEMANN
Address: NIEMANN STREET
City,State,Zip: WINTERS, CA 95694
Facility ID: 57000002
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 15
National Priorities List: NO
Cleanup Oversight Agencies: DTSC
Lead Agency: DTSC
Lead Agency Description: * DTSC
Project Manager: Not reported
Supervisor: Not reported
Division Branch: Northern California Schools & Santa Susana
Site Code: 104042
Assembly: 04
Senate: 03
Special Program Status: Not reported
Status: No Action Required
Status Date: 01/24/2000
Restricted Use: NO
Funding: School District
Latitude: 38.53089
Longitude: -121.9815
APN: NONE SPECIFIED
Past Use: NONE
Potential COC: NONE SPECIFIED, No Contaminants found
Confirmed COC: NONE SPECIFIED
Potential Description: NMA
Alias Name: NEW ELEMENTARY SCHOOL NIEMANN
Alias Type: Alternate Name
Alias Name: WINTERS USD
Alias Type: Alternate Name
Alias Name: WINTERS USD-NEW ELEM/NIEMANN ST
Alias Type: Alternate Name
Alias Name: 104042
Alias Type: Project Code (Site Code)
Alias Name: 57000002

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

NEW ELEMENTARY SCHOOL - NIEMANN (Continued)

S118757032

Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Phase 1
 Completed Date: 01/24/2000
 Comments: Not reported

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Site Inspections/Visit (Non LUR)
 Completed Date: 01/20/2000
 Comments: Not reported

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Cost Recovery Closeout Memo
 Completed Date: 06/28/2000
 Comments: Not reported

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

5
ESE
1/2-1
0.672 mi.
3547 ft.

WINTERS HIGH SCHOOL
101 GRANT AVE
WINTERS, CA 95694

ENVIROSTOR
SCH
CERS HAZ WASTE
HAZNET
HWTS

S121793170
N/A

Relative:
Lower
Actual:
132 ft.

ENVIROSTOR:

Name: WINTERS HIGH SCHOOL MODERNIZATION PROJECT
 Address: 101 GRANT AVENUE
 City,State,Zip: WINTERS, CA 95694
 Facility ID: 60002964
 Status: Active
 Status Date: 03/17/2020
 Site Code: 104819
 Site Type: School Cleanup
 Site Type Detailed: School
 Acres: 3.8
 NPL: NO
 Regulatory Agencies: YOLO COUNTY
 Lead Agency: YOLO COUNTY
 Program Manager: Jose Luevano
 Supervisor: Jose Salcedo
 Division Branch: Northern California Schools & Santa Susana
 Assembly: 04
 Senate: 03
 Special Program: Not reported
 Restricted Use: NO

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WINTERS HIGH SCHOOL (Continued)

S121793170

Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 38.52009
Longitude: -121.9853
APN: NONE SPECIFIED
Past Use: AGRICULTURAL - ORCHARD, SCHOOL - HIGH SCHOOL
Potential COC: Under Investigation Chlordane Lead Toxaphene Dieldrin
Confirmed COC: Chlordane Lead Toxaphene Dieldrin Under Investigation
Potential Description: SOIL, UE
Alias Name: 104819
Alias Type: Project Code (Site Code)
Alias Name: 60002964
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 04/13/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 04/16/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 07/03/2020
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Removal Action Workplan
Schedule Due Date: 12/14/2020
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Remedial Action Completion Report
Schedule Due Date: 05/17/2021
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Certification
Schedule Due Date: 06/06/2021
Schedule Revised Date: Not reported

Name: WINTERS HIGH SCHOOL-BUILDINGS M AND U AREAS
Address: 101 GRANT AVENUE
City,State,Zip: WINTERS, CA 95694
Facility ID: 60002767
Status: No Action Required

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WINTERS HIGH SCHOOL (Continued)

S121793170

Status Date: 04/08/2019
Site Code: 104796
Site Type: School Investigation
Site Type Detailed: School
Acres: 0.5
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Jose Luevano
Supervisor: Jose Salcedo
Division Branch: Northern California Schools & Santa Susana
Assembly: , 04
Senate: , 03
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 38.52498
Longitude: -121.9722
APN: 003-282-015
Past Use: AGRICULTURAL - ORCHARD, SCHOOL - HIGH SCHOOL
Potential COC: Arsenic Chlordane Toxaphene
Confirmed COC: 30001-NO 30004-NO 30023-NO No Contaminants found
Potential Description: SOIL
Alias Name: 003-282-015
Alias Type: APN
Alias Name: 104796
Alias Type: Project Code (Site Code)
Alias Name: 60002767
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 04/08/2019
Comments: Not reported

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

Name: WINTERS HIGH SCHOOL- BUILDING C AREA
Address: 101 GRANT AVENUE
City,State,Zip: WINTERS, CA 95694
Facility ID: 60002563
Status: No Action Required
Status Date: 09/20/2018
Site Code: 104769
Site Type: School Investigation
Site Type Detailed: School
Acres: 0.22

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WINTERS HIGH SCHOOL (Continued)

S121793170

NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Jose Luevano
Supervisor: Jose Salcedo
Division Branch: Northern California Schools & Santa Susana
Assembly: , 04
Senate: , 03
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 38.52514
Longitude: -121.9719
APN: 003-282-007, 003-282-008, 003-282-009, 003-282-010, 003-282-015
Past Use: SCHOOL - HIGH SCHOOL
Potential COC: Arsenic Chlordane Lead Polychlorinated biphenyls (PCBs)
Confirmed COC: 30001-NO 30004-NO 30013-NO 30018-NO No Contaminants found
Potential Description: SOIL, UE
Alias Name: 003-282-007
Alias Type: APN
Alias Name: 003-282-008
Alias Type: APN
Alias Name: 003-282-009
Alias Type: APN
Alias Name: 003-282-010
Alias Type: APN
Alias Name: 003-282-015
Alias Type: APN
Alias Name: 104769
Alias Type: Project Code (Site Code)
Alias Name: 60002563
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 09/20/2018
Comments: On Sep 20, 2018, DTSC issued a No Action determination for the Winters JUSD, Winters High School, Building C area.

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: WINTERS HIGH SCHOOL- BUILDING C AREA
Address: 101 GRANT AVENUE
City,State,Zip: WINTERS, CA 95694

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WINTERS HIGH SCHOOL (Continued)

S121793170

Facility ID: 60002563
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 0.22
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Jose Luevano
Supervisor: Jose Salcedo
Division Branch: Northern California Schools & Santa Susana
Site Code: 104769
Assembly: , 04
Senate: , 03
Special Program Status: Not reported
Status: No Action Required
Status Date: 09/20/2018
Restricted Use: NO
Funding: School District
Latitude: 38.52514
Longitude: -121.9719
APN: 003-282-007, 003-282-008, 003-282-009, 003-282-010, 003-282-015
Past Use: SCHOOL - HIGH SCHOOL
Potential COC: Arsenic, Arsenic, Chlordane, Lead, Polychlorinated biphenyls (PCBs)
Confirmed COC: 30001-NO, 30004-NO, 30013-NO, 30018-NO, No Contaminants found
Potential Description: SOIL, UE
Alias Name: 003-282-007
Alias Type: APN
Alias Name: 003-282-008
Alias Type: APN
Alias Name: 003-282-009
Alias Type: APN
Alias Name: 003-282-010
Alias Type: APN
Alias Name: 003-282-015
Alias Type: APN
Alias Name: 104769
Alias Type: Project Code (Site Code)
Alias Name: 60002563
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 09/20/2018
Comments: On Sep 20, 2018, DTSC issued a No Action determination for the Winters JUSD, Winters High School, Building C area.

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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WINTERS HIGH SCHOOL (Continued)

S121793170

Schedule Revised Date: Not reported

Name: WINTERS HIGH SCHOOL MODERNIZATION PROJECT
Address: 101 GRANT AVENUE
City,State,Zip: WINTERS, CA 95694
Facility ID: 60002964
Site Type: School Cleanup
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 3.8
National Priorities List: NO
Cleanup Oversight Agencies: YOLO COUNTY
Lead Agency: YOLO COUNTY
Lead Agency Description: YOLO COUNTY
Project Manager: Jose Luevano
Supervisor: Jose Salcedo
Division Branch: Northern California Schools & Santa Susana
Site Code: 104819
Assembly: 04
Senate: 03
Special Program Status: Not reported
Status: Active
Status Date: 03/17/2020
Restricted Use: NO
Funding: School District
Latitude: 38.52009
Longitude: -121.9853
APN: NONE SPECIFIED
Past Use: AGRICULTURAL - ORCHARD, SCHOOL - HIGH SCHOOL
Potential COC: Under Investigation, Chlordane, Lead, Toxaphene, Dieldrin
Confirmed COC: Chlordane, Lead, Toxaphene, Dieldrin, Under Investigation
Potential Description: SOIL, UE
Alias Name: 104819
Alias Type: Project Code (Site Code)
Alias Name: 60002964
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 04/13/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 04/16/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 07/03/2020
Comments: Not reported

Future Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WINTERS HIGH SCHOOL (Continued)

S121793170

Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Removal Action Workplan
Schedule Due Date: 12/14/2020
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Remedial Action Completion Report
Schedule Due Date: 05/17/2021
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Certification
Schedule Due Date: 06/06/2021
Schedule Revised Date: Not reported

Name: WINTERS HIGH SCHOOL-BUILDINGS M AND U AREAS
Address: 101 GRANT AVENUE
City,State,Zip: WINTERS, CA 95694
Facility ID: 60002767
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 0.5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Jose Luevano
Supervisor: Jose Salcedo
Division Branch: Northern California Schools & Santa Susana
Site Code: 104796
Assembly: , 04
Senate: , 03
Special Program Status: Not reported
Status: No Action Required
Status Date: 04/08/2019
Restricted Use: NO
Funding: School District
Latitude: 38.52498
Longitude: -121.9722
APN: 003-282-015
Past Use: AGRICULTURAL - ORCHARD, SCHOOL - HIGH SCHOOL
Potential COC: Arsenic, Chlordane, Toxaphene
Confirmed COC: 30001-NO, 30004-NO, 30023-NO, No Contaminants found
Potential Description: SOIL
Alias Name: 003-282-015
Alias Type: APN
Alias Name: 104796
Alias Type: Project Code (Site Code)
Alias Name: 60002767
Alias Type: Envirostor ID Number

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WINTERS HIGH SCHOOL (Continued)

S121793170

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 04/08/2019
Comments: Not reported

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

CERS HAZ WASTE:

Name: WINTERS HIGH SCHOOL
Address: 101 GRANT AVE
City,State,Zip: WINTERS, CA 95694
Site ID: 86404
CERS ID: 10213243
CERS Description: Hazardous Waste Generator

Evaluation:

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-21-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Facility does not have reportable quantities of Hazardous materials. Please submit a complete and up to date Hazardous Materials Business Plan to the Yolo County through CERS: <http://cers.calepa.ca.gov/>

Eval Division: Yolo County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-21-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: No violation was noted during this inspection. Recommendation: Please affix label(s) on the containers containing chemicals. During the inspection one (1) 1 gallon plastic container with a label on the container indicating "Distilled White Vinegar" was noted on the counter top. However, the content inside the container was a blueish liquid with a loosely attached sticky note on the container indicating "food coloring". Please affix appropriate label on the containers containing chemicals.

Eval Division: Yolo County Environmental Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-18-2014
Violations Found: No
Eval Type: Routine done by local agency

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WINTERS HIGH SCHOOL (Continued)

S121793170

Eval Notes: Not reported
Eval Division: Yolo County Environmental Health
Eval Program: HW
Eval Source: CERS

Coordinates:
Site ID: 86404
Facility Name: WINTERS HIGH SCHOOL
Env Int Type Code: HWG
Program ID: 10213243
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 38.525290
Longitude: -121.973530

Affiliation:
Affiliation Type Desc: Environmental Contact
Entity Name: Oscar Jacobo
Entity Title: Not reported
Affiliation Address: 909 W GRANT
Affiliation City: WINTERS
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95694
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: WINTERS JUSD
Entity Title: Not reported
Affiliation Address: 909 W GRANT AVENUE
Affiliation City: WINTERS
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 95694
Affiliation Phone: (530) 795-6100

Affiliation Type Desc: Identification Signer
Entity Name: Todd Cutler
Entity Title: Superintendent
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Operator
Entity Name: John Barsotti
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (530) 795-6140

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WINTERS HIGH SCHOOL (Continued)

S121793170

Affiliation Type Desc: Parent Corporation
Entity Name: WINTERS HIGH SCHOOL
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Document Preparer
Entity Name: Roy Owens
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 101 GRANT AVENUE
Affiliation City: WINTERS
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95694
Affiliation Phone: Not reported

Affiliation Type Desc: Property Owner
Entity Name: WINTERS JT UNIFIED SCHOOL DISTRICT
Entity Title: Not reported
Affiliation Address: 909 W. GRANT AVENUE
Affiliation City: Winters
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 95694
Affiliation Phone: (530) 795-6100

Affiliation Type Desc: CUPA District
Entity Name: YOLO COUNTY
Entity Title: Not reported
Affiliation Address: 292 West Beamer Street
Affiliation City: Woodland
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95695
Affiliation Phone: (530) 666-8646

HAZNET:

Name: WINTERS HIGH SCHOOL
Address: 101 GRANT AVE
Address 2: Not reported
City,State,Zip: WINTERS, CA 95694
Contact: NICOLE REYHERME

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WINTERS HIGH SCHOOL (Continued)

S121793170

Telephone: 5307956140
Mailing Name: Not reported
Mailing Address: 101 GRANT AVE

Year: 2019
Gepaid: CAP000291138
TSD EPA ID: CAD028409019
CA Waste Code: 352 - Other organic solids
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.05000

Year: 2019
Gepaid: CAC003045930
TSD EPA ID: CAD982042475
CA Waste Code: 151 - Asbestos containing waste
Disposal Method: H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 8.74000

HWTS:

Name: WINTERS HIGH SCHOOL
Address: 101 GRANT AVE
Address 2: Not reported
City,State,Zip: WINTERS, CA 95694
EPA ID: CAP000291138
Inactive Date: 04/09/2019
Create Date: 01/08/2019
Last Act Date: 04/10/2019
Mailing Name: Not reported
Mailing Address: 101 GRANT AVE
Mailing Address 2: Not reported
Mailing City,State,Zip: WINTERS, CA 95694
Owner Name: ROY OWENS
Owner Address: 909 W GRANT AVE
Owner Address 2: Not reported
Owner City,State,Zip: WINTERS, CA 95694
Contact Name: NICOLE REYHERME
Contact Address: 101 GRANT AVE
Contact Address 2: Not reported
City,State,Zip: WINTERS, CA 95694

Name: WINTERS HIGH SCHOOL
Address: 101 GRANT AVE
Address 2: Not reported
City,State,Zip: WINTERS, CA 956941617
EPA ID: CAC003045930
Inactive Date: 03/05/2020
Create Date: 12/05/2019
Last Act Date: 03/06/2020
Mailing Name: Not reported
Mailing Address: 909 W GRANT AVE
Mailing Address 2: Not reported
Mailing City,State,Zip: WINTERS, CA 956941543
Owner Name: WINTERS JOINT UNIFIED SCHOOL DISTRI
Owner Address: 909 W GRANT AVE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WINTERS HIGH SCHOOL (Continued)

S121793170

Owner Address 2: Not reported
Owner City,State,Zip: WINTERS, CA 956941543
Contact Name: TODD CUTLER
Contact Address: 909 W GRANT AVE
Contact Address 2: Not reported
City,State,Zip: WINTERS, CA 956941543

NAICS:

EPA ID: CAC003045930
Create Date: 2019-12-05 10:20:57.713
NAICS Code: 99999
NAICS Description: Not Otherwise Specified
Issued EPA ID Date: 2019-12-05 10:20:57.72700
Inactive Date: 2020-03-05 10:20:57.69700
Facility Name: WINTERS HIGH SCHOOL
Facility Address: 101 GRANT AVE
Facility Address 2: Not reported
Facility City: WINTERS
Facility County: Not reported
Facility State: CA
Facility Zip: 956941617

6
ESE
1/2-1
0.868 mi.
4583 ft.

WINTERS HOTEL
12-14 ABBEY STREET
WINTERS, CA 95694

ENVIROSTOR **S118098175**
VCP **N/A**
DEED

Relative:
Lower
Actual:
127 ft.

ENVIROSTOR:
Name: WINTERS HOTEL
Address: 12-14 ABBEY STREET
City,State,Zip: WINTERS, CA 95694
Facility ID: 60002218
Status: Certified O&M - Land Use Restrictions Only
Status Date: 06/13/2016
Site Code: 102267
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 1
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Kenneth Gath
Supervisor: Fernando A. Amador
Division Branch: Cleanup Sacramento
Assembly: , 04
Senate: , 03
Special Program: Voluntary Cleanup Program
Restricted Use: YES
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 38.52224
Longitude: -121.9697
APN: 003 204 02, 003 204 03, 003 204 04, 003 204 05, 003 204 06, 003 204 07, 003 204 18
Past Use: UNKNOWN
Potential COC: Lead

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WINTERS HOTEL (Continued)

S118098175

Confirmed COC: Lead
Potential Description: SOIL
Alias Name: 003 204 02
Alias Type: APN
Alias Name: 003 204 03
Alias Type: APN
Alias Name: 003 204 04
Alias Type: APN
Alias Name: 003 204 05
Alias Type: APN
Alias Name: 003 204 06
Alias Type: APN
Alias Name: 003 204 07
Alias Type: APN
Alias Name: 003 204 18
Alias Type: APN
Alias Name: 102267
Alias Type: Project Code (Site Code)
Alias Name: 60002218
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 07/30/2015
Comments: DTSC received a Voluntary Cleanup Agreement application in July 2015. Since this document was completed before the Agreement was signed, DTSC did not oversee the information.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Application
Completed Date: 07/30/2015
Comments: DTSC received an application for a Voluntary Cleanup Agreement. DTSC prepared the Agreement and mailed it to the Proponent

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/31/2015
Comments: DTSC received a Voluntary Cleanup Agreement application in July 2015. Since this document was completed before the Agreement was signed, DTSC did not oversee the information.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/20/2015
Comments: DTSC received a Voluntary Cleanup Agreement application in July 2015. Since this document was completed before the Agreement was signed, DTSC did not oversee the information.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 09/01/2015
Comments: DTSC reviewed an Interim Report. DTSC stated in a letter that based

MAP FINDINGS

WINTERS HOTEL (Continued)

S118098175

on the sampling results, the City of Winters should prepare a Preliminary Endangerment Assessment with a land use covenant to restrict the land use to commercial / industrial.

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Preliminary Endangerment Assessment Report
 Completed Date: 01/19/2016
 Comments: DTSC reviewed the PEA equivalent Report and concurred that the site is safe if limited to commercial / industrial use. After the property owners record a land use covenant to limit the use to commercial / industrial, DTSC will mail a "No Further Action" letter.

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Public Notice
 Completed Date: 04/04/2016
 Comments: The city of Winter published an advertisement in the Winters Express newspaper on March 24, 2016 to notify the community that the property owners were going to record a Land Use Covenant to restrict land use to its current use.

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Land Use Restriction Monitoring Report
 Completed Date: 01/24/2020
 Comments: Not reported

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Land Use Restriction
 Completed Date: 04/06/2016
 Comments: The property owner recorded a land use covenant to restrict the land use to commercial use on the first floor. The property will be developed for use as a hotel. The Land Use Covenant allows residential use on the second and third floor with DTSC approval on a soil management plan.

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Standard Voluntary Agreement
 Completed Date: 08/28/2015
 Comments: DTSC and the City of Winters entered into a voluntary cleanup agreement for DTSC to oversee a Preliminary Endangerment Assessment.

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: No Further Action Letter
 Completed Date: 04/11/2016
 Comments: The PEA report presents the 95 percent upper confidence limit of the mean for lead at 217mg/kg. Since 217mg/kg is above the soil screening value for unrestricted land use of 80mg/kg but below the screening value of 320mg/kg value for safe commercial land use, the PEA proposed recording a land use covenant (LUC) to limit land use to the current zoning of commercial/industrial use. DTSC issued concurrence with the PEA in a letter dated January 19, 2016, and provided public notice of the proposed response action decision. DTSC received

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WINTERS HOTEL (Continued)

S118098175

evidence that the proposed LUC has since been recorded with the Yolo Recorder's office (Doc-2016-0008820-80). DTSC mailed a NFA letter on April 11, 2016

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: 5 Year Review Reports
Future Due Date: 2021
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

VCP:

Name: WINTERS HOTEL
Address: 12-14 ABBEY STREET
City,State,Zip: WINTERS, CA 95694
Facility ID: 60002218
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Kenneth Gath
Supervisor: Fernando A. Amador
Division Branch: Cleanup Sacramento
Site Code: 102267
Assembly: , 04
Senate: , 03
Special Programs Code: Voluntary Cleanup Program
Status: Certified O&M - Land Use Restrictions Only
Status Date: 06/13/2016
Restricted Use: YES
Funding: Responsible Party
Lat/Long: 38.52224 / -121.9697
APN: 003 204 02, 003 204 03, 003 204 04, 003 204 05, 003 204 06, 003 204 07, 003 204 18
Past Use: UNKNOWN
Potential COC: 30013
Confirmed COC: 30013
Potential Description: SOIL
Alias Name: 003 204 02
Alias Type: APN
Alias Name: 003 204 03
Alias Type: APN
Alias Name: 003 204 04
Alias Type: APN
Alias Name: 003 204 05
Alias Type: APN
Alias Name: 003 204 06
Alias Type: APN
Alias Name: 003 204 07
Alias Type: APN

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WINTERS HOTEL (Continued)

S118098175

Alias Name: 003 204 18
Alias Type: APN
Alias Name: 102267
Alias Type: Project Code (Site Code)
Alias Name: 60002218
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 07/30/2015
Comments: DTSC received a Voluntary Cleanup Agreement application in July 2015. Since this document was completed before the Agreement was signed, DTSC did not oversee the information.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Application
Completed Date: 07/30/2015
Comments: DTSC received an application for a Voluntary Cleanup Agreement. DTSC prepared the Agreement and mailed it to the Proponent

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/31/2015
Comments: DTSC received a Voluntary Cleanup Agreement application in July 2015. Since this document was completed before the Agreement was signed, DTSC did not oversee the information.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/20/2015
Comments: DTSC received a Voluntary Cleanup Agreement application in July 2015. Since this document was completed before the Agreement was signed, DTSC did not oversee the information.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 09/01/2015
Comments: DTSC reviewed an Interim Report. DTSC stated in a letter that based on the sampling results, the City of Winters should prepare a Preliminary Endangerment Assessment with a land use covenant to restrict the land use to commercial / industrial.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 01/19/2016
Comments: DTSC reviewed the PEA equivalent Report and concurred that the site is safe if limited to commercial / industrial use. After the property owners record a land use covenant to limit the use to commercial / industrial, DTSC will mail a "No Further Action" letter.

Completed Area Name: PROJECT WIDE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WINTERS HOTEL (Continued)

S118098175

Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 04/04/2016
Comments: The city of Winter published an advertisement in the Winters Express newspaper on March 24, 2016 to notify the community that the property owners were going to record a Land Use Covenant to restrict land use to its current use.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction Monitoring Report
Completed Date: 01/24/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 04/06/2016
Comments: The property owner recorded a land use covenant to restrict the land use to commercial use on the first floor. The property will be developed for use as a hotel. The Land Use Covenant allows residential use on the second and third floor with DTSC approval on a soil management plan.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Standard Voluntary Agreement
Completed Date: 08/28/2015
Comments: DTSC and the City of Winters entered into a voluntary cleanup agreement for DTSC to oversee a Preliminary Endangerment Assessment.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: No Further Action Letter
Completed Date: 04/11/2016
Comments: The PEA report presents the 95 percent upper confidence limit of the mean for lead at 217mg/kg. Since 217mg/kg is above the soil screening value for unrestricted land use of 80mg/kg but below the screening value of 320mg/kg value for safe commercial land use, the PEA proposed recording a land use covenant (LUC) to limit land use to the current zoning of commercial/industrial use. DTSC issued concurrence with the PEA in a letter dated January 19, 2016, and provided public notice of the proposed response action decision. DTSC received evidence that the proposed LUC has since been recorded with the Yolo Recorder s office (Doc-2016-0008820-80). DTSC mailed a NFA letter on April 11, 2016

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: 5 Year Review Reports
Future Due Date: 2021
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WINTERS HOTEL (Continued)

S118098175

DEED:

Name: WINTERS HOTEL
Address: 12-14 ABBEY STREET
City,State,Zip: WINTERS, CA 95694
Envirostor ID: 60002218
Area: PROJECT WIDE
Sub Area: Not reported
Site Type: VOLUNTARY CLEANUP
Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY
Agency: Not reported
Covenant Uploaded: Not reported
Deed Date(s): Not reported
File Name: Envirostor Land Use Restrictions

Count: 0 records.

ORPHAN SUMMARY

<u>City</u>	<u>EDR ID</u>	<u>Site Name</u>	<u>Site Address</u>	<u>Zip</u>	<u>Database(s)</u>
NO SITES FOUND					

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

STANDARD ENVIRONMENTAL RECORDS

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: 10/28/2020	Source: EPA
Date Data Arrived at EDR: 11/05/2020	Telephone: N/A
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 12/02/2020
Number of Days to Update: 20	Next Scheduled EDR Contact: 01/11/2021
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

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

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 10/28/2020	Source: EPA
Date Data Arrived at EDR: 11/05/2020	Telephone: N/A
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 12/02/2020
Number of Days to Update: 20	Next Scheduled EDR Contact: 01/11/2021
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 04/03/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 10/28/2020	Source: EPA
Date Data Arrived at EDR: 11/05/2020	Telephone: 800-424-9346
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 12/02/2020
Number of Days to Update: 20	Next Scheduled EDR Contact: 01/25/2021
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/15/2020	Source: EPA
Date Data Arrived at EDR: 06/22/2020	Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2020	Last EDR Contact: 09/22/2020
Number of Days to Update: 87	Next Scheduled EDR Contact: 01/04/2021
	Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/15/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/22/2020	Telephone: (415) 495-8895
Date Made Active in Reports: 09/18/2020	Last EDR Contact: 09/22/2020
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/04/2021
	Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/15/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/22/2020	Telephone: (415) 495-8895
Date Made Active in Reports: 09/18/2020	Last EDR Contact: 09/22/2020
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/04/2021
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/15/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/22/2020	Telephone: (415) 495-8895
Date Made Active in Reports: 09/18/2020	Last EDR Contact: 09/22/2020
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/04/2021
	Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/15/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/22/2020	Telephone: (415) 495-8895
Date Made Active in Reports: 09/18/2020	Last EDR Contact: 09/22/2020
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/04/2021
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 08/06/2020	Source: Department of the Navy
Date Data Arrived at EDR: 08/21/2020	Telephone: 843-820-7326
Date Made Active in Reports: 11/11/2020	Last EDR Contact: 11/05/2020
Number of Days to Update: 82	Next Scheduled EDR Contact: 02/22/2021
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 10/28/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/05/2020	Telephone: 703-603-0695
Date Made Active in Reports: 11/18/2020	Last EDR Contact: 11/05/2020
Number of Days to Update: 13	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 10/28/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/05/2020	Telephone: 703-603-0695
Date Made Active in Reports: 11/18/2020	Last EDR Contact: 11/05/2020
Number of Days to Update: 13	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/15/2020

Date Data Arrived at EDR: 06/22/2020

Date Made Active in Reports: 09/17/2020

Number of Days to Update: 87

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180

Last EDR Contact: 09/22/2020

Next Scheduled EDR Contact: 01/04/2021

Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity.

These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 07/27/2020

Date Data Arrived at EDR: 07/27/2020

Date Made Active in Reports: 10/08/2020

Number of Days to Update: 73

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Last EDR Contact: 10/26/2020

Next Scheduled EDR Contact: 02/08/2021

Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

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

Date of Government Version: 07/27/2020

Date Data Arrived at EDR: 07/27/2020

Date Made Active in Reports: 10/08/2020

Number of Days to Update: 73

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Last EDR Contact: 10/26/2020

Next Scheduled EDR Contact: 02/08/2021

Data Release Frequency: Quarterly

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

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/11/2020

Date Data Arrived at EDR: 05/12/2020

Date Made Active in Reports: 07/27/2020

Number of Days to Update: 76

Source: Department of Resources Recycling and Recovery

Telephone: 916-341-6320

Last EDR Contact: 11/10/2020

Next Scheduled EDR Contact: 02/22/2021

Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 9: Leaking Underground Storage Tank Report

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

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation

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

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

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

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

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

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

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

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

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

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

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

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

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

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)

Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/08/2020
Date Data Arrived at EDR: 09/08/2020
Date Made Active in Reports: 11/30/2020
Number of Days to Update: 83

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 12/04/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Quarterly

LUST REG 5: Leaking Underground Storage Tank Database

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

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

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

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/29/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/08/2020	Source: EPA Region 6
Date Data Arrived at EDR: 05/20/2020	Telephone: 214-665-6597
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 10/23/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/15/2020	Source: EPA Region 7
Date Data Arrived at EDR: 05/20/2020	Telephone: 913-551-7003
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 10/23/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/14/2020	Source: EPA Region 10
Date Data Arrived at EDR: 05/20/2020	Telephone: 206-553-2857
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 10/23/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/14/2020	Source: EPA Region 8
Date Data Arrived at EDR: 05/20/2020	Telephone: 303-312-6271
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 10/23/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/14/2020	Source: EPA, Region 5
Date Data Arrived at EDR: 05/20/2020	Telephone: 312-886-7439
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 10/23/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 04/14/2020	Source: EPA Region 4
Date Data Arrived at EDR: 05/26/2020	Telephone: 404-562-8677
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 10/23/2020
Number of Days to Update: 78	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)

Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/08/2020	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/08/2020	Telephone: 866-480-1028
Date Made Active in Reports: 11/30/2020	Last EDR Contact: 12/04/2020
Number of Days to Update: 83	Next Scheduled EDR Contact: 03/22/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

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

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

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

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

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

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

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

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

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

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

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

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 07/21/2020
Date Data Arrived at EDR: 09/03/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 83

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Varies

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases

UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/03/2020
Date Data Arrived at EDR: 09/08/2020
Date Made Active in Reports: 12/03/2020
Number of Days to Update: 86

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 12/08/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Varies

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 09/08/2020
Date Data Arrived at EDR: 09/08/2020
Date Made Active in Reports: 11/30/2020
Number of Days to Update: 83

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 12/04/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Semi-Annually

MILITARY UST SITES: Military UST Sites (GEOTRACKER)

Military ust sites

Date of Government Version: 09/08/2020
Date Data Arrived at EDR: 09/08/2020
Date Made Active in Reports: 11/30/2020
Number of Days to Update: 83

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/04/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Varies

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 12/09/2020
Next Scheduled EDR Contact: 03/29/2021
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/29/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 85

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/26/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 78

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/03/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 09/16/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties

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

Date of Government Version: 07/27/2020
Date Data Arrived at EDR: 07/27/2020
Date Made Active in Reports: 10/08/2020
Number of Days to Update: 73

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/26/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Quarterly

INDIAN VCP R7: Voluntary Cleanup Priority Listing

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

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfields Sites Listing

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 06/22/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/04/2020
Number of Days to Update: 74

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 09/14/2020
Date Data Arrived at EDR: 09/15/2020
Date Made Active in Reports: 12/10/2020
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/15/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

WMUDS/SWAT: Waste Management Unit Database

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

Date of Government Version: 04/01/2000	Source: State Water Resources Control Board
Date Data Arrived at EDR: 04/10/2000	Telephone: 916-227-4448
Date Made Active in Reports: 05/10/2000	Last EDR Contact: 10/20/2020
Number of Days to Update: 30	Next Scheduled EDR Contact: 02/08/2021
	Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 09/08/2020	Source: Department of Conservation
Date Data Arrived at EDR: 09/08/2020	Telephone: 916-323-3836
Date Made Active in Reports: 11/30/2020	Last EDR Contact: 12/08/2020
Number of Days to Update: 83	Next Scheduled EDR Contact: 03/22/2021
	Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 05/28/2020	Source: Integrated Waste Management Board
Date Data Arrived at EDR: 05/29/2020	Telephone: 916-341-6422
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 11/05/2020
Number of Days to Update: 75	Next Scheduled EDR Contact: 02/22/2021
	Data Release Frequency: Varies

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

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/03/2007	Telephone: 703-308-8245
Date Made Active in Reports: 01/24/2008	Last EDR Contact: 10/20/2020
Number of Days to Update: 52	Next Scheduled EDR Contact: 02/08/2021
	Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009	Source: EPA, Region 9
Date Data Arrived at EDR: 05/07/2009	Telephone: 415-947-4219
Date Made Active in Reports: 09/21/2009	Last EDR Contact: 10/13/2020
Number of Days to Update: 137	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2004	Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2004	Last EDR Contact: 06/09/2004
Number of Days to Update: 39	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

IHS OPEN DUMPS: Open Dumps on Indian Land

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

Date of Government Version: 04/01/2014	Source: Department of Health & Human Services, Indian Health Service
Date Data Arrived at EDR: 08/06/2014	Telephone: 301-443-1452
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 10/30/2020
Number of Days to Update: 176	Next Scheduled EDR Contact: 02/08/2021
	Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 03/18/2020	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 03/19/2020	Telephone: 202-307-1000
Date Made Active in Reports: 06/09/2020	Last EDR Contact: 11/16/2020
Number of Days to Update: 82	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

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

Date of Government Version: 08/08/2005	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 08/03/2006	Telephone: 916-323-3400
Date Made Active in Reports: 08/24/2006	Last EDR Contact: 02/23/2009
Number of Days to Update: 21	Next Scheduled EDR Contact: 05/25/2009
	Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 07/27/2020	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 07/27/2020	Telephone: 916-323-3400
Date Made Active in Reports: 10/08/2020	Last EDR Contact: 10/26/2020
Number of Days to Update: 73	Next Scheduled EDR Contact: 02/08/2021
	Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 06/30/2019	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 05/28/2020	Telephone: 916-255-6504
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 11/11/2020
Number of Days to Update: 76	Next Scheduled EDR Contact: 01/18/2021
	Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995	Source: State Water Resources Control Board
Date Data Arrived at EDR: 08/30/1995	Telephone: 916-227-4364
Date Made Active in Reports: 09/26/1995	Last EDR Contact: 01/26/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 04/27/2009
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 07/20/2020	Source: CalEPA
Date Data Arrived at EDR: 07/21/2020	Telephone: 916-323-2514
Date Made Active in Reports: 10/07/2020	Last EDR Contact: 10/19/2020
Number of Days to Update: 78	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 03/18/2020	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 03/19/2020	Telephone: 202-307-1000
Date Made Active in Reports: 06/09/2020	Last EDR Contact: 11/16/2020
Number of Days to Update: 82	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Quarterly

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 09/08/2020	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/08/2020	Telephone: 866-480-1028
Date Made Active in Reports: 12/01/2020	Last EDR Contact: 12/08/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 03/22/2021
	Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

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

Date of Government Version: 06/01/1994	Source: State Water Resources Control Board
Date Data Arrived at EDR: 07/07/2005	Telephone: N/A
Date Made Active in Reports: 08/11/2005	Last EDR Contact: 06/03/2005
Number of Days to Update: 35	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 05/20/2020	Source: Department of Public Health
Date Data Arrived at EDR: 05/20/2020	Telephone: 707-463-4466
Date Made Active in Reports: 08/06/2020	Last EDR Contact: 11/16/2020
Number of Days to Update: 78	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing Aboveground storage tank sites

Date of Government Version: 08/03/2020
Date Data Arrived at EDR: 08/05/2020
Date Made Active in Reports: 10/22/2020
Number of Days to Update: 78

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 10/28/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Varies

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 07/20/2020
Date Data Arrived at EDR: 07/21/2020
Date Made Active in Reports: 10/07/2020
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 10/19/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Quarterly

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 08/26/2020
Date Data Arrived at EDR: 08/28/2020
Date Made Active in Reports: 11/17/2020
Number of Days to Update: 81

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/23/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Date of Government Version: 08/31/2020	Source: DTSC and SWRCB
Date Data Arrived at EDR: 08/31/2020	Telephone: 916-323-3400
Date Made Active in Reports: 11/20/2020	Last EDR Contact: 12/01/2020
Number of Days to Update: 81	Next Scheduled EDR Contact: 03/15/2021
	Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/22/2020	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 06/23/2020	Telephone: 202-366-4555
Date Made Active in Reports: 09/17/2020	Last EDR Contact: 09/22/2020
Number of Days to Update: 86	Next Scheduled EDR Contact: 01/04/2021
	Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 06/30/2020	Source: Office of Emergency Services
Date Data Arrived at EDR: 07/21/2020	Telephone: 916-845-8400
Date Made Active in Reports: 10/07/2020	Last EDR Contact: 10/19/2020
Number of Days to Update: 78	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/08/2020	Source: State Water Quality Control Board
Date Data Arrived at EDR: 09/08/2020	Telephone: 866-480-1028
Date Made Active in Reports: 11/30/2020	Last EDR Contact: 12/04/2020
Number of Days to Update: 83	Next Scheduled EDR Contact: 03/22/2021
	Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/08/2020	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/08/2020	Telephone: 866-480-1028
Date Made Active in Reports: 11/30/2020	Last EDR Contact: 12/04/2020
Number of Days to Update: 83	Next Scheduled EDR Contact: 03/22/2021
	Data Release Frequency: Quarterly

Other Ascertainable Records

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/15/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/22/2020	Telephone: (415) 495-8895
Date Made Active in Reports: 09/18/2020	Last EDR Contact: 09/22/2020
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/04/2021
	Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 08/05/2020	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 08/13/2020	Telephone: 202-528-4285
Date Made Active in Reports: 10/21/2020	Last EDR Contact: 11/17/2020
Number of Days to Update: 69	Next Scheduled EDR Contact: 03/01/2021
	Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 10/13/2020
Number of Days to Update: 62	Next Scheduled EDR Contact: 01/25/2021
	Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018	Source: U.S. Geological Survey
Date Data Arrived at EDR: 04/11/2018	Telephone: 888-275-8747
Date Made Active in Reports: 11/06/2019	Last EDR Contact: 10/08/2020
Number of Days to Update: 574	Next Scheduled EDR Contact: 01/18/2021
	Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/03/2017	Telephone: 615-532-8599
Date Made Active in Reports: 04/07/2017	Last EDR Contact: 11/09/2020
Number of Days to Update: 63	Next Scheduled EDR Contact: 02/22/2021
	Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 11/02/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 11/06/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/18/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 11/17/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/20/2020
Date Data Arrived at EDR: 07/21/2020
Date Made Active in Reports: 10/08/2020
Number of Days to Update: 79

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/19/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 07/24/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 10/21/2020
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 10/14/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 04/27/2020
Date Data Arrived at EDR: 05/06/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 34

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/09/2019
Date Data Arrived at EDR: 10/11/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 70

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

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

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

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

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 08/10/2020
Date Made Active in Reports: 10/08/2020
Number of Days to Update: 59

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 10/12/2020
Next Scheduled EDR Contact: 01/31/2021
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 42

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 12/01/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 11/30/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 11/06/2021
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 09/24/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

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

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

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

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

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 10/27/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 06/30/2020	Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 07/15/2020	Telephone: Varies
Date Made Active in Reports: 07/21/2020	Last EDR Contact: 10/01/2020
Number of Days to Update: 6	Next Scheduled EDR Contact: 01/18/2021
	Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2017	Source: EPA/NTIS
Date Data Arrived at EDR: 06/22/2020	Telephone: 800-424-9346
Date Made Active in Reports: 11/20/2020	Last EDR Contact: 09/22/2020
Number of Days to Update: 151	Next Scheduled EDR Contact: 01/04/2021
	Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014	Source: USGS
Date Data Arrived at EDR: 07/14/2015	Telephone: 202-208-3710
Date Made Active in Reports: 01/10/2017	Last EDR Contact: 10/06/2020
Number of Days to Update: 546	Next Scheduled EDR Contact: 01/18/2021
	Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017	Source: Department of Energy
Date Data Arrived at EDR: 09/11/2018	Telephone: 202-586-3559
Date Made Active in Reports: 09/14/2018	Last EDR Contact: 11/06/2020
Number of Days to Update: 3	Next Scheduled EDR Contact: 02/15/2021
	Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019	Source: Department of Energy
Date Data Arrived at EDR: 11/15/2019	Telephone: 505-845-0011
Date Made Active in Reports: 01/28/2020	Last EDR Contact: 11/20/2020
Number of Days to Update: 74	Next Scheduled EDR Contact: 03/01/2021
	Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 10/28/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/05/2020	Telephone: 703-603-8787
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 12/02/2020
Number of Days to Update: 20	Next Scheduled EDR Contact: 01/11/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 09/10/2020
Date Data Arrived at EDR: 09/15/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 66

Source: DOL, Mine Safety & Health Administration
Telephone: 202-693-9424
Last EDR Contact: 11/24/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/04/2020
Date Data Arrived at EDR: 08/25/2020
Date Made Active in Reports: 11/18/2020
Number of Days to Update: 85

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 11/23/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011	Source: USGS
Date Data Arrived at EDR: 06/08/2011	Telephone: 703-648-7709
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 11/25/2020
Number of Days to Update: 97	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 09/16/2020	Source: Department of Interior
Date Data Arrived at EDR: 09/17/2020	Telephone: 202-208-2609
Date Made Active in Reports: 12/10/2020	Last EDR Contact: 12/10/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 03/22/2021
	Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 09/04/2020	Source: EPA
Date Data Arrived at EDR: 09/15/2020	Telephone: (415) 947-8000
Date Made Active in Reports: 11/20/2020	Last EDR Contact: 12/01/2020
Number of Days to Update: 66	Next Scheduled EDR Contact: 03/15/2021
	Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/26/2018	Telephone: 202-564-0527
Date Made Active in Reports: 10/05/2018	Last EDR Contact: 11/17/2020
Number of Days to Update: 71	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018	Source: Department of Defense
Date Data Arrived at EDR: 07/02/2020	Telephone: 703-704-1564
Date Made Active in Reports: 09/17/2020	Last EDR Contact: 10/08/2020
Number of Days to Update: 77	Next Scheduled EDR Contact: 01/25/2021
	Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/27/2020
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/28/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 10/06/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/17/2020
Date Data Arrived at EDR: 08/17/2020
Date Made Active in Reports: 10/21/2020
Number of Days to Update: 65

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 11/13/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 06/22/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/04/2020
Number of Days to Update: 74

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 09/23/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing

list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 05/01/2019
Date Data Arrived at EDR: 05/14/2019
Date Made Active in Reports: 07/17/2019
Number of Days to Update: 64

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 11/13/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing

A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 08/19/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 09/04/2020
Number of Days to Update: 14

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 11/16/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/06/2020
Date Data Arrived at EDR: 08/28/2020
Date Made Active in Reports: 11/17/2020
Number of Days to Update: 81

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 11/23/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Annually

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 08/25/2020
Date Data Arrived at EDR: 08/26/2020
Date Made Active in Reports: 11/13/2020
Number of Days to Update: 79

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 11/23/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Varies

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 06/16/2020
Date Made Active in Reports: 08/28/2020
Number of Days to Update: 73

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 09/18/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 07/20/2020
Date Data Arrived at EDR: 07/21/2020
Date Made Active in Reports: 10/07/2020
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 10/19/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 07/13/2020
Date Data Arrived at EDR: 07/16/2020
Date Made Active in Reports: 09/29/2020
Number of Days to Update: 75

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 08/05/2020
Date Made Active in Reports: 10/23/2020
Number of Days to Update: 79

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 11/04/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 04/15/2020
Date Made Active in Reports: 07/02/2020
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 10/05/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 08/17/2020
Date Data Arrived at EDR: 08/17/2020
Date Made Active in Reports: 11/05/2020
Number of Days to Update: 80

Source: Department of Toxic Substances Control
Telephone: 877-786-9427
Last EDR Contact: 11/13/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 08/17/2020
Date Data Arrived at EDR: 08/17/2020
Date Made Active in Reports: 11/05/2020
Number of Days to Update: 80

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/13/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 07/06/2020
Date Data Arrived at EDR: 07/07/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 72

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 10/06/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing

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

Date of Government Version: 09/08/2020
Date Data Arrived at EDR: 09/08/2020
Date Made Active in Reports: 11/30/2020
Number of Days to Update: 83

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 12/08/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/31/2020
Date Data Arrived at EDR: 08/31/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 81

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 12/01/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 08/10/2020
Date Made Active in Reports: 10/29/2020
Number of Days to Update: 80

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 11/09/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 08/31/2020
Date Data Arrived at EDR: 08/31/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 81

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 12/01/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 09/08/2020
Date Data Arrived at EDR: 09/08/2020
Date Made Active in Reports: 12/01/2020
Number of Days to Update: 84

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/08/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 12/07/2020
Date Data Arrived at EDR: 12/09/2020
Date Made Active in Reports: 12/10/2020
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 12/07/2020
Next Scheduled EDR Contact: 03/29/2021
Data Release Frequency: No Update Planned

UIC: UIC Listing

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

Date of Government Version: 09/08/2020
Date Data Arrived at EDR: 09/08/2020
Date Made Active in Reports: 12/01/2020
Number of Days to Update: 84

Source: Department of Conservation
Telephone: 916-445-2408
Last EDR Contact: 12/08/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)

Underground control injection sites

Date of Government Version: 09/08/2020
Date Data Arrived at EDR: 09/08/2020
Date Made Active in Reports: 11/30/2020
Number of Days to Update: 83

Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/04/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 11/19/2019	Source: RWQCB, Central Valley Region
Date Data Arrived at EDR: 01/07/2020	Telephone: 559-445-5577
Date Made Active in Reports: 03/09/2020	Last EDR Contact: 10/09/2020
Number of Days to Update: 62	Next Scheduled EDR Contact: 01/18/2021
	Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007	Source: State Water Resources Control Board
Date Data Arrived at EDR: 06/20/2007	Telephone: 916-341-5227
Date Made Active in Reports: 06/29/2007	Last EDR Contact: 11/13/2020
Number of Days to Update: 9	Next Scheduled EDR Contact: 03/01/2021
	Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009	Source: Los Angeles Water Quality Control Board
Date Data Arrived at EDR: 07/21/2009	Telephone: 213-576-6726
Date Made Active in Reports: 08/03/2009	Last EDR Contact: 09/16/2020
Number of Days to Update: 13	Next Scheduled EDR Contact: 01/04/2021
	Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)

Military privatized sites

Date of Government Version: 09/08/2020	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/08/2020	Telephone: 866-480-1028
Date Made Active in Reports: 11/30/2020	Last EDR Contact: 12/04/2020
Number of Days to Update: 83	Next Scheduled EDR Contact: 03/22/2021
	Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)

Projects sites

Date of Government Version: 09/08/2020	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/08/2020	Telephone: 866-480-1028
Date Made Active in Reports: 11/30/2020	Last EDR Contact: 12/04/2020
Number of Days to Update: 83	Next Scheduled EDR Contact: 03/22/2021
	Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 09/08/2020	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/08/2020	Telephone: 916-341-5810
Date Made Active in Reports: 12/01/2020	Last EDR Contact: 12/08/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 03/22/2021
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 08/31/2020	Source: State Water Resources Control Board
Date Data Arrived at EDR: 08/31/2020	Telephone: 866-794-4977
Date Made Active in Reports: 11/20/2020	Last EDR Contact: 12/01/2020
Number of Days to Update: 81	Next Scheduled EDR Contact: 03/01/2021
	Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 07/20/2020	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 07/21/2020	Telephone: 916-323-2514
Date Made Active in Reports: 10/07/2020	Last EDR Contact: 10/19/2020
Number of Days to Update: 78	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 09/08/2020	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/08/2020	Telephone: 866-480-1028
Date Made Active in Reports: 11/30/2020	Last EDR Contact: 12/04/2020
Number of Days to Update: 83	Next Scheduled EDR Contact: 03/22/2021
	Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 09/08/2020	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/08/2020	Telephone: 866-480-1028
Date Made Active in Reports: 11/30/2020	Last EDR Contact: 12/04/2020
Number of Days to Update: 83	Next Scheduled EDR Contact: 03/22/2021
	Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 09/08/2020	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/08/2020	Telephone: 866-480-1028
Date Made Active in Reports: 11/30/2020	Last EDR Contact: 12/04/2020
Number of Days to Update: 83	Next Scheduled EDR Contact: 03/22/2021
	Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)

Sampling point - public sites

Date of Government Version: 09/08/2020	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/08/2020	Telephone: 866-480-1028
Date Made Active in Reports: 11/30/2020	Last EDR Contact: 12/04/2020
Number of Days to Update: 83	Next Scheduled EDR Contact: 03/22/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)

Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 09/08/2020	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/08/2020	Telephone: 866-480-1028
Date Made Active in Reports: 11/30/2020	Last EDR Contact: 12/04/2020
Number of Days to Update: 83	Next Scheduled EDR Contact: 03/22/2021
	Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011	Source: EPA, Office of Water
Date Data Arrived at EDR: 08/05/2011	Telephone: 202-564-2496
Date Made Active in Reports: 09/29/2011	Last EDR Contact: 10/02/2020
Number of Days to Update: 55	Next Scheduled EDR Contact: 01/18/2021
	Data Release Frequency: Semi-Annually

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014	Source: EPA
Date Data Arrived at EDR: 01/06/2015	Telephone: 202-564-2496
Date Made Active in Reports: 05/06/2015	Last EDR Contact: 10/02/2020
Number of Days to Update: 120	Next Scheduled EDR Contact: 01/18/2021
	Data Release Frequency: Semi-Annually

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014	Source: EPA
Date Data Arrived at EDR: 02/05/2015	Telephone: 202-564-2497
Date Made Active in Reports: 03/06/2015	Last EDR Contact: 10/02/2020
Number of Days to Update: 29	Next Scheduled EDR Contact: 01/18/2021
	Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018	Source: USGS
Date Data Arrived at EDR: 10/21/2019	Telephone: 703-648-6533
Date Made Active in Reports: 10/24/2019	Last EDR Contact: 11/25/2020
Number of Days to Update: 3	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Varies

HWTS: Hazardous Waste Tracking System

DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

Date of Government Version: 10/13/2020	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 10/14/2020	Telephone: 916-324-2444
Date Made Active in Reports: 11/03/2020	Last EDR Contact: 10/01/2020
Number of Days to Update: 20	Next Scheduled EDR Contact: 01/18/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 06/30/2020
Date Data Arrived at EDR: 07/01/2020
Date Made Active in Reports: 07/17/2020
Number of Days to Update: 16

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List

Cupa Facility List

Date of Government Version: 05/18/2020
Date Data Arrived at EDR: 05/19/2020
Date Made Active in Reports: 06/01/2020
Number of Days to Update: 13

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 10/19/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing

Cupa facility list.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 06/17/2020
Date Data Arrived at EDR: 06/18/2020
Date Made Active in Reports: 09/02/2020
Number of Days to Update: 76

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/06/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 78

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 10/28/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 07/16/2020
Date Data Arrived at EDR: 07/22/2020
Date Made Active in Reports: 10/08/2020
Number of Days to Update: 78

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 10/20/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 06/08/2020
Date Data Arrived at EDR: 08/13/2020
Date Made Active in Reports: 10/22/2020
Number of Days to Update: 70

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 10/20/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/13/2020
Date Data Arrived at EDR: 08/13/2020
Date Made Active in Reports: 10/22/2020
Number of Days to Update: 70

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 10/20/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 06/30/2020
Date Data Arrived at EDR: 07/01/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 78

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List

Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List

CUPA facility list.

Date of Government Version: 08/13/2020
Date Data Arrived at EDR: 08/17/2020
Date Made Active in Reports: 11/05/2020
Number of Days to Update: 80

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 11/11/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List

Cupa facility list.

Date of Government Version: 07/14/2020
Date Data Arrived at EDR: 07/16/2020
Date Made Active in Reports: 09/29/2020
Number of Days to Update: 75

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INYO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA INYO: CUPA Facility List Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 11/11/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

KERN COUNTY:

CUPA KERN: CUPA Facility List

A listing of sites included in the Kern County Hazardous Material Business Plan.

Date of Government Version: 07/28/2020
Date Data Arrived at EDR: 07/30/2020
Date Made Active in Reports: 10/13/2020
Number of Days to Update: 75

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 10/28/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing Kern County Sites and Tanks Listing.

Date of Government Version: 07/28/2020
Date Data Arrived at EDR: 07/30/2020
Date Made Active in Reports: 10/14/2020
Number of Days to Update: 76

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 10/28/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List

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

Date of Government Version: 05/11/2020
Date Data Arrived at EDR: 05/12/2020
Date Made Active in Reports: 07/27/2020
Number of Days to Update: 76

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 12/03/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List Cupa facility list

Date of Government Version: 08/13/2020
Date Data Arrived at EDR: 08/13/2020
Date Made Active in Reports: 10/23/2020
Number of Days to Update: 71

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 10/07/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Varies

LASSEN COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA LASSEN: CUPA Facility List Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 12/09/2020
Next Scheduled EDR Contact: 03/29/2021
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 07/06/2020
Date Data Arrived at EDR: 07/10/2020
Date Made Active in Reports: 09/28/2020
Number of Days to Update: 80

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/13/2020
Date Data Arrived at EDR: 07/13/2020
Date Made Active in Reports: 09/29/2020
Number of Days to Update: 78

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 10/09/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 08/17/2020
Date Made Active in Reports: 11/05/2020
Number of Days to Update: 80

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 10/07/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Varies

LOS ANGELES AST: Active & Inactive AST Inventory

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

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/25/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LOS ANGELES CO LF METHANE: Methane Producing Landfills

This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 04/30/2012	Source: Los Angeles County Department of Public Works
Date Data Arrived at EDR: 04/17/2019	Telephone: 626-458-6973
Date Made Active in Reports: 05/29/2019	Last EDR Contact: 10/12/2020
Number of Days to Update: 42	Next Scheduled EDR Contact: 01/25/2021
	Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory

A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019	Source: Los Angeles Fire Department
Date Data Arrived at EDR: 06/25/2019	Telephone: 213-978-3800
Date Made Active in Reports: 08/22/2019	Last EDR Contact: 09/25/2020
Number of Days to Update: 58	Next Scheduled EDR Contact: 01/04/2021
	Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory

A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 06/01/2019	Source: Los Angeles Fire Department
Date Data Arrived at EDR: 06/25/2019	Telephone: 213-978-3800
Date Made Active in Reports: 08/22/2019	Last EDR Contact: 09/25/2020
Number of Days to Update: 58	Next Scheduled EDR Contact: 01/04/2021
	Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 03/25/2020	Source: Community Health Services
Date Data Arrived at EDR: 04/14/2020	Telephone: 323-890-7806
Date Made Active in Reports: 07/01/2020	Last EDR Contact: 10/09/2020
Number of Days to Update: 78	Next Scheduled EDR Contact: 01/25/2021
	Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017	Source: City of El Segundo Fire Department
Date Data Arrived at EDR: 04/19/2017	Telephone: 310-524-2236
Date Made Active in Reports: 05/10/2017	Last EDR Contact: 10/07/2020
Number of Days to Update: 21	Next Scheduled EDR Contact: 01/25/2021
	Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019	Source: City of Long Beach Fire Department
Date Data Arrived at EDR: 04/23/2019	Telephone: 562-570-2563
Date Made Active in Reports: 06/27/2019	Last EDR Contact: 10/13/2020
Number of Days to Update: 65	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 06/27/2019	Source: City of Torrance Fire Department
Date Data Arrived at EDR: 07/30/2019	Telephone: 310-618-2973
Date Made Active in Reports: 10/02/2019	Last EDR Contact: 10/05/2020
Number of Days to Update: 64	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List

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

Date of Government Version: 08/10/2020	Source: Madera County Environmental Health
Date Data Arrived at EDR: 08/12/2020	Telephone: 559-675-7823
Date Made Active in Reports: 10/23/2020	Last EDR Contact: 11/11/2020
Number of Days to Update: 72	Next Scheduled EDR Contact: 03/01/2021
	Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018	Source: Public Works Department Waste Management
Date Data Arrived at EDR: 10/04/2018	Telephone: 415-473-6647
Date Made Active in Reports: 11/02/2018	Last EDR Contact: 09/23/2020
Number of Days to Update: 29	Next Scheduled EDR Contact: 01/11/2021
	Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 07/28/2020	Source: Merced County Environmental Health
Date Data Arrived at EDR: 07/30/2020	Telephone: 209-381-1094
Date Made Active in Reports: 07/31/2020	Last EDR Contact: 11/11/2020
Number of Days to Update: 1	Next Scheduled EDR Contact: 03/01/2021
	Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 08/20/2020	Source: Mono County Health Department
Date Data Arrived at EDR: 08/24/2020	Telephone: 760-932-5580
Date Made Active in Reports: 11/09/2020	Last EDR Contact: 11/15/2020
Number of Days to Update: 77	Next Scheduled EDR Contact: 03/08/3021
	Data Release Frequency: Varies

MONTEREY COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA MONTEREY: CUPA Facility Listing

CUPA Program listing from the Environmental Health Division.

Date of Government Version: 07/13/2020

Date Data Arrived at EDR: 07/15/2020

Date Made Active in Reports: 07/31/2020

Number of Days to Update: 16

Source: Monterey County Health Department

Telephone: 831-796-1297

Last EDR Contact: 09/23/2020

Next Scheduled EDR Contact: 01/11/2021

Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination

A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017

Date Data Arrived at EDR: 01/11/2017

Date Made Active in Reports: 03/02/2017

Number of Days to Update: 50

Source: Napa County Department of Environmental Management

Telephone: 707-253-4269

Last EDR Contact: 11/16/2020

Next Scheduled EDR Contact: 03/08/2021

Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites

Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019

Date Data Arrived at EDR: 09/09/2019

Date Made Active in Reports: 10/31/2019

Number of Days to Update: 52

Source: Napa County Department of Environmental Management

Telephone: 707-253-4269

Last EDR Contact: 11/16/2020

Next Scheduled EDR Contact: 03/08/2021

Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List

CUPA facility list.

Date of Government Version: 07/29/2020

Date Data Arrived at EDR: 07/30/2020

Date Made Active in Reports: 10/13/2020

Number of Days to Update: 75

Source: Community Development Agency

Telephone: 530-265-1467

Last EDR Contact: 10/20/2020

Next Scheduled EDR Contact: 02/08/2021

Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

Date of Government Version: 06/10/2020

Date Data Arrived at EDR: 08/03/2020

Date Made Active in Reports: 10/19/2020

Number of Days to Update: 77

Source: Health Care Agency

Telephone: 714-834-3446

Last EDR Contact: 11/02/2020

Next Scheduled EDR Contact: 02/15/2021

Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 07/02/2020

Date Data Arrived at EDR: 08/05/2020

Date Made Active in Reports: 10/23/2020

Number of Days to Update: 79

Source: Health Care Agency

Telephone: 714-834-3446

Last EDR Contact: 11/02/2020

Next Scheduled EDR Contact: 02/15/2021

Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST ORANGE: List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 07/01/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 10/19/2020
Number of Days to Update: 77

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/03/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 11/24/2020
Date Data Arrived at EDR: 11/24/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 1

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 11/23/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List

Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 10/06/2020
Date Data Arrived at EDR: 10/07/2020
Date Made Active in Reports: 11/03/2020
Number of Days to Update: 27

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/09/2020
Next Scheduled EDR Contact: 03/29/2021
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 10/06/2020
Date Data Arrived at EDR: 10/07/2020
Date Made Active in Reports: 11/03/2020
Number of Days to Update: 27

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/09/2020
Next Scheduled EDR Contact: 03/29/2021
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/18/2020
Date Data Arrived at EDR: 03/31/2020
Date Made Active in Reports: 06/15/2020
Number of Days to Update: 76

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 02/24/2020
Date Data Arrived at EDR: 03/31/2020
Date Made Active in Reports: 06/17/2020
Number of Days to Update: 78

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List

Cupa facility list

Date of Government Version: 08/04/2020
Date Data Arrived at EDR: 08/05/2020
Date Made Active in Reports: 10/22/2020
Number of Days to Update: 78

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 10/28/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 08/04/2020
Date Data Arrived at EDR: 08/05/2020
Date Made Active in Reports: 10/26/2020
Number of Days to Update: 82

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 10/28/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 08/31/2020
Date Data Arrived at EDR: 08/31/2020
Date Made Active in Reports: 11/23/2020
Number of Days to Update: 84

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 12/01/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 04/18/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 56

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 11/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/14/2020
Date Data Arrived at EDR: 07/16/2020
Date Made Active in Reports: 09/29/2020
Number of Days to Update: 75

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

SAN DIEGO CO SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 11/23/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

Date of Government Version: 08/03/2020
Date Data Arrived at EDR: 08/05/2020
Date Made Active in Reports: 10/22/2020
Number of Days to Update: 78

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 10/28/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversight Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 10/28/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 08/03/2020
Date Data Arrived at EDR: 08/05/2020
Date Made Active in Reports: 10/26/2020
Number of Days to Update: 82

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 10/28/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST SAN JOAQUIN: San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 12/09/2020
Next Scheduled EDR Contact: 03/29/2021
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List Cupa Facility List.

Date of Government Version: 07/27/2020
Date Data Arrived at EDR: 08/12/2020
Date Made Active in Reports: 10/26/2020
Number of Days to Update: 75

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 11/11/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 09/11/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/01/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing

CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 11/11/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List Cupa facility list

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/20/2020
Date Data Arrived at EDR: 08/20/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 81

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 11/11/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 11/16/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 07/30/2020
Date Data Arrived at EDR: 07/31/2020
Date Made Active in Reports: 10/16/2020
Number of Days to Update: 77

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 10/28/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 11/11/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 11/11/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

SOLANO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST SOLANO: Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 06/03/2019
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 08/25/2020
Date Data Arrived at EDR: 08/26/2020
Date Made Active in Reports: 09/16/2020
Number of Days to Update: 21

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 12/03/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List

Cupa Facility list

Date of Government Version: 07/07/2020
Date Data Arrived at EDR: 07/08/2020
Date Made Active in Reports: 09/25/2020
Number of Days to Update: 79

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 09/16/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 07/01/2020
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 77

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 09/16/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List

Cupa facility list

Date of Government Version: 02/04/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 04/15/2020
Number of Days to Update: 70

Source: Stanislaus County Department of Environmental Protection
Telephone: 209-525-6751
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 08/25/2020
Date Data Arrived at EDR: 08/26/2020
Date Made Active in Reports: 11/17/2020
Number of Days to Update: 83

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 11/23/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA TEHAMA: CUPA Facility List Cupa facilities

Date of Government Version: 08/11/2020
Date Data Arrived at EDR: 08/12/2020
Date Made Active in Reports: 10/26/2020
Number of Days to Update: 75

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 11/11/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List Cupa facility list

Date of Government Version: 07/14/2020
Date Data Arrived at EDR: 07/16/2020
Date Made Active in Reports: 09/29/2020
Number of Days to Update: 75

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List Cupa program facilities

Date of Government Version: 08/06/2020
Date Data Arrived at EDR: 08/06/2020
Date Made Active in Reports: 10/26/2020
Number of Days to Update: 81

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 10/28/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 07/10/2020
Date Data Arrived at EDR: 07/22/2020
Date Made Active in Reports: 10/08/2020
Number of Days to Update: 78

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 10/19/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/23/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 07/10/2020
Date Data Arrived at EDR: 07/22/2020
Date Made Active in Reports: 10/07/2020
Number of Days to Update: 77

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 10/19/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 08/26/2020
Date Data Arrived at EDR: 09/08/2020
Date Made Active in Reports: 12/01/2020
Number of Days to Update: 84

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 12/08/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 06/23/2020
Date Data Arrived at EDR: 06/29/2020
Date Made Active in Reports: 09/15/2020
Number of Days to Update: 78

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 10/07/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 08/06/2020
Date Data Arrived at EDR: 08/07/2020
Date Made Active in Reports: 10/26/2020
Number of Days to Update: 80

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 11/03/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 08/10/2020	Source: Department of Energy & Environmental Protection
Date Data Arrived at EDR: 10/20/2020	Telephone: 860-424-3375
Date Made Active in Reports: 11/02/2020	Last EDR Contact: 11/09/2020
Number of Days to Update: 13	Next Scheduled EDR Contact: 02/22/2021
	Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018	Source: Department of Environmental Protection
Date Data Arrived at EDR: 04/10/2019	Telephone: N/A
Date Made Active in Reports: 05/16/2019	Last EDR Contact: 10/09/2020
Number of Days to Update: 36	Next Scheduled EDR Contact: 01/18/2021
	Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

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

Date of Government Version: 01/01/2019	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 04/29/2020	Telephone: 518-402-8651
Date Made Active in Reports: 07/10/2020	Last EDR Contact: 10/30/2020
Number of Days to Update: 72	Next Scheduled EDR Contact: 02/08/2021
	Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/19/2019	Telephone: 717-783-8990
Date Made Active in Reports: 09/10/2019	Last EDR Contact: 10/07/2020
Number of Days to Update: 53	Next Scheduled EDR Contact: 01/25/2021
	Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2018	Source: Department of Environmental Management
Date Data Arrived at EDR: 10/02/2019	Telephone: 401-222-2797
Date Made Active in Reports: 12/10/2019	Last EDR Contact: 11/11/2020
Number of Days to Update: 69	Next Scheduled EDR Contact: 03/01/2021
	Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018	Source: Department of Natural Resources
Date Data Arrived at EDR: 06/19/2019	Telephone: N/A
Date Made Active in Reports: 09/03/2019	Last EDR Contact: 12/03/2020
Number of Days to Update: 76	Next Scheduled EDR Contact: 03/22/2021
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish and Wildlife

Telephone: 916-445-0411

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

WINTERS HIGHLANDS SUBDIVISION PHASES III-V
CHAPMAN STREET
WINTERS, CA 95694

TARGET PROPERTY COORDINATES

Latitude (North):	38.5275 - 38° 31' 39.00"
Longitude (West):	121.9876 - 121° 59' 15.36"
Universal Transverse Mercator:	Zone 10
UTM X (Meters):	588248.8
UTM Y (Meters):	4264623.5
Elevation:	167 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5619762 WINTERS, CA
Version Date:	2012
Northwest Map:	5602146 MONTICELLO DAM, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

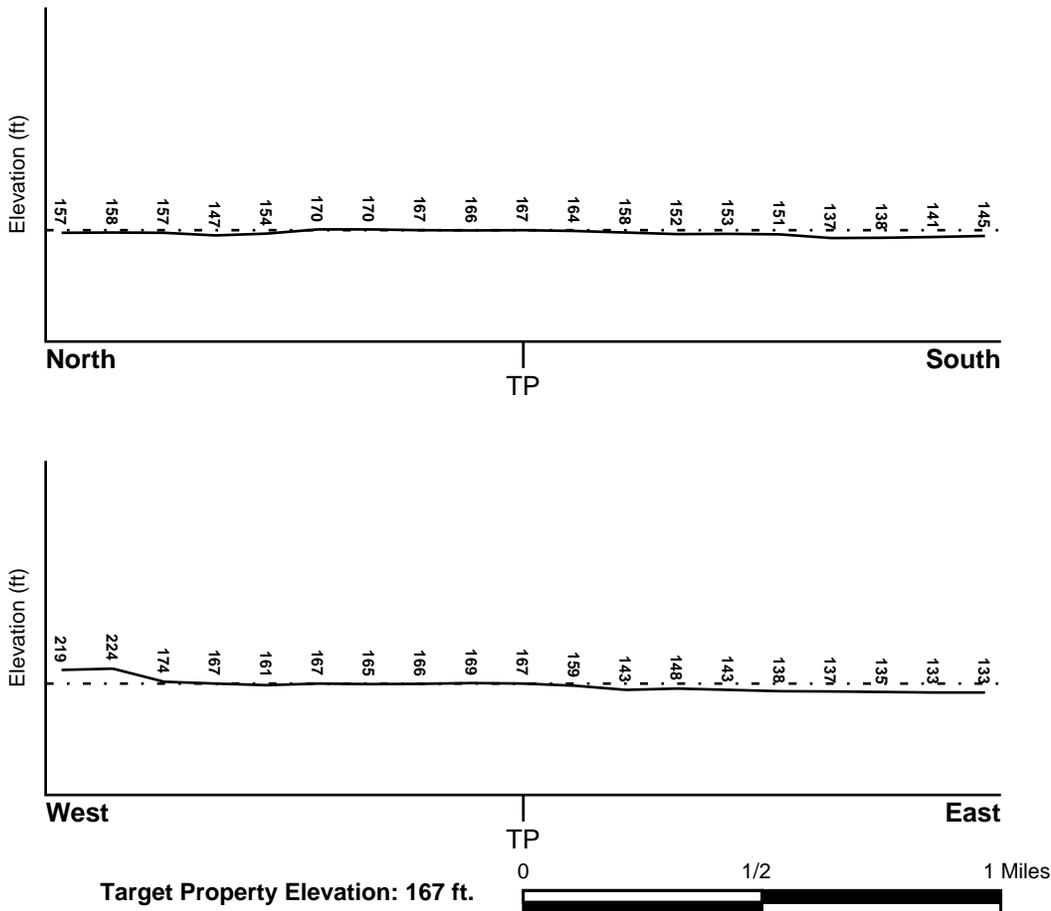
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General ESE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
06095C0050E	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
06055C0350E	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
WINTERS	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

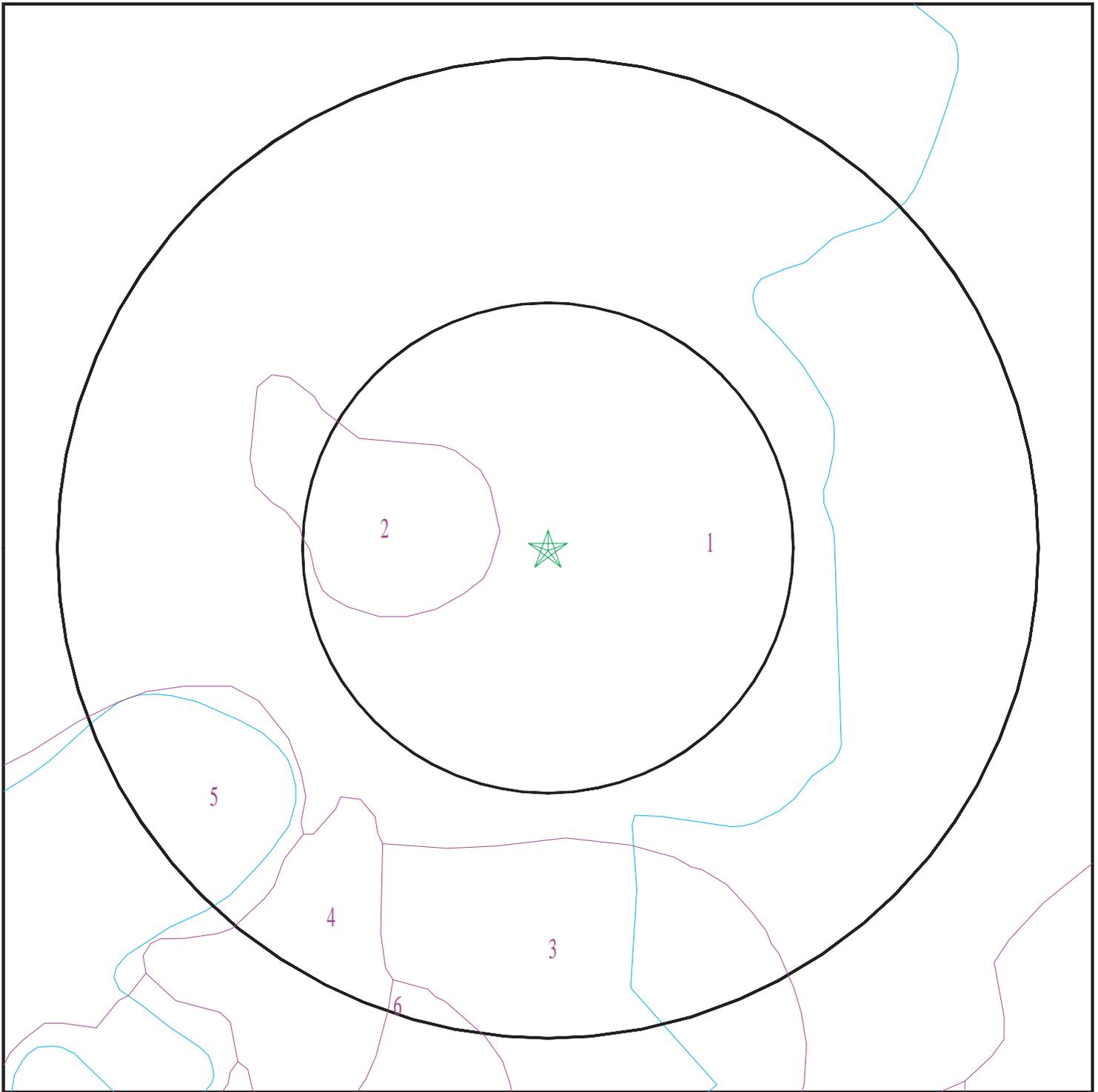
Era: Cenozoic
System: Quaternary
Series: Quaternary
Code: Q (*decoded above as Era, System & Series*)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 6298140.2s



- ★ Target Property
- SSURGO Soil
- Water

0 1/16 1/8 1/4 Miles



SITE NAME: Winters Highlands Subdivision Phases III-V
ADDRESS: Chapman Street
Winters CA 95694
LAT/LONG: 38.5275 / 121.9876

CLIENT: Wallace - Kuhl & Associates
CONTACT: Nancy Malaret
INQUIRY #: 6298140.2s
DATE: December 11, 2020 12:05 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Corning

Soil Surface Texture: gravelly loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 1.4 Min: 0.42	Max: 7.3 Min: 5.1
2	14 inches	27 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 1.4 Min: 0.42	Max: 7.3 Min: 5.1
3	27 inches	59 inches	very gravelly clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 1.4 Min: 0.42	Max: 7.3 Min: 5.1

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 2

Soil Component Name: Sehorn

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 4 Min: 1.4	Max: Min:
2	9 inches	40 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 4 Min: 1.4	Max: Min:
3	40 inches	44 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 4 Min: 1.4	Max: Min:

Soil Map ID: 3

Soil Component Name: Hillgate

Soil Surface Texture: loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 0.42	Max: 7.8 Min: 6.6
2	14 inches	38 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 0.42	Max: 7.8 Min: 6.6
3	38 inches	70 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 0.42	Max: 7.8 Min: 6.6

Soil Map ID: 4

Soil Component Name: San Ysidro

Soil Surface Texture: loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	20 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4
2	20 inches	55 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4
3	55 inches	59 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4

Soil Map ID: 5

Soil Component Name: Brentwood

Soil Surface Texture: silty clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
2	9 inches	35 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
3	35 inches	59 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6

Soil Map ID: 6

Soil Component Name: Hillgate

Soil Surface Texture: loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	25 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 4 Min: 0.42	Max: 7.8 Min: 6.6
2	25 inches	38 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 4 Min: 0.42	Max: 7.8 Min: 6.6
3	38 inches	70 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 4 Min: 0.42	Max: 7.8 Min: 6.6

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
2	USGS40000188867	1/4 - 1/2 Mile NW
A3	USGS40000188830	1/4 - 1/2 Mile WSW
A5	USGS40000188823	1/4 - 1/2 Mile WSW
12	USGS40000188831	1/4 - 1/2 Mile WSW
F23	USGS40000188848	1/2 - 1 Mile West

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
G27	USGS40000188913	1/2 - 1 Mile North
32	USGS40000188871	1/2 - 1 Mile ENE
I33	USGS40000188784	1/2 - 1 Mile SE

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
39	CA4800813	1/2 - 1 Mile East

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

STATE DATABASE WELL INFORMATION

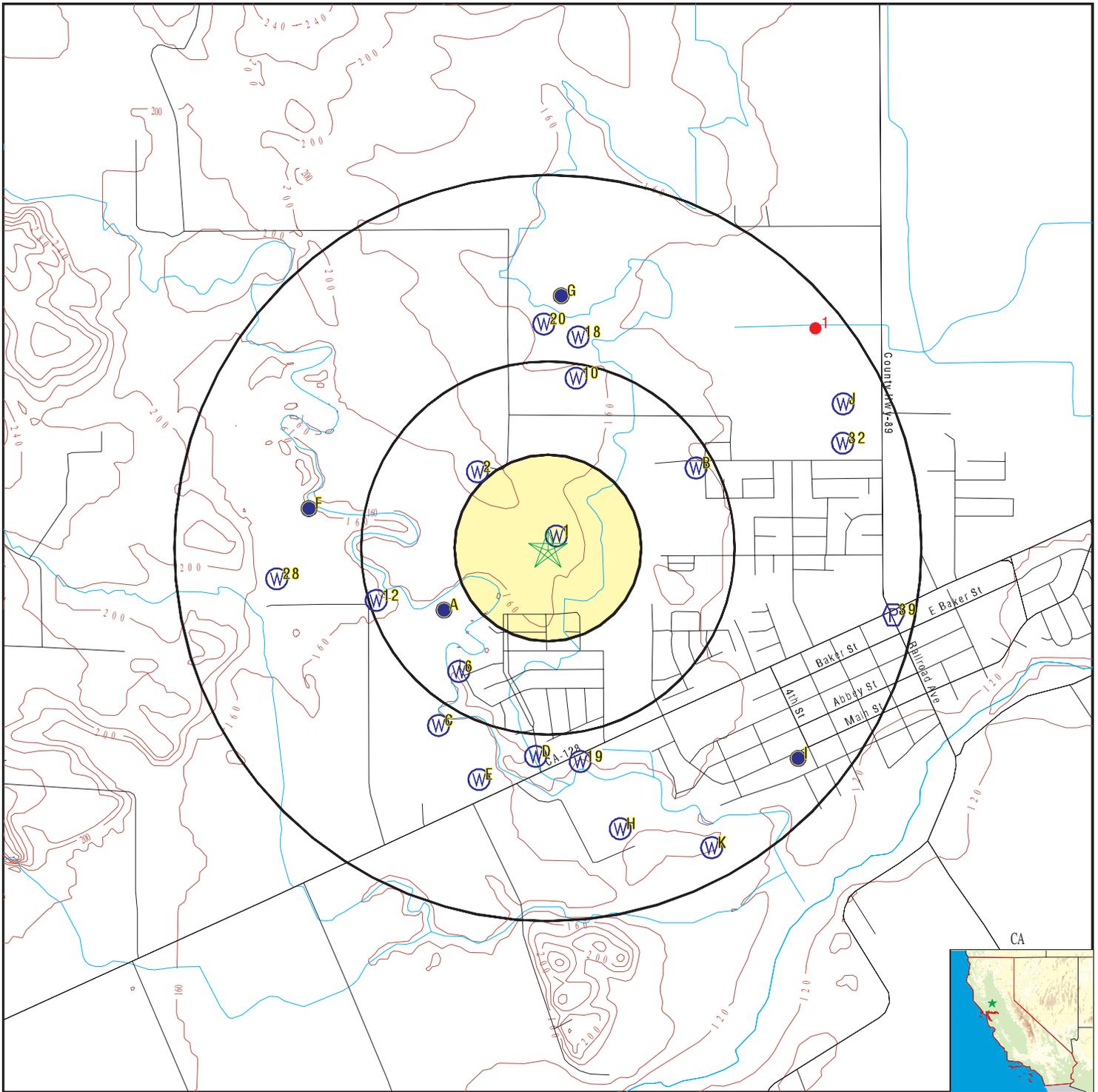
MAP ID	WELL ID	LOCATION FROM TP
1	8160	0 - 1/8 Mile NE
A4	CAUSGSN00008159	1/4 - 1/2 Mile WSW
6	CADWR0000029215	1/4 - 1/2 Mile SW
B7	CAUSGS000002954	1/4 - 1/2 Mile ENE
B8	CAUSGSN00003907	1/4 - 1/2 Mile ENE
B9	CADDW0000006495	1/4 - 1/2 Mile ENE
10	CAEDF0000128122	1/4 - 1/2 Mile North
B11	8158	1/4 - 1/2 Mile ENE
C13	CADWR8000038294	1/2 - 1 Mile SSW
D14	CAUSGS000002186	1/2 - 1 Mile South
D15	CAUSGSN00017840	1/2 - 1 Mile South
D16	CADDW0000007054	1/2 - 1 Mile South
C17	CADWR8000038292	1/2 - 1 Mile SSW
18	CAEDF0000049929	1/2 - 1 Mile North
19	CADWR8000038289	1/2 - 1 Mile South
20	CAEDF0000069411	1/2 - 1 Mile North
E21	CADWR8000038284	1/2 - 1 Mile SSW
F22	CAUSGSN00010687	1/2 - 1 Mile West
E24	CADWR8000038281	1/2 - 1 Mile SSW
G25	CADWR0000028205	1/2 - 1 Mile North
G26	CAUSGSN00002328	1/2 - 1 Mile North
28	CADWR0000000389	1/2 - 1 Mile West
H29	8159	1/2 - 1 Mile SSE
H30	8161	1/2 - 1 Mile SSE
H31	CADDW0000004862	1/2 - 1 Mile SSE
I34	CADDW0000013408	1/2 - 1 Mile SE
J35	CADWR8000038335	1/2 - 1 Mile ENE
J36	CADWR8000038336	1/2 - 1 Mile ENE
K37	CADWR8000038269	1/2 - 1 Mile SSE
K38	CADWR8000038266	1/2 - 1 Mile SSE

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CAOG13000009637	1/2 - 1 Mile NE

PHYSICAL SETTING SOURCE MAP - 6298140.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons



- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells



SITE NAME: Winters Highlands Subdivision Phases III-V
 ADDRESS: Chapman Street
 Winters CA 95694
 LAT/LONG: 38.5275 / 121.9876

CLIENT: Wallace - Kuhl & Associates
 CONTACT: Nancy Malaret
 INQUIRY #: 6298140.2s
 DATE: December 11, 2020 12:05 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1
NE
0 - 1/8 Mile
Higher

CA WELLS 8160

Seq:	8160	Prim sta c:	08N/01W-21N04 M
Frds no:	5710005005	County:	57
District:	09	User id:	TEN
System no:	5710005	Water type:	G
Source nam:	WELL 04 - VALLEY OAK/DRY CREEK	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	383141.0	Longitude:	1215910.0
Precision:	3	Status:	AR
Comment 1:	WELL IS 200' N OF STATE HWY 128 & 50'	Comment 2:	W OF VALLEY OAK DR IN THE CITY
Comment 2:	OF WINTERS.	Comment 3:	Not Reported
Comment 4:	Not Reported	Comment 5:	Not Reported
Comment 6:	Not Reported	Comment 7:	Not Reported

System no:	5710005	System nam:	Winters, City Of
Hqname:	Not Reported	Address:	318 First Street
City:	Winters	State:	CA
Zip:	95694	Zip ext:	Not Reported
Pop serv:	4693	Connection:	1450
Area serve:	CITY OF WINTERS		

Sample date:	08-MAR-18	Finding:	4.3
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		

Sample date:	14-DEC-17	Finding:	4.2
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		

Sample date:	28-SEP-17	Finding:	3.2
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		

Sample date:	29-JUN-17	Finding:	0.23
Chemical:	RADIUM 228 COUNTING ERROR	Report units:	PCI/L
Dir:	0.		

Sample date:	29-JUN-17	Finding:	1.37
Chemical:	RADIUM 228	Report units:	PCI/L
Dir:	1.		

Sample date:	29-JUN-17	Finding:	0.25
Chemical:	RADIUM 228 MDA95	Report units:	PCI/L
Dir:	0.		

Sample date:	29-JUN-17	Finding:	18.
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		

Sample date:	29-JUN-17	Finding:	3.4
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		

Sample date:	15-MAR-17	Finding:	3.5
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	15-MAR-17	Finding:	17.
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	17-NOV-16	Finding:	13.
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	17-NOV-16	Finding:	2.7
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	21-SEP-16	Finding:	19.
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	21-SEP-16	Finding:	5.4
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	26-MAY-16	Finding:	300.
Chemical:	ALKALINITY (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	26-MAY-16	Finding:	370.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	26-MAY-16	Finding:	3.5
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	26-MAY-16	Finding:	370.
Chemical:	HARDNESS (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	26-MAY-16	Finding:	68.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	26-MAY-16	Finding:	49.
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	26-MAY-16	Finding:	17.
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	26-MAY-16	Finding:	51.
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	26-MAY-16	Finding:	150.
Chemical:	BARIUM	Report units:	UG/L
Dir:	100.		
Sample date:	26-MAY-16	Finding:	13.
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	26-MAY-16	Finding:	13.
Chemical:	CHROMIUM (TOTAL)	Report units:	UG/L

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	10.		
Sample date:	26-MAY-16	Finding:	440.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	26-MAY-16	Finding:	0.65
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported
Dir:	0.		
Sample date:	26-MAY-16	Finding:	0.31
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dir:	0.1		
Sample date:	26-MAY-16	Finding:	13.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	26-MAY-16	Finding:	7.9
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	26-MAY-16	Finding:	750.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	26-MAY-16	Finding:	1.5
Chemical:	ODOR THRESHOLD @ 60 C	Report units:	TON
Dir:	1.		
Sample date:	26-MAY-16	Finding:	19.
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	04-FEB-16	Finding:	3.6
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	04-FEB-16	Finding:	680.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	04-FEB-16	Finding:	13.
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	02-DEC-15	Finding:	3.5
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	02-DEC-15	Finding:	19.
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	09-SEP-15	Finding:	16.
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	09-SEP-15	Finding:	5.1
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	11-JUN-15	Finding:	15.
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	11-JUN-15	Finding:	21.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	18-MAR-15	Finding:	22.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	18-MAR-15	Finding:	0.22
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	18-MAR-15	Finding:	19.
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	18-MAR-15	Finding:	1.52
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	18-DEC-14	Finding:	17.
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	12-JUN-14	Finding:	310.
Chemical:	ALKALINITY (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	12-JUN-14	Finding:	380.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	12-JUN-14	Finding:	370.
Chemical:	HARDNESS (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	12-JUN-14	Finding:	67.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	12-JUN-14	Finding:	49.
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	12-JUN-14	Finding:	21.
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	12-JUN-14	Finding:	23.
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	12-JUN-14	Finding:	50.
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	12-JUN-14	Finding:	150.
Chemical:	BARIUM	Report units:	UG/L

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	100.		
Sample date:	12-JUN-14	Finding:	16.
Chemical:	CHROMIUM (TOTAL)	Report units:	UG/L
Dir:	10.		
Sample date:	12-JUN-14	Finding:	460.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	12-JUN-14	Finding:	0.96
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported
Dir:	0.		
Sample date:	12-JUN-14	Finding:	25.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	12-JUN-14	Finding:	0.15
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dir:	0.1		
Sample date:	12-JUN-14	Finding:	13.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	12-JUN-14	Finding:	740.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	12-JUN-14	Finding:	8.2
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	23-OCT-13	Finding:	670.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	28-AUG-13	Finding:	20.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	23-MAY-13	Finding:	23.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	12-MAR-13	Finding:	20.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	21-JUN-12	Finding:	450.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	21-JUN-12	Finding:	0.83
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported
Dir:	0.		
Sample date:	21-JUN-12	Finding:	24.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	21-JUN-12	Finding:	13.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	21-JUN-12	Finding:	740.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	21-JUN-12	Finding:	8.1
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	21-JUN-12	Finding:	300.
Chemical:	ALKALINITY (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	21-JUN-12	Finding:	360.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	21-JUN-12	Finding:	360.
Chemical:	HARDNESS (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	21-JUN-12	Finding:	65.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	21-JUN-12	Finding:	49.
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	21-JUN-12	Finding:	23.
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	21-JUN-12	Finding:	24.
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	21-JUN-12	Finding:	44.
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	21-JUN-12	Finding:	0.15
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dir:	0.1		
Sample date:	21-JUN-12	Finding:	150.
Chemical:	BARIUM	Report units:	UG/L
Dir:	100.		
Sample date:	21-JUN-12	Finding:	21.
Chemical:	CHROMIUM (TOTAL)	Report units:	UG/L
Dir:	10.		
Sample date:	22-MAR-12	Finding:	20.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

2
NW
1/4 - 1/2 Mile
Higher

FED USGS USGS40000188867

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	008N001W20A001M	Type:	Well
Description:	Not Reported	HUC:	18020109
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19770201	Well Depth:	300
Well Depth Units:	ft	Well Hole Depth:	300
Well Hole Depth Units:	ft		

A3
WSW
1/4 - 1/2 Mile
Lower

FED USGS USGS40000188830

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	008N001W20J001M	Type:	Well
Description:	Not Reported	HUC:	18020109
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19610331	Well Depth:	181
Well Depth Units:	ft	Well Hole Depth:	181
Well Hole Depth Units:	ft		

A4
WSW
1/4 - 1/2 Mile
Lower

CA WELLS CAUSGSN00008159

Well ID:	USGS-383130121593001	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-383130121593001	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-383130121593001&store_num=		
GeoTracker Data:	Not Reported		

A5
WSW
1/4 - 1/2 Mile
Lower

FED USGS USGS40000188823

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	008N001W20J002M	Type:	Well

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Description:	Not Reported	HUC:	18020109
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19610331	Well Depth:	181
Well Depth Units:	ft	Well Hole Depth:	181
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1961-03-31
Feet below surface:	63.00	Feet to sea level:	Not Reported
Note:	Not Reported		

**6
SW
1/4 - 1/2 Mile
Lower**

CA WELLS CADWR0000029215

Well ID:	08N01W20J002M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	08N01W20J002M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=08N01W20J002M&store_num=		
GeoTracker Data:	Not Reported		

**B7
ENE
1/4 - 1/2 Mile
Lower**

CA WELLS CAUSGS000002954

Well ID:	YOLFP-15	Well Type:	MUNICIPAL
Source:	United States Geological Survey		
Other Name:	YOLFP-15	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGS&samp_date=&global_id=&assigned_name=YOLFP-15&store_num=		
GeoTracker Data:	Not Reported		

**B8
ENE
1/4 - 1/2 Mile
Lower**

CA WELLS CAUSGSN00003907

Well ID:	USGS-383100121580001	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-383100121580001	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-383100121580001&store_num=		
GeoTracker Data:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

B9
ENE
1/4 - 1/2 Mile
Lower

CA WELLS CADDW0000006495

Well ID:	5710005-006	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 05 - RAW	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=5710005-006&store_num=		
GeoTracker Data:	Not Reported		

10
North
1/4 - 1/2 Mile
Lower

CA WELLS CAEDF0000128122

Well ID:	L10004844696-MW6	Well Type:	MONITORING
Source:	EDF	Other Name:	MW6
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=L10004844696&assigned_name=MW6&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=L10004844696&assigned_name=MW6		

B11
ENE
1/4 - 1/2 Mile
Lower

CA WELLS 8158

Seq:	8158	Prim sta c:	08N/01W-21B03 M
Frds no:	5710005006	County:	57
District:	09	User id:	TEN
System no:	5710005	Water type:	G
Source nam:	WELL 05	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	383151.0	Longitude:	1215844.0
Precision:	3	Status:	AR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	5710005	System nam:	Winters, City Of
Hqname:	Not Reported	Address:	318 First Street
City:	Winters	State:	CA
Zip:	95694	Zip ext:	Not Reported
Pop serv:	4693	Connection:	1450
Area serve:	CITY OF WINTERS		

Sample date:	29-JUN-17	Finding:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		

Sample date:	29-JUN-17	Finding:	4.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	29-JUN-17	Finding:	1.65
Chemical:	RADIUM 228	Report units:	PCI/L
Dir:	1.		
Sample date:	29-JUN-17	Finding:	0.26
Chemical:	RADIUM 228 COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	29-JUN-17	Finding:	0.26
Chemical:	RADIUM 228 MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	29-JUN-17	Finding:	450.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	29-JUN-17	Finding:	0.14
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dir:	0.1		
Sample date:	29-JUN-17	Finding:	0.25
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported
Dir:	0.		
Sample date:	29-JUN-17	Finding:	270.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	29-JUN-17	Finding:	17.
Chemical:	CHROMIUM (TOTAL)	Report units:	UG/L
Dir:	10.		
Sample date:	29-JUN-17	Finding:	18.
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	29-JUN-17	Finding:	0.19
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dir:	0.1		
Sample date:	29-JUN-17	Finding:	25.
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	29-JUN-17	Finding:	24.
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	29-JUN-17	Finding:	27.
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	29-JUN-17	Finding:	20.
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	29-JUN-17	Finding:	32.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	29-JUN-17	Finding:	160.
Chemical:	HARDNESS (TOTAL) AS CaCO3	Report units:	MG/L

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.		
Sample date:	29-JUN-17	Finding:	4.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	29-JUN-17	Finding:	190.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	29-JUN-17	Finding:	150.
Chemical:	ALKALINITY (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	29-JUN-17	Finding:	8.1
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	15-MAR-17	Finding:	18.
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	17-NOV-16	Finding:	16.
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	21-SEP-16	Finding:	18.
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	26-MAY-16	Finding:	2.9
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	26-MAY-16	Finding:	22.
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	04-FEB-16	Finding:	420.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	04-FEB-16	Finding:	19.
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	02-DEC-15	Finding:	15.
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	09-SEP-15	Finding:	16.
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	11-JUN-15	Finding:	18.
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	18-MAR-15	Finding:	17.
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	18-MAR-15	Finding:	0.22
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	18-MAR-15	Finding:	1.52
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	18-DEC-14	Finding:	19.
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	12-JUN-14	Finding:	20.
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	12-JUN-14	Finding:	31.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	12-JUN-14	Finding:	160.
Chemical:	HARDNESS (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	12-JUN-14	Finding:	190.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	12-JUN-14	Finding:	150.
Chemical:	ALKALINITY (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	12-JUN-14	Finding:	8.2
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	12-JUN-14	Finding:	430.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	12-JUN-14	Finding:	25.
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	12-JUN-14	Finding:	21.
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	12-JUN-14	Finding:	0.2
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dir:	0.1		
Sample date:	12-JUN-14	Finding:	18.
Chemical:	CHROMIUM (TOTAL)	Report units:	UG/L
Dir:	10.		
Sample date:	12-JUN-14	Finding:	250.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	12-JUN-14	Finding:	0.34
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.	Finding:	12.
Sample date:	12-JUN-14	Report units:	Not Reported
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Dir:	0.		
Sample date:	12-JUN-14	Finding:	22.
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	23-OCT-13	Finding:	420.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		

12
WSW
1/4 - 1/2 Mile
Lower

FED USGS USGS40000188831

Organization ID:	USGS-CA	Type:	Well
Organization Name:	USGS California Water Science Center	HUC:	18020109
Monitor Location:	008N001W20G002M	Drainage Area Units:	Not Reported
Description:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Drainage Area:	Not Reported	Aquifer Type:	Not Reported
Contrib Drainage Area:	Not Reported	Well Depth:	160
Aquifer:	Central Valley aquifer system	Well Hole Depth:	160
Formation Type:	Not Reported		
Construction Date:	19751203		
Well Depth Units:	ft		
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	2	Level reading date:	1981-03-31
Feet below surface:	64.15	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1981-03-31	Feet below surface:	64.15
Feet to sea level:	Not Reported	Note:	Not Reported

C13
SSW
1/2 - 1 Mile
Lower

CA WELLS CADWR8000038294

State Well #:	08N01W20R006M	Station ID:	8169
Well Name:	Not Reported	Well Use:	Irrigation
Well Type:	Unknown	Well Depth:	0
Basin Name:	Yolo	Well Completion Rpt #:	Not Reported

D14
South
1/2 - 1 Mile
Lower

CA WELLS CAUSGS000002186

Well ID:	YOLFP-14	Well Type:	MUNICIPAL
Source:	United States Geological Survey	GAMA PFAS Testing:	Not Reported
Other Name:	YOLFP-14		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGS&samp_date=&global_id=&assigned_name=YOLFP-14&store_num=		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

GeoTracker Data: Not Reported

D15
South
1/2 - 1 Mile
Lower

CA WELLS CAUSGSN00017840

Well ID:	USGS-383100121590001	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-383100121590001	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-383100121590001&store_num=		
GeoTracker Data:	Not Reported		

D16
South
1/2 - 1 Mile
Lower

CA WELLS CADDW0000007054

Well ID:	5710005-005	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 04 - VALLEY OAK/DRY CREEK-RAW		
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=5710005-005&store_num=		
GeoTracker Data:	Not Reported		

C17
SSW
1/2 - 1 Mile
Lower

CA WELLS CADWR8000038292

State Well #:	08N01W20R002M	Station ID:	8168
Well Name:	Not Reported	Well Use:	Unknown
Well Type:	Unknown	Well Depth:	87
Basin Name:	Yolo	Well Completion Rpt #:	Not Reported

18
North
1/2 - 1 Mile
Lower

CA WELLS CAEDF0000049929

Well ID:	L10004844696-MW4	Well Type:	MONITORING
Source:	EDF	Other Name:	MW4
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=L10004844696&assigned_name=MW4&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=L10004844696&assigned_name=MW4		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

19
South
1/2 - 1 Mile
Lower

CA WELLS CADWR8000038289

State Well #:	08N01W21N001M	Station ID:	8170
Well Name:	Not Reported	Well Use:	Irrigation
Well Type:	Unknown	Well Depth:	129
Basin Name:	Yolo	Well Completion Rpt #:	Not Reported

20
North
1/2 - 1 Mile
Lower

CA WELLS CAEDF0000069411

Well ID:	L10004844696-MW5	Well Type:	MONITORING
Source:	EDF	Other Name:	MW5
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=L10004844696&assigned_name=MW5&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=L10004844696&assigned_name=MW5		

E21
SSW
1/2 - 1 Mile
Lower

CA WELLS CADWR8000038284

State Well #:	08N01W20R005M	Station ID:	28090
Well Name:	08N01W20R005M	Well Use:	Residential
Well Type:	Single Well	Well Depth:	300
Basin Name:	Yolo	Well Completion Rpt #:	Not Reported

F22
West
1/2 - 1 Mile
Lower

CA WELLS CAUSGSN00010687

Well ID:	USGS-383145121595401	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-383145121595401	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-383145121595401&store_num=		
GeoTracker Data:	Not Reported		

F23
West
1/2 - 1 Mile
Lower

FED USGS USGS40000188848

Organization ID:	USGS-CA
Organization Name:	USGS California Water Science Center

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Monitor Location:	008N001W20F001M	Type:	Well
Description:	Not Reported	HUC:	18020109
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19800731	Well Depth:	170
Well Depth Units:	ft	Well Hole Depth:	280
Well Hole Depth Units:	ft		

E24
SSW
1/2 - 1 Mile
Lower

CA WELLS CADWR8000038281

State Well #:	08N01W20R001M	Station ID:	8167
Well Name:	Not Reported	Well Use:	Irrigation
Well Type:	Unknown	Well Depth:	182
Basin Name:	Yolo	Well Completion Rpt #:	Not Reported

G25
North
1/2 - 1 Mile
Lower

CA WELLS CADWR0000028205

Well ID:	08N01W16M001M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	08N01W16M001M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=08N01W16M001M&store_num=		
GeoTracker Data:	Not Reported		

G26
North
1/2 - 1 Mile
Lower

CA WELLS CAUSGSN00002328

Well ID:	USGS-383215121590901	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-383215121590901	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-383215121590901&store_num=		
GeoTracker Data:	Not Reported		

G27
North
1/2 - 1 Mile
Lower

FED USGS USGS40000188913

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	008N001W16M001M	Type:	Well
Description:	Not Reported	HUC:	18020109
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Contrib Drainage Area: Not Reported	Contrib Drainage Area Unts: Not Reported
Aquifer: Central Valley aquifer system	
Formation Type: Not Reported	Aquifer Type: Not Reported
Construction Date: 19670817	Well Depth: 320
Well Depth Units: ft	Well Hole Depth: 320
Well Hole Depth Units: ft	

Ground water levels, Number of Measurements: 1	Level reading date: 1967-08-17
Feet below surface: 52.00	Feet to sea level: Not Reported
Note: Not Reported	

**28
West
1/2 - 1 Mile
Higher**

CA WELLS CADWR0000000389

Well ID: 08N01W20F001M	Well Type: UNK
Source: Department of Water Resources	
Other Name: 08N01W20F001M	GAMA PFAS Testing: Not Reported
Groundwater Quality Data: https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=08N01W20F001M&store_num=	
GeoTracker Data: Not Reported	

**H29
SSE
1/2 - 1 Mile
Lower**

CA WELLS 8159

Seq: 8159	Prim sta c: 08N/01W-21N03 M
Frds no: 5710005001	County: 57
District: 09	User id: TEN
System no: 5710005	Water type: G
Source nam: MC ARTHUR WELL - DESTROYED	Station ty: WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude: 383100.0	Longitude: 1215900.0
Precision: 8	Status: DS
Comment 1: Not Reported	Comment 2: Not Reported
Comment 3: Not Reported	Comment 4: Not Reported
Comment 5: Not Reported	Comment 6: Not Reported
Comment 7: Not Reported	
System no: 5710005	System nam: Winters, City Of
Hqname: Not Reported	Address: 318 First Street
City: Winters	State: CA
Zip: 95694	Zip ext: Not Reported
Pop serv: 4693	Connection: 1450
Area serve: CITY OF WINTERS	

**H30
SSE
1/2 - 1 Mile
Lower**

CA WELLS 8161

Seq: 8161	Prim sta c: 08N/01W-21Q02 M
Frds no: 5710005004	County: 57
District: 09	User id: TEN
System no: 5710005	Water type: G
Source nam: WELL 03 - WEST	Station ty: WELL/AMBNT/MUN/INTAKE/SUPPLY

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Latitude:	383100.0	Longitude:	1215900.0
Precision:	8	Status:	AR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	5710005	System nam:	Winters, City Of
Hqname:	Not Reported	Address:	318 First Street
City:	Winters	State:	CA
Zip:	95694	Zip ext:	Not Reported
Pop serv:	4693	Connection:	1450
Area serve:	CITY OF WINTERS		

**H31
SSE
1/2 - 1 Mile
Lower**

CA WELLS CADDW0000004862

Well ID:	5710005-001	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	MC ARTHUR WELL - DESTROYED		
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=5710005-001&store_num=		
GeoTracker Data:	Not Reported		

**32
ENE
1/2 - 1 Mile
Lower**

FED USGS USGS40000188871

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	008N001W21A002M	Type:	Well
Description:	Not Reported	HUC:	18020109
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19690621	Well Depth:	186
Well Depth Units:	ft	Well Hole Depth:	196
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1969-06-21
Feet below surface:	57.00	Feet to sea level:	Not Reported
Note:	Not Reported		

**I33
SE
1/2 - 1 Mile
Lower**

FED USGS USGS40000188784

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	008N001W21Q002M	Type:	Well
Description:	Not Reported	HUC:	18020109

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19570829	Well Depth:	414
Well Depth Units:	ft	Well Hole Depth:	414
Well Hole Depth Units:	ft		

**I34
SE
1/2 - 1 Mile
Lower**

CA WELLS CADDW0000013408

Well ID:	5710005-004	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 03 - WEST - RAW	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=5710005-004&store_num=		
GeoTracker Data:	Not Reported		

**J35
ENE
1/2 - 1 Mile
Lower**

CA WELLS CADWR8000038335

State Well #:	08N01W16R002M	Station ID:	27978
Well Name:	Not Reported	Well Use:	Residential
Well Type:	Unknown	Well Depth:	174
Basin Name:	Yolo	Well Completion Rpt #:	Not Reported

**J36
ENE
1/2 - 1 Mile
Lower**

CA WELLS CADWR8000038336

State Well #:	08N01W16R003M	Station ID:	8166
Well Name:	08N01W16R003M	Well Use:	Residential
Well Type:	Single Well	Well Depth:	0
Basin Name:	Yolo	Well Completion Rpt #:	Not Reported

**K37
SSE
1/2 - 1 Mile
Lower**

CA WELLS CADWR8000038269

State Well #:	08N01W28B001M	Station ID:	28098
Well Name:	Not Reported	Well Use:	Irrigation
Well Type:	Unknown	Well Depth:	147
Basin Name:	Yolo	Well Completion Rpt #:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

K38
SSE
1/2 - 1 Mile
Lower

CA WELLS CADWR8000038266

State Well #:	08N01W28B002M	Station ID:	8180
Well Name:	08N01W28B002M	Well Use:	Irrigation
Well Type:	Single Well	Well Depth:	160
Basin Name:	Yolo	Well Completion Rpt #:	Not Reported

39
East
1/2 - 1 Mile
Lower

FRDS PWS CA4800813

Epa region:	09	State:	CA
Pwsid:	CA4800813	Pwsname:	WINTERS JOINT UNIFIED SCH DIST
Cityserved:	Not Reported	Stateserved:	CA
Ziperved:	Not Reported	Fipscounty:	06113
Status:	Closed	Retpopsrvd:	125
Pwssvconn:	1	Psource longname:	Groundwater
Pwstype:	TNCWS	Owner:	Local_Govt
Contact:	WINTERS JOINT UNIFIED SCH DIST	Contactphone:	Not Reported
Contactorgname:	Not Reported	Contactcity:	WINTERS
Contactaddress1:	WINTERS JOINT UNIFIED SCH DIST	Contactzip:	95694
Contactaddress2:	4922 BOWMAN RD		
Contactstate:	CA		
Pwsactivitycode:	N		
PWS ID:	CA4800813	PWS type:	System Owner/Responsible Party
PWS name:	WINTERS JOINT UNIFIED SCH DIST		
PWS address:	Not Reported	PWS city:	WINTERS
PWS state:	CA	PWS zip:	95694
PWS ID:	CA4800813	Activity status:	Active
Date system activated:	8805	Date system deactivated:	Not Reported
Retail population:	00000125	System name:	WINTERS JOINT UNIFIED SCH DIST
System address:	WINTERS JOINT UNIFIED SCH DIST		
System address:	4922 BOWMAN RD	System city:	WINTERS
System state:	CA	System zip:	95694
Population served:	101 - 500 Persons	Treatment:	Untreated
Latitude:	383130	Longitude:	1215810

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance

Database EDR ID Number

1
NE
1/2 - 1 Mile

OIL_GAS CAOG13000009637

API #:	0411300130	Well #:	1
Well Status:	Plugged	Well Type:	DH
Operator Name:	Shell Western E&P Inc.	Lease Name:	Stone
Field Name:	Any Field	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	06/08/1950

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for YOLO County: 3

- Note: Zone 1 indoor average level > 4 pCi/L.
- : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
- : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for YOLO COUNTY, CA

Number of sites tested: 13

<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	1.508 pCi/L	92%	8%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	1.200 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish and Wildlife

Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program

State Water Resources Control Board

Telephone: 916-341-5577

The GAMA Program is California's comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Health Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

California Drinking Water Quality Database

Source: Department of Public Health

Telephone: 916-324-2319

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

California Oil and Gas Well Locations

Source: Dept of Conservation, Geologic Energy Management Division

Telephone: 916-323-1779

Oil and Gas well locations in the state.

California Earthquake Fault Lines

Source: California Division of Mines and Geology

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

RADON

State Database: CA Radon

Source: Department of Public Health

Telephone: 916-210-8558

Radon Database for California

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

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

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

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

STREET AND ADDRESS INFORMATION

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APPENDIX E

Preliminary Screen for Vapor Encroachment Conditions Matrix



**Screen for Vapor Encroachment Conditions Matrix
WINTERS HIGHLANDS SUBDIVISION PHASES III-V
WKA No. 10852.15**

Phase I ESA Screen for Vapor Encroachment Conditions (VEC) matrix includes a (1) **Search Radius Test**, (2) **Chemicals of Concern Test (COC)**, and (3) a **Critical Distance Test**^[1].

(1) Search Radius Test: Are there any known or suspect contaminated sites in the primary area of concern within the corresponding search radii? (if yes, see attached Table A).

Yes **No** If No, then screening for a VEC is complete and no VEC *currently* exists, go to #4. If Yes, then:

(2) Chemicals of Concern^[2] **Test:** Are COC likely to be present within the area of concern for those known or suspect contaminated sites identified based on the Search Distance Test?

Yes No If No, then screening for a VEC is complete and no VEC *currently* exists, go to #4. If Yes, then:

If Yes, check all COC that apply on attached Table B.

(3) Critical Distance Test: A plume test to determine whether or not COC in the contaminated plume(s) may be within the critical distance.

(3a) Is information related to the contaminated(s) plume available (i.e. isoconcentration maps, site drawings, etc.)?
Yes No

(3b) If **No**, then screening for a VEC is complete and no VEC *currently* exists, go to #4. If **Yes**, then:

(3c) Is the site less than 100 feet to the nearest edge of a contaminated [non-petroleum hydrocarbon] plume(s)?
Yes No

(3d) Is the site less than 30 feet to the nearest edge of a dissolved petroleum hydrocarbon plume(s)?
Yes No

If the distance from the nearest edge of a contaminated plume to the nearest existing or planned structure on the site is less than 100 feet for non-petroleum hydrocarbon COC, or less than 30 feet for dissolved petroleum hydrocarbons, then it is presumed that a VEC *currently* exists beneath the site. If the distance from the nearest edge of the contaminated plume is greater than or equal to 100 feet for non-petroleum hydrocarbons, or 30 feet for dissolved petroleum hydrocarbon chemicals of concern, then it is presumed unlikely that a VEC *currently* exists beneath the site.

(4) Is it likely that a VEC *currently* exists beneath the site?

Yes **No** If Yes, then recommend performing a full scope VEC assessment according to ASTM E 2600-15.

[1] Based on guidance presented in the ASTM E 2600-15 Standard.

[2] Chemical(s) of concern (COC): See attached table for typical chemicals of concern (as presented in Appendix X6.1 of the ASTM E 2600-15 Standard).

Advice 4611-G
May 25, 2022

Attachment 4

Resolution 2015-04 with Final EIR Addendum

RESOLUTION NO. 2015-04

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WINTERS RECOMMENDING APPROVAL OF A CEQA
ADDENDUM TO THE WINTERS HIGHLANDS FINAL
ENVIRONMENTAL IMPACT REPORT (SCH# 2004012109)
IN SUPPORT OF THE AMENDED AND RESTATED
DEVELOPMENT AGREEMENT AND AMENDED
TENTATIVE SUBDIVISION MAP FOR THE WINTERS
HIGHLANDS SUBDIVISION**

WHEREAS, on April 4th, 2006, the City Council of the City of Winters certified the Final Environmental Impact Report for the Winters Highlands Project [SCH# 2004012109] (“Final EIR”) pursuant to the California Environmental Quality Act (Pub. Resources Code § 21000 et seq. (“CEQA”) and Cal. Code of Regulations, title 14, § 15000 et seq. (the “State CEQA Guidelines”)); and

WHEREAS, the GBH-Winters Highlands, LLC, a California limited liability company (the “Developer”) has submitted a request to amend the Development Agreement entered into by and between the Developer and the City of Winters, and to make corresponding amendments to the Tentative Subdivision Map for the Winters Highlands Subdivision (the “Amendments”).

WHEREAS, pursuant to State CEQA Guidelines section 15164, subdivision (a), the lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in State CEQA Guidelines section 15162 calling for preparation of a subsequent EIR have occurred; and

WHEREAS, an analysis of State CEQA Guidelines section 15162 has been prepared and it has been determined that the Final EIR fully analyzed and mitigated all potentially significant environmental impacts that would result from the Amendments, if any, and therefore, no additional environmental review is required; and

WHEREAS, it has been determined that the Amendments are consistent with the goals, policies, objectives, and regulations of the City’s General Plan, and do not make any modifications to the Winters Highlands Project that would constitute a substantial change to the Winters Highlands Project; and

WHEREAS, the City caused an Addendum to the Final EIR (the “Addendum”) to be prepared for the proposed minor technical changes that were necessary to address the Amendments; and

WHEREAS, the Addendum is attached hereto as Exhibit “A” and is incorporated herein by reference; and

WHEREAS, pursuant to State CEQA Guidelines section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but can be attached to the adopted Final EIR; and

WHEREAS, on January 5, 2015, at a duly noticed public hearing, the City of Winters Planning Commission considered the Addendum and the proposed Amendments and voted to recommend that the City Council approve and adopt the Addendum and the Amendments; and

WHEREAS, the City Council has carefully reviewed the Addendum in connection with the Final EIR and has also considered all other relevant information contained in the record regarding the Amendments and determined that the proposed changes addressed in the Addendum are minor technical changes, which will not result in new significant environmental impacts, would not substantially increase the severity of previously identified environmental effects and would not require new or different mitigation; and

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

NOW, THEREFORE, THE PLANNING COMMISSION OF THE MARCH JOINT POWERS AUTHORITY RESOLVES AS FOLLOWS:

SECTION 1. Compliance with the California Environmental Quality Act. The City Council has reviewed and considered the information contained in the Addendum and supporting documentation in connection with the previously certified Final EIR. The City Council finds that the Addendum contains a complete and accurate reporting of the environmental impacts of the Amendments, which impacts were fully addressed and mitigated in the Final EIR. The City Council further finds that the Addendum has been completed in compliance with CEQA and the State CEQA Guidelines. The City Council further finds that the Addendum reflects the independent judgment of the City of Winters.

SECTION 2. Findings on Environmental Impacts. Based on the substantial evidence set forth in the record, including but not limited to the Addendum, the City Council finds that the Modifications are “minor technical changes” pursuant to State CEQA Guidelines section 15164 such that an addendum to the Final EIR is the appropriate document. None of the conditions triggering the need for subsequent environmental review has occurred. The City Council further finds that the no subsequent environmental review is required pursuant to State CEQA Guidelines section 15162 because the minor technical changes specified in the Addendum:

- a) do not constitute substantial changes that would require major revisions of the Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- b) do not constitute substantial changes with respect to the circumstances under which the Amendments are administered that would require major revisions of the Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

- c) does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Final EIR was adopted showing any of the following: (i) the modification would have one or more significant effects not discussed in the Final EIR; (ii) significant effects previously examined would be substantially more severe than shown in the Final EIR; (iii) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the City Council declined to adopt such measures; or (iv) mitigation measures or alternatives considerably different from those analyzed in the Final EIR would substantially reduce one or more significant effects on the environment, but which the City Council declined to adopt.

SECTION 3. Approval and Adoption of Addendum. The City Council hereby approves and adopts the Addendum to the Final EIR prepared for the Amendments.

SECTION 4. Notice of Determination. The City Council hereby directs staff to prepare, execute, and file a Notice of Determination with the County Clerk of the County of Yolo and with the Office of Planning and Research within five (5) working days of the Commission's approval of the Entitlements.

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the offices of the City of Winters. The custodian for these records is Nanci Mills, City Clerk and is located at 318 First Street, Winters, CA 95694.

I HEREBY CERTIFY that the foregoing Resolution was adopted by the City Council of the City of Winters at a regular meeting held on the 20th day of January, 2015, by the following vote:

AYES: Council Members Anderson, Fridae, Neu, Mayor Aguiar-Curry

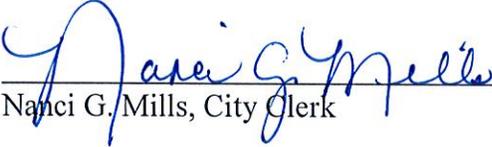
NOES: None

ABSENT: Council Member Cowan



Cecilia Aguiar Curry, Mayor
City of Winters

ATTEST:



Nanci G. Mills, City Clerk

EXHIBIT "A"

ADDENDUM TO THE FOCUSED
ENVIRONMENTAL IMPACT REPORT; WINTERS HIGHLANDS PROJECT
(SCH #2004012109)

(ATTACHED)

ATTACHMENT E

MEMORANDUM FOR THE RECORD
SUBJECT: [Illegible]

DATE: [Illegible]

BY: [Illegible]

FOR THE DIRECTOR: [Illegible]

APPROVED: [Illegible]

TITLE: [Illegible]

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TABLE OF CONTENTS i

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1.0 INTRODUCTION

This Addendum was prepared in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. This document has been prepared to serve as an Addendum to the previously certified Focused Environmental Impact Report (EIR) for the Winters Highlands Project (Winters Highlands EIR) (State Clearinghouse Number 2004012109) that addressed potential environmental impacts associated with the Winters Highland project (Original Project). The City of Winters is the lead agency for the environmental review of the proposed project modifications (Modified Project).

This Addendum addresses the proposed modifications in relation to the previous environmental review prepared for the Winters Highlands Project. CEQA Guidelines Section 15164 defines an Addendum as:

The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

.....A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record.

Information and technical analyses from the Winters Highlands EIR have been reviewed in the preparation of this Addendum. The complete Winters Highlands EIR, including both the Draft Focused EIR Winters Highlands Project (City of Winters, 2005) and the Responses to Comments on the Draft Focused EIR Winters Highlands Project (City of Winters, 2006), is available for review at:

City of Winters
Community Development Department
318 First Street
Winters, CA

1.1 BACKGROUND AND PURPOSE OF THE EIR ADDENDUM

The Focused EIR for the Winters Highlands Project was certified on April 4, 2006 by the Winters City Council. The Winters Highlands Project is a residential subdivision of 102.6 acres. The Winters Highlands Project includes 413 single-family residential lots, including 36 “duplex” lots, on 49.49 acres, a 2.01-acre multifamily lot, a 10.63-acre park site, a 10,000 square foot well site, a 7.43-acre wetlands/open space area, an exchange parcel of 0.04 acres to the Callahan property to the south, and 32.81 acres of public roads. The approved Winters Highlands Project is referred to as the “Original Project” in this EIR Addendum. The Winters Highlands Project is described in detail in Chapter 2 of the Winters Highlands Draft EIR.

Since certification of the EIR, the economy has changes and the residential housing market experienced a steep decline. As a result, the Project Applicant has changed to Homes by

Towne. The Project Applicant has requested modifications to the Original Project. The proposed modifications to the Winters Highlands Project are referred to as the Modified Project, which is described in greater detail under Section 2.0 below.

In determining whether an Addendum is the appropriate document to analyze the proposed modifications to the project and its approval, CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) states:

- a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*
- c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
- e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

1.2 BASIS FOR DECISION TO PREPARE AN ADDENDUM

When an environmental impact report has been certified for a project, Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15164 set forth the criteria for determining whether a subsequent EIR, subsequent negative declaration, addendum, or no further documentation be prepared in support of further agency action on the project. Under these Guidelines, a subsequent EIR or negative declaration shall be prepared if any of the following criteria are met:

- (a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
 - (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*
- (b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.*

As demonstrated in the environmental analysis provided in Section 3.0 (Environmental Analysis) and Section 4.0 (Changes in Circumstances/New Information), the proposed changes do not meet the criteria for preparing a subsequent EIR or negative declaration. An addendum is appropriate here because, as explained in Sections 3.0 and 4.0, none of the conditions calling for preparation of a subsequent EIR or negative declaration have occurred.

2.0 PROJECT DESCRIPTION

This section provides a detailed description of the proposed Modified Project. The reader is referred to Section 3.0 (Environmental Analysis) for the analysis of environmental effects of the proposed modifications in relation to the analysis contained in the previously certified Winters Highlands EIR.

2.1 MODIFIED PROJECT COMPONENTS

The Modified Project would revise the Original Project as shown in Table 1. The Modified Project would result in the removal of 36 duplex lots, which would be replaced with 18 single family lots. There would be no change to the total acreage or location of single family lots. The Modified Project would also revise the project’s approach to complying with the City’s affordable housing requirement by reducing the affordable unit requirement by 6 units and by providing the affordable units through a combination of on-site production, land dedication, and in lieu fees. As shown in Table 1, there are no other changes to the Original Project.

TABLE 1: COMPARISON OF ORIGINAL PROJECT VERSUS MODIFIED PROJECT

TABLE 1: COMPARISON OF ORIGINAL PROJECT VERSUS MODIFIED PROJECT			
SINGLE FAMILY RESIDENTIAL	413 lots, including 36 “duplex” lots, on 49.49 acres	395 single family lots, no duplex lots, on 49.49 acres	Decrease of 18 single family lots, no change in acreage
MULTIFAMILY RESIDENTIAL	30 multifamily units on a 2.01-acre lot	30 multifamily units on a 2.01-acre lot	No change
PARKS AND OPEN SPACE	10.63-acre park site and 7.43-acre wetlands/open space area	10.63-acre park site and 7.43-acre wetlands/open space area	No change
INFRASTRUCTURE	32.81 acres of public roads and 10,000 square foot well site	32.81 acres of public roads and 10,000 square foot well site	No change
OTHER	0.04-acre Callahan exchange parcel	0.04-acre Callahan exchange parcel	No change
AFFORDABLE HOUSING REQUIREMENT	66 units (443 units x 15%): 26 very low, 25 low, and 15 moderate income units provided on site	60 units (395 units x 15%): 18 moderate units provided on-site; in lieu fee of \$47,619.05 per very low and low income unit (24 very low and 18 low income units); deed restriction and dedication of multifamily site for affordable housing	Reduction in affordable units from 66 units to 60 units. Satisfaction of very low and low requirement through deed restriction of multi-family site and payment of in lieu fee to provide affordable units

2.2 MODIFICATION TO WINTERS HIGHLANDS MITIGATION

Mitigation measure 4.3-2(a) included a typographical error and will be revised as follows (underline denotes added text, ~~strikethrough~~ denotes removed text):

Mitigation Measure 4.3-2(a): *The applicant will develop and implement a plan to manage the Preserve with the objective of ensuring that the wetland and upland habitats within the Preserve core zone are maintained in perpetuity at their present condition or better, and ensuring that any activities or structures authorized within the Preserve buffer zone are consistent with preserving the integrity of the Preserve core zone.*

The Preserve shall cover approximately 7.43 acres in the northeast portion of the Project site and will include both a core zone ("wetlands area") and a buffer zone ("open space area"). The Preserve core zone shall be approximately 3.10 acres and include the 0.99 acre of seasonal wetland/vernal pool habitat and 2.10 acres of immediately adjacent annual grassland habitat. The Preserve buffer zone will cover approximately 4.33 acres and border the Preserve core zone to the north and west and provide an upland buffer to protect the Preserve core zone from adjacent land uses.

The Management Plan shall be consistent with the terms proposed by the applicant as outlined in the EIR, with the following modifications:

- 1. The conservation easement shall protect the entire 7.43 acres, not just the 3.10-acre core zone.*
- 2. The buffer zone shall be maintained in a natural condition and shall not be planted with non-native vegetation. Irrigation will occur only during the initial establishment of any vegetation planted at the Preserve.*
- 3. The U.S. Army Corps of Engineers does not need to be involved in the decision-making for removal of problematic non-native plant species.*
- 4. No surface runoff from other sources shall be allowed.*
- 5. Approval for the use of pesticides and other chemical agents must go through the U.S. Fish and Wildlife Service but need not go through the U.S. Army Corps of Engineers.*
- 6. "Low impact" activities shall be defined and guidance on activities not allowed shall be provided. The U.S. Army Corps of Engineers need not be involved in the decision-making.*
- 7. The structure of the conservation easement, including parties to the agreement, shall be to the satisfaction of the City of Winters.*
- 8. The U.S. Fish and Wildlife Service rather than the U.S. Army Corps of Engineers ~~shall~~ be given authority to enforce provisions of the Management Plan and conservation easement.*
- 9. The Management Plan shall include provisions for access by the Sacramento-Yolo Mosquito & Vector Control District personnel for routine surveillance of the ponded area(s) and shall identify a procedure for addressing possible vegetation management concerns should the District determine that dense vegetation growth in the wetland(s) may contribute to future mosquito outbreaks.*

3.0 ENVIRONMENTAL ANALYSIS

This section of the Addendum provides analysis and cites substantial evidence that supports the City's determination that the proposed modifications to the Winters Highlands Project (Modified Project) do not meet the criteria for preparing a subsequent or supplemental EIR under CEQA Guidelines Section 15162.

As addressed in the analysis below, the proposed modifications associated with the Modified Project are not substantial changes to the adopted project. The proposed modifications would not cause a new significant impact or substantially increase the severity of a previously identified significant impact from the Final EIR (CEQA Guidelines Section 15162[a][1]) that would require major revisions to the EIR. All impacts would be nearly equivalent to or reduced from the impacts previously analyzed in the Final EIR. Accordingly, the proposed modifications associated with the Modified Project are not inconsistent with the General Plan, Zoning Ordinance, or adopted Mitigation Measures for this project.

MODIFICATION TO RESIDENTIAL UNIT COUNT

The proposed reduction from 413 to 395 single family units (see Table 1) would not change the location of residential development and would not increase the density or intensity of development. The reduction in units described in Table 1 may result in a decrease in the total square footage of residential uses, but would not change or increase the total acreage developed for residential uses. This change would not result in any new significant environmental impacts and would not increase the significance of environmental impacts analyzed in the Winter Highlands EIR.

MODIFICATION TO AFFORDABLE HOUSING REQUIREMENT

The decrease in affordable units (see Table 1) would not result in any changes to the proposed Winter Highlands development pattern. The deed restriction and dedication of the multifamily site for affordable housing does not include any changes to the density of the multifamily site and would have no effect in terms of environmental impacts. The payment of in lieu fees by the Modified Project may result in the use of the in lieu fees for off-site development, as the in lieu fees are anticipated to be used for the Blue Mountain Terrace project. The Blue Mountain Terrace affordable housing project has been analyzed pursuant to CEQA and the City has issued a Notice of Exemption for the Blue Mountain Terrace Project. If the in lieu fees are used for another purpose, that project would be required to be analyzed pursuant to CEQA. As the Winters Highlands in lieu fees are currently planned for use at Blue Mountain Terrace, it would be speculative to address alternative uses of the fees at this time. This change would not result in any new significant environmental impacts and would not increase the significance of environmental impacts analyzed in the Winter Highlands EIR.

MODIFICATION TO MITIGATION MEASURE 4.3-2(A)

Item 8 of mitigation measure 4.3-2(a) has been revised to read that the U.S. Fish and Wildlife Service “may” be given authority to enforce the provisions of the management plan and conservation easement. The enforcement of the management plan and conservation easement shall be as directed by the federal permitting agencies. This correction in the language does not affect the substance of the mitigation in any way, and is simply a clarification of fact, in that the City does not presume to dictate manner in which the federal permitting agencies will carry out their obligations with regard to the management plan and conservation easement. This change would not result in any new significant environmental impacts and would not increase the significance of environmental impacts analyzed in the Winter Highlands EIR.

CONCLUSION

The proposed changes do not cause a new significant impact or substantially increase the severity of a previously identified significant impact, and there have been no other changes in the circumstances that meet this criterion (CEQA Guidelines Section 15162[a][2]). There have been no significant changes in the environmental conditions not contemplated and analyzed in the EIR that would result in new or substantially more severe environmental impacts.

There is no new information of substantial importance (which was not known or could not have been known at the time of the application (see Section 4.0), that identifies: a new significant impact (condition “A” under CEQA Guidelines Section 15162[a][3]); a substantial increase in the severity of a previously identified significant impact (condition “B” CEQA Guidelines Section 15162[a][3]); mitigation measures or alternatives previously found infeasible that would now be feasible and would substantially reduce one or more significant effects; or mitigation measures or alternatives which are considerably different from those analyzed in the EIR which would substantially reduce one or more significant effects on the environment (conditions “C” and “D” CEQA Guidelines Section 15162[a][3]). No new plans, policies, or regulations that would result in new significant environmental impacts or an increase in the severity of environmental impacts were identified. There have been no significant changes in circumstances that would involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects. None of the “new information” conditions listed in the CEQA Guidelines Section 15162[a][3] are present here to trigger the need for a subsequent or supplemental EIR.

CEQA Guidelines Section 15164 states that “The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” An addendum is appropriate here because, as explained above, none of the conditions calling for preparation of a subsequent EIR have occurred.

REFERENCES

City of Winters, 2005. Draft Focused Environmental Impact Report Winters Highlands Project. SCH # 2004012109. Prepared by Ted Winfield & Associates for the City of Winters. September 2005.

City of Winters, 2006. Responses to Comments on the Final Focused Environmental Impact Report Winters Highlands Project. SCH # 2004012109. Prepared by Ted Winfield & Associates for the City of Winters. January 2006.

City of Winters, 2014. Draft Memo of Clarification: Implementation of Environmental Impact Report for Winters Highlands. November 19, 2014.

City of Winters, 2014. Planning Commission Staff Report and Attachments: Winters Highlands – Joint Planning Commission/City Council Workshop – Development Agreement Revisions. April 29, 2014.

City of Winters, 2014. City Council Staff Report and Attachments: Winters Highlands Development Agreement Workshop. May 13, 2014.

Memorandum

To: Jeff Pemstein
Jeremy Goulart
Homes By Towne California

From: John W. Donlevy, Jr.
City Manager
City of Winters

Date: November 19, 2014

Re: Memorandum of Clarification: Implementation of Environmental Impact Report for Winters Highlands

This memorandum is being provided to you by the City of Winters ("City") to clarify certain issues regarding the implementation of specific mitigations measures and requirements of the Mitigation Monitoring and Reporting Plan ("MMRP"), adopted by the City in connection with the certification of the Environmental Impact Report ("EIR") for the Winters Highlands residential development (the "Development"). The Development was approved on April 4, 2006 subject to execution of a Development Agreement which became effective on recordation on May 18, 2006. Homes By Towne of California is in the process of considering whether to acquire the Development from the current owner, and as part of that process, you have requested clarification regarding how the City interprets certain requirements set forth in the mitigation measures and the MMRP.

The EIR is a focused EIR that addresses impacts that the Development will have on biological resources. After discussing the requirements of the EIR with you and reviewing the relevant documents, the City has concluded that three of the mitigation measures and associated requirements of the MMRP do merit some clarification. This memorandum describes each of these mitigation measures, as well as the provisions of the MMRP that implement each measure and other related documents to the extent they are applicable. After the summary of each measure, this memorandum provides clarification of how the City intends to implement the measures. If you have any questions regarding this memorandum, please contact me.

I. Mitigation Measure 4.3-1(a)

A. Summary of Mitigation Measure and Related Documents

Mitigation Measure 4.3-1(a) reads as follows:

The applicant shall mitigate for Project-related impacts to 0.67 acre of habitat for federally listed vernal pool invertebrates by complying with U.S. Fish and Wildlife Service (USFWS) guidelines regarding mitigation for Project-related impacts to vernal pool invertebrate habitat. A mitigation plan shall be developed in conjunction with the USFWS to ensure no net negative effect to these species occurs.

The MMRP requires the developer of the Development to comply with the following with regard to Mitigation Measure 4.3-1(a):

Implementation of Mitigation Measure: *The applicant shall coordinate with the City to ensure consistency with the City's habitat mitigation goals. The applicant shall secure City approval of the mitigation plan prior to submittal for federal approval. The Applicant shall provide the City with a copy of the final mitigation plan approved by the USFWS with documentation of the plan's approval along with an implementation schedule for the mitigation plan. The implementation schedule will be subject to approval by the City. If the approved mitigation is to purchase credits from an agency-approved mitigation bank or preserve, the bank shall be subject to City approval. Following completion of the banking transaction, the applicant shall provide documentation that the agreed upon number of credits have been purchased from the agency-approved mitigation bank or preserve.*

In addition to the EIR and the MMRP for Highlands, the City adopted the Winters Habitat Mitigation Program on May 2, 2006 (the "WHMP"), which establishes policies governing the City's approach to habitat mitigation for the Hudson/Ogando, Creekside Estates, Callahan Estates, and Highlands projects. With regard to vernal pools and other seasonal wetlands, the WHMP declares as follows:

Seasonal Wetlands Habitat/Species – *The technology for preservation and creation of riparian and wetlands habitat is fairly standard and well understood but in many cases poorly implemented, managed and monitored. Where permitting approval from State or federal agencies is required (as is the case for example where protected invertebrates would be impacted) the mitigation requirements generally become no more technically difficult, however the regulatory requirements seem to increase significantly in the form of bureaucratic oversight. For this reason the City sees a logical distinction between mitigating riparian and wetlands habitat losses pursuant solely to local General Plan Policy VI.C.2 verses satisfaction of State and federal agencies requirements for mitigation of impacts to jurisdictional wetlands and/or protected species. Pursuant to the General Plan requirements, projects with impacts to riparian or wetland features must mitigate those impacts with land acquisition in the same fashion described above for the Swainson's Hawk. There then needs to be new habitat created on this land that replaces the habitat that was lost due to the project. This General Plan mitigation will not be allowed to occur in a mitigation bank as that removes it from City proximity and does not fully take advantage of the potential to permanently preserve open space around the city.*

To the extent that State or federal mitigation is also triggered for jurisdictional wetlands and/or protected species, this may be allowed to be satisfied within the same land acquisition but on separate acreage, but not to the extent that it limits or impairs full

satisfaction of the City's General Plan requirements and not to the extent that it might limit the ability of the City and its residents to gain open space recreational value from the dedicated lands and have management autonomy over them. The City recognizes that at both the State and federal level, agencies generally do not support "multi-use" management due to concerns regarding incompatibilities between human activities (even passive) and habitat preservation. Should this be the case, then mitigation for State and federal purposes must occur on separate land. The mitigation text for the Callahan and Hudson projects specify that mitigation under City General Plan Policy VI.C.2 is to take place at the City's community sports park site north of Moody Slough Road or at the preserved wetlands in the northwest corner of the Highlands project site. However all non-mounded land at the community sports park site will be needed for sports fields and the mounded areas will likely not be suitable for surface wetlands creation due to the underlying landfill cells and hazardous materials concerns. As part of the recent approval of the Highlands project a decision was made not to preserve the wetlands in the northwest corner of the project. Therefore, the City will exercise its discretion to direct that the wetlands mitigation for Callahan and Hudson be satisfied pursuant to this program in the same manner as will be required of the Highlands project.

The WHMP later declares that the City will require developers to:

Establish mitigation areas as close to town as practicable without detrimentally affecting likely direction of future growth. The precise acceptability of a particular mitigation property shall be decided on a case-by-case basis to avoid manipulating the market. Generally favorable areas are those that occur in Yolo County within a seven-mile radius of the current City limits (see Appendix B) as of May 2, 2006. Where mitigation is not possible in Yolo County, the first priority shall be mitigation in an approved mitigation bank in Solano County located within a seven-mile radius of the current City limits as of May 2, 2006.

B. Clarification of Mitigation Measure

There is some internal inconsistency in the WHMP, in that it declares in one part that mitigation for loss of seasonal wetlands should not occur through a mitigation bank, but subsequently indicates that mitigation shall be decided on a case by case basis, and can occur through a mitigation bank. It is the City's position that the EIR for the Development and the MMRP are the key documents setting forth the mitigation requirements for the Project, and to the extent there are inconsistencies in the WHMP as applied to the Development, the WHMP should be construed in a manner consistent with EIR and the MMRP.

To that end, it is the City's position that the Developer can address this mitigation measure by utilizing a mutually agreeable mitigation site or bank within seven miles of the City to mitigate for the .67 acres of impact to vernal pool invertebrates, or if a bank is not available within that distance then the Developer will use closest available bank with the required habitat credits, provided that sites within Yolo County will be given preference over sites outside of Yolo County. Provided that the mitigation site or bank selected by the developer meet these requirements, the City will not withhold its approval of the mitigation plan required for this measure under the MMRP.

II. Mitigation Measure 4.3-2(a)

A. *Summary of Mitigation Measure and Related Documents*

This mitigation measure required the applicant to develop and implement a plan to manage the approximately 7.43 acres of wetland and upland habitats to be preserved on the site of the Development (the "Preserve"). Mitigation Measure 4.3-2(a) reads as follows:

Mitigation Measure 4.3-2(a): *The applicant will develop and implement a plan to manage the Preserve with the objective of ensuring that the wetland and upland habitats within the Preserve core zone are maintained in perpetuity at their present condition or better, and ensuring that any activities or structures authorized within the Preserve buffer zone are consistent with preserving the integrity of the Preserve core zone.*

The Preserve shall cover approximately 7.43 acres in the northeast portion of the Project site and will include both a core zone ("wetlands area") and a buffer zone ("open space area"). The Preserve core zone shall be approximately 3.10 acres and include the 0.99 acre of seasonal wetland/vernal pool habitat and 2.10 acres of immediately adjacent annual grassland habitat. The Preserve buffer zone will cover approximately 4.33 acres and border the Preserve core zone to the north and west and provide an upland buffer to protect the Preserve core zone from adjacent land uses.

The Management Plan shall be consistent with the terms proposed by the applicant as outlined in the EIR, with the following modifications:

- 1. The conservation easement shall protect the entire 7.43 acres, not just the 3.10-acre core zone.*
- 2. The buffer zone shall be maintained in a natural condition and shall not be planted with non-native vegetation. Irrigation will occur only during the initial establishment of any vegetation planted at the Preserve.*
- 3. The U.S. Army Corps of Engineers does not need to be involved in the decision-making for removal of problematic non-native plant species.*
- 4. No surface runoff from other sources shall be allowed.*
- 5. Approval for the use of pesticides and other chemical agents must go through the U.S. Fish and Wildlife Service but need not go through the U.S. Army Corps of Engineers.*
- 6. "Low impact" activities shall be defined and guidance on activities not allowed shall be provided. The U.S. Army Corps of Engineers need not be involved in the decision-making.*
- 7. The structure of the conservation easement, including parties to the agreement, shall be to the satisfaction of the City of Winters.*
- 8. The U.S. Fish and Wildlife Service rather than the U.S. Army Corps of Engineers shall be given authority to enforce provisions of the Management Plan and conservation easement.*
- 9. The Management Plan shall include provisions for access by the Sacramento-Yolo Mosquito & Vector Control District personnel for routine surveillance of the ponded area(s) and shall identify a procedure for addressing possible vegetation*

management concerns should the District determine that dense vegetation growth in the wetland(s) may contribute to future mosquito outbreaks.

The MMRP requires that this mitigation measure be implemented as follows:

Implementation of Mitigation Measure: *The applicant shall coordinate with the City to ensure consistency with the City's habitat mitigation goals. The applicant shall provide to the City a detailed plan for the management of the Preserve, which incorporates the elements identified in the mitigation measure at a minimum. The plan is subject to City approval. The managing entity must be approved by the City. The plan shall identify the costs of implementation of the plan, including long-term maintenance costs, and how the applicant proposes to guarantee sufficient funds for management of the Preserve in perpetuity.*

Mitigation Measure 4.3-2(a) is not a stand-alone set of directives for the management of the Preserve site. It is a list of modifications to the management plan that was originally proposed by the applicant at the time the EIR was prepared. This management plan is included in the Draft EIR as Appendix I. The modifications should be read in conjunction with Appendix I of the Draft EIR, and the Developer will be required to prepare the required management plan including the items identified in Appendix I, modified as appropriate by the mitigation measure.

B. Clarification to Mitigation Measure 4.3-2(a)

This Mitigation Measure requires the following clarifications:

1. Items 3, 5, and 6 (as listed in the Mitigation Measure) are advisory only. The applicable federal permitting agencies will ultimately dictate the decision making process for these items, and they may be addressed as directed by the applicable federal permitting agencies.
2. Item 7: The City confirms that any conservation easement that is satisfactory to the applicable federal permitting agencies will be acceptable to the City.
3. Item 8: This provision should read that the U.S. Fish and Wildlife Service "may" be given authority to enforce the provisions of the management plan and conservation easement. The enforcement of the management plan and conservation easement shall be as directed by the federal permitting agencies. This correction in the language does not affect the substance of the mitigation in any way, and is simply a clarification of fact, in that the City does not presume to dictate manner in which the federal permitting agencies will carry out their obligations with regard to the management plan and conservation easement.

III. Mitigation Measure 4.3-3(a)

A. Summary of Mitigation Measure and Related Documents

This mitigation measure addresses potential project-related impacts to Swainson's Hawk foraging habitat and reads as follows:

Mitigation Measure 4.3-3(a): *The applicant shall mitigate for potential project-related impacts to Swainson's hawk foraging habitat by complying with one of the following:*

i) *If the Yolo County Memorandum of Understanding (MOU) regarding project-related impacts to Swainson's hawk foraging habitat is in full force and effect at the time the applicant seeks to satisfy this mitigation, the applicant may pay the appropriate fees allowed by this agreement. The MOU requires the applicant to mitigate at a 1:1 ratio for every acre of suitable Swainson's hawk foraging habitat that is impacted by the project. A fee will be collected by the City of Winters for impacts to 102.6 acres of potential Swainson's hawk foraging habitat. The fee shall be payable to the Wildlife Mitigation Trust Account. Funds paid into the trust account shall be used to purchase or acquire a conservation easement on suitable Swainson's hawk foraging habitat and for maintaining and managing said habitat in perpetuity. The cost per acre for acquisition and maintenance of foraging habitat is reviewed regularly and the applicant shall be charged at the rate per acre in effect at the time. Payment shall be made to the trust account prior to the initiation of construction activity and shall be confirmed by the City of Winters prior to the issuance of a grading permit.*

ii) *If the Yolo County NCCP/HCP has been adopted, the applicant shall mitigate for Swainson's hawk impacts by complying with the terms and requirements of the Plan. Compliance shall occur and be confirmed by the City of Winters prior to the issuance of a grading permit.*

iii) *If the MOU is not in full force and effect and if the NCCP/HCP has not yet been adopted, the project applicant shall purchase and set aside in perpetuity 102.6 acres of Swainson's hawk foraging land in proximity to the City of Winters (as approved by the City) through the purchase of the underlying land and/or the development rights and execution of an irreversible conservation easement to be managed by a qualified party (e.g. Yolo Land Trust). Mitigation shall include an endowment or other mechanism to pay for permanent maintenance and management by the managing entity. Compliance shall occur and be confirmed by the City of Winters prior to the issuance of a grading permit. To the extent feasible as determined by the City, identification of acceptable mitigation land shall be coordinated with the Yolo County Habitat Conservation Joint Powers Agency.*

The MMRP declares this Mitigation Measure shall be implemented as follows:

Implementation of Mitigation Measure: *Given the status of the JPA MOU and NCCP/HCP, the applicant shall implement option iii. The applicant shall coordinate with the City to ensure consistency with the City's habitat mitigation goals. The applicant shall provide the City with documentation that the property has either been purchased or put under a conservation easement for the purposes of managing the land as Swainson's hawk foraging and possible nesting habitat. The conservation easement must be acceptable to the California Department of Fish and Game and the City and the easement holder must be agreeable to both these agencies. The applicant shall prepare and submit a plan to manage the land to benefit the Swainson's hawk and other raptors and grassland birds and this plan shall include an endowment sufficient to manage the land according the management plan. The plan shall also identify the agreeable third-*

party entity responsible for managing the land according to the management plan. The plan will need approval by the California Department of Fish and Game and the City.

While the Agreement Regarding Mitigation for Impacts to Swainson's Hawk Foraging Habitat in Yolo County (the "Swainson's Hawk Mitigation Agreement," executed in 2002) technically expired in 2003, it continues to be honored and implemented by CDFW and the member agencies of the Yolo Habitat JPA as an acceptable interim method for mitigating hawk foraging impacts until the Yolo County HCP/NCCP is adopted.

The adopted WHMP addresses mitigation of Swainson's Hawk habitat as follows:

Swainson's Hawk and Other Raptors *Swainson's Hawk foraging land is easily located throughout the local area and in proximity of the City. As such where mitigation for Swainson's Hawk is triggered, the City will generally not allow it to occur through a mitigation bank, but rather require that it occur on land placed under easement by the applicant, under the management of a local established land trust approved by the City and acceptable to CDFG. In addition, preservation of Swainson's Hawk land generally has the dual effect of preservation of agricultural land in those cases where the foraging land is agricultural row crop land.*

The County and all cities within the County have a Memorandum of Understanding executed with CDFG that allows for the payment of in-lieu fees to the Yolo County Habitat Joint Powers Agency (JPA) as mitigation for the Swainson's Hawk. These fees are to be used to make purchases of Swainson's Hawk foraging land and/or easements on such land, for permanent conservation as a precursor to adoption of the Yolo County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP). To date no purchases of mitigation land have been made by the JPA and the MOU has expired.

As written, the City approvals for the Callahan and Creekside projects defer to payment of the in-lieu fees to the JPA for mitigation of Swainson's Hawk. Whereas, the City's approval of the Hudson and Highlands projects indicate that unless the MOU and/or the countywide HCP/NCCP are approved and in effect, the applicants must directly secure land dedications, and cannot rely on payment of the in-lieu fee.

In light of the situation and in particular the expiration of the JPA on which the Callahan and Creekside Swainson's Hawk mitigations are based, the City will exercise its discretion on the Callahan and Creekside Swainson's Hawk mitigation requirements by determining that they can only be properly discharged by land dedication, as would be required of the Hudson and Highlands projects (assuming final approvals for Highlands).

Therefore, for all four projects the City position is that the applicants will purchase and set aside in perpetuity the appropriate acreage of Swainson's Hawk foraging land consistent with the parameters of this report, through the purchase of the underlying land and/or the development rights and execution of an irreversible conservation easement to be managed by a local established land trust approved by the City.

B. Clarification to Mitigation Measure 4.3-3(a)

As stated above in the clarification for Mitigation Measure 4.3-1(a), it is the City's position that the EIR for the Development and the MMRP are the key documents setting forth the mitigation requirements for the Project, and to the extent there are inconsistencies in the WHMP as applied to the Development, the WHMP should be construed in a manner consistent with EIR and the MMRP. In light of the fact the Swainson's Hawk Mitigation Agreement is still honored as if it had not expired, it is the City's position that the Developer can mitigate for the 102.6 acres of lost Swainson's Hawk foraging habitat through a mitigation receiving site established and recognized by the Yolo Habitat JPA. Upon execution of the conservation easement and other documents required by the Yolo Habitat JPA pursuant to the Swainson's Hawk Mitigation Agreement and in accordance with option (iii) as listed in Mitigation Measure 4.3-3(a), the measure will be deemed satisfied.

***DRAFT* MINUTES OF THE SPECIAL WINTERS PLANNING COMMISSION
MEETING HELD JANUARY 5, 2015**

ATTACHMENT G

***DISCLAIMER:** These minutes represent the interpretation of statements made and questions asked at the meeting. They are not presented as verbatim transcriptions of the statements and questions made or asked as understood by the note taker.*

Chair Bill Biasi called the meeting to order at 6:30 p.m.

PRESENT: Commissioners Adams, Frazier, Myer, Riley, Reyes and Chair Biasi

ABSENT: Baker

STAFF: City Manager John W. Donlevy, Jr., City Attorney Ethan Walsh, Housing Programs Manager Dan Maguire, Community Development Director Dave Dowswell, Management Analyst Jenna Moser

Dave Dowswell led the Pledge of Allegiance.

CITIZEN INPUT: None at this meeting.

CONSENT ITEM:

- A. Minutes of the September 23, October 13, and November 25 Planning Commission meetings

Frazier noted typographical errors. Moser made modifications in the minutes to correct typos.

Frazier moved, and Myer seconded to approve with modifications the Minutes of the September 23, October 13, and November 25 Planning Commission meetings.

AYES: Commissioners Adams, Frazier, Myer, Riley, Reyes and Chairman Biasi.

NOES: None

ABSTAIN: None

ABSENT: Baker

COMMISSION REPORTS: None

STAFF REPORTS: None

DISCUSSION ITEM:

- A. Winters Highlands – Public Hearing and consideration by the Winters Planning Commission of the proposed Amended and Restated Development Agreement and Amended Tentative Map

Community Development Director Dowswell provided an overview of the staff report, noting changes to the Development Agreement and Conditions of Approval.

Chairman Biasi asked about the origin of the idea of Mello-Roos. City Manager Donlevy responded that it was proposed by the City by the Developer. City Attorney Ethan Walsh elaborated that the language in the Development Agreement explains that the City will consider the possible formation of a Mello-Roos Community Facilities District; it is not a commitment to agree to a District being formed.

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Jeff Pemstein, representing Homes by Towne, responded that Mello-Roos are used in many California communities. Pemstein asked for the ability in the Development Agreement to allow the City to consider Mello-Roos, noting the language is not a commitment, but an option to consider. Jeremy Goulart, representing Homes by Towne provided Commissioners and staff a memo outlining some language requested to be modified in the Conditions of Approval.

Biasi asked if this project has been heard by the Affordable Housing Steering Committee. Housing Programs Manager Dan Maguire responded that it has.

Biasi opened the Public Hearing at 6:51PM.

Catherine Portman, of the Burrowing Owl Preservation Society, made comments relating to Burrowing Owl mitigation, her past experiences with the site observing owls, and provided a written letter with comments.

Jim Hildenbrand, of Turning Point Investors, owner of Callahan Estates, made comments that he was not averse to the use of Mello-Roos, relating to major infrastructure, but asked the Commission to consider narrowing its use and asked the Commission to consider adding language to the agreement providing for cooperation with the surrounding developments.

Dick Holdstock made comments expressing his opposition to Mello-Roos, and asked the Commission to not allow their use in the City.

David Springer made comments encouraging more exploration of zero-net-energy homes, and other energy related improvements, and asked the Commission to not eliminate the photovoltaic requirement. Springer also questioned the need for a second EIR and outstanding environmental issues.

Tim Caro made comments regarding phasing and his concern over a drastic increase in population in Winters changing its culture, character. Caro would like to see the phasing slowed and suggested 40 units per year.

Hearing no other comments, Biasi closed the Public Hearing at 7:10pm.

Frazier asked for clarification the Affordable Housing modifications. Maguire responded by outlining the Affordable Housing Plan and how it satisfies the low and very-low-income obligation through the payment of in-lieu fees and land dedication, noting that the affordable moderate-income single family units built in this development will be spread through the subdivision. Those lots have not been pre-identified.

Pemstein explained the financing environment and the need to be allowed 200 units per year, stating that it was very unlikely that 200 units would be built per year, but due to strict underwriting criteria, the 200 number is needed. Pemstein speculated that fewer than 50 units per year were likely.

Frazier asked about the impact to the School District. Maguire responded that the District needs students and has been suffering declining enrolment.

Frazier asked if the park had been designed. Donlevy responded that it has been designed, but that potentially, modifications could occur.

Riley asked about any outstanding environmental issues. Walsh responded that the City can rely on the older EIR document because, while there are changes to the agreement and conditions, they are not substantial.

***DRAFT* MINUTES OF THE SPECIAL WINTERS PLANNING COMMISSION
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Reyes asked if the units would be plumbed for solar installations. Pemstein responded that all of the units will be "solar ready" with solar installation as an option on all units.

Donlevy responded to the comment by Jim Hildenbrand on including language providing for cooperation with the surrounding developments. Donlevy asked the Commission to add language to the Development Agreement stating this, using the same language as was used for the Hudson-Ogando Subdivision.

Biasi asked staff why the 10 year term was chosen. Donlevy stated that agreements have differing terms, and staff concurs that 10 years is reasonable.

Biasi asked about the park development and funding component. Walsh responded that under typical impact fees, the developer would pay a great deal less than what is in this agreement.

Frazier asked about the roadway configuration and extensions of some streets. Donlevy responded by outlining the site map.

Biasi asked about the reduction in the number of model types. Dowswell responded that there are still a variety of model types, and they will be before the Commission for each phase of the development.

Myer stated that he does not believe the market will drive 200 units per year and is comfortable including that language.

Myer moved, and Riley seconded to recommend that the City Council approve the Amended and Restated Development Agreement for development of the property commonly known as Winters Highlands between the City of Winters and GBH-Winters Highlands, LLC pursuant to Government Code sections 65864 through 65869.5, and further approve the Amended Tentative Subdivision Map for the Winters Highlands Subdivision. Commission also added a provision to include language providing for cooperation with the surrounding developments and directed the City staff to work with the developer to make conforming changes to the conditions of approval in response to comments provided by the developer at the public hearing.

AYES: Commissioners Adams, Frazier, Myer, Riley, Reyes and Chairman Biasi.

NOES: None

ABSTAIN: None

ABSENT: Baker

COMMISSIONER/STAFF COMMENTS: None

ADJOURNMENT: Chairman Biasi adjourned the meeting at 8:30pm.

ATTEST:

Jenna Moser, Management Analyst

Bill Biasi, Chairman

P.O. Box 804, Winters, CA 95694

Dear City Council Members,

I would like to draw your attention to the idea of **phasing** the Highlands Development Project. With 395 houses slated to be built shortly, each with an average household size of 2.62 (based on Roseville figures in 2010) – this translates into roughly 1035 new people being added to Winters in a 2-year period.

Winters will increase in size by 14.8% (i.e., 1035 / 7000 people) in just 2 years. Therefore, by the time Highlands is built one in eight people in Winters will live in Highlands.

We moved here 22 years ago. It did not take long to find out where we liked to eat and drink but it sure took time for us to learn what the town was all about. Winters has a complex history, culture and social structure but this became apparent to us only slowly as we became involved, met new friends and learned new lessons. At first, we were more like where we had come from: Davis, Ann Arbor and UK. Later we found ourselves blending with the more patient pace of Winters' life. Slowly we became aware of the tremendous community, generous spirit of volunteerism, honest inclusion of very diverse views, and best ways to do things – that are respectful of the past and of the values of small town neighborliness. This did not appear as a revelation but took years to understand. We are still relative newcomers here but we have incorporated so many of the town's values into our lives that we are really proud to say we are from Winters, CA.

There is certainly a value to growth: it brings new neighbors and vitality to a community, it broadens circles of friends, expands pools of volunteers, and can add to the economy. But it can also damage the rich culture, social structure and traditions that are even more important to the character of small towns. **Timing is everything.** It takes time to welcome new neighbors. It takes time for new neighbors to learn of the past. It takes time for us to learn about them and it takes time to carefully weave their contributions into the fabric of a small town, delicately changing it without damaging it.

Growth can occur as it has done thus far in Winters, slowly, slowly. Or it can happen all at once as it did in Dixon. There, expansion was so rapid that two cultures emerged: one dominated by newcomers and one by "old timers". The divisions were sharp, the politics were rough and the results were predictable. Few of us would want to live in Dixon for these very reasons. The planned development at Highlands is of concern to many people in this town because it heralds a new approach – a Dixon approach for want of a better phrase. This is at odds with the pace to which we are accustomed; we are incredibly lucky that national economic woes have allowed us to grow a little at a time, at a speed that allows the rich culture and traditions of Winters to remain intact. That is about to change.

The developers claim they cannot get a bank loan if they restrict building to less than 200 houses per year: I do not believe that. If they are building 3 other development projects in Northern California, surely they are in good stead with their banks? And how do smaller development projects of 30 or 50 houses get bank loans? This simply cannot be true. If it is not true, then what is the reason for 200?

The developers say they will never manage to build 200 homes in a year, it is just "a number". I do not believe that. When someone writes they can build up to 200 per year, you can bet they will try as hard as they can to achieve that, whatever they say beforehand to get the deal that they want.

A slow growth policy demands 395 houses built out over 10 years, not 2 years – i.e. 40 or 50 houses per year. I am asking (exploring) the City Council to pass Highlands **only** if they slow down building to an agreed and signed speed of 40-50 houses per year. Please, please don't be snowballed.

Best regards,

Tim Caro

January 11, 2015

Winters City Council
318 First Street
Winters, CA 95694

Dear Council Persons:

The Winters Highlands development should be a project we can be proud of as being on the forefront of energy efficiency and sustainability. As approved by the Planning Commission, it is lagging far behind because of an out-of-date and watered-down development agreement. As proposed the project would not compare well with other new energy efficient developments in surrounding communities or respect new laws to control climate change. Governor Brown's recently proposed \$1 billion budget includes continuing investments in low-carbon transportation, sustainable communities, and energy efficiency. Winters should be participating in the governor's initiatives instead of resurrecting a 9 year old agreement to avoid them. Water conservation should also be included in project planning.

As stated by the Jeff Pemstein of Homes by Towne, the Winters Highlands property is "distressed", meaning that the land costs are probably much lower than comparable properties. Thus the developer likely has the opportunity to earn margins that can be used to build competitive homes that do more than just meet code. Granite Bay Holdings, the prior developer, released Homes by Towne from prior obligations by providing funding for the Safety Facility, library, and swimming pool, and the City is providing a safety net for the cost of the park. This leaves the new developer with a much more favorable financial picture.

The original conditions of approval included:

- Compliance with 2005 and/or 2008 Title 24 standards
- 50% of homes equipped with 2.4 kW PV systems
- All homes Energy Star certified
- 10% of lots sold to local builders

Changes in codes and laws since 2006 include:

- Compliance with 2013 or 2016 Title 24 standards (effective Jan. 1, 2017) depending on permit application dates. (The 2019-20 standards are targeting zero net energy use.)
- AB 32 (2006) – requires California to reduce its GHG emissions to 1990 levels by 2020 (<http://www.arb.ca.gov/cc/ab32/ab32.htm>)
- SB 375 (2008) - supports the State's climate action goals to reduce greenhouse gas (GHG) emissions through coordinated transportation and land use planning with the goal of more sustainable communities (<http://www.arb.ca.gov/cc/sb375/sb375.htm>).
- SB 97 (2008) - Codified the California Attorney General's argument that increased greenhouse gas emissions and their effects constitute an environmental impact that must be considered by

a permitting agency under the California Environmental Quality Act (CEQA). If a project proponent convinces a permitting agency that no greenhouse gas mitigation measures are necessary and the agency utilizes an environmental document lacking greenhouse gas mitigation measures, it could be likely that the Attorney General or an environmental or community group would sue. (<http://elq.typepad.com/currents/pdf/currents35-06-allen-2008-0411.pdf>)

The City Attorney indicated the three laws passed by the legislature do not have to be considered because the old development agreement is being extended. Regardless, the climate change crisis is a fact of life and Winters should do its part to address the problem by doing what it can to reduce energy consumption in all sectors.

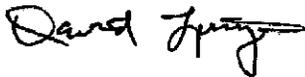
The development agreement approved by the Planning Commission eliminates the requirement for PV systems. No mention was made of the other conditions of approval listed above. The City Council should require the following in the updated development agreement:

- All homes built to Energy Star Version 3 as required in the Conditions of Approval (homes can no longer be certified to Version 2 that was in effect in 2006).
- 50% of homes equipped with PV systems as required in the Conditions of Approval.
- Pre-wiring of all homes for electric vehicle charging (space for a breaker and conduit to an electrical box in the garage) as a greenhouse gas emissions mitigation measure (probably a minimal cost).
- 10% of lots sold to local builders as required in Conditions of Approval to reduce vehicle miles by construction vehicles.

In addition, City staff should produce calculations showing that the added wastewater produced by Winters Highlands, Callahan, and Hudson-Ogando at full build-out will not exceed the current demand for agricultural uses. Otherwise, the City should require installation of "purple pipe" in the joint trench for carrying reclaimed water from the nearby wastewater treatment plant to the residences and the park for landscape irrigation.

Other supporting information is provided on the following pages. Please vote to make this project one that can be a showcase for Winters, not an embarrassment.

Respectfully,



David Springer
200 Madrone Court

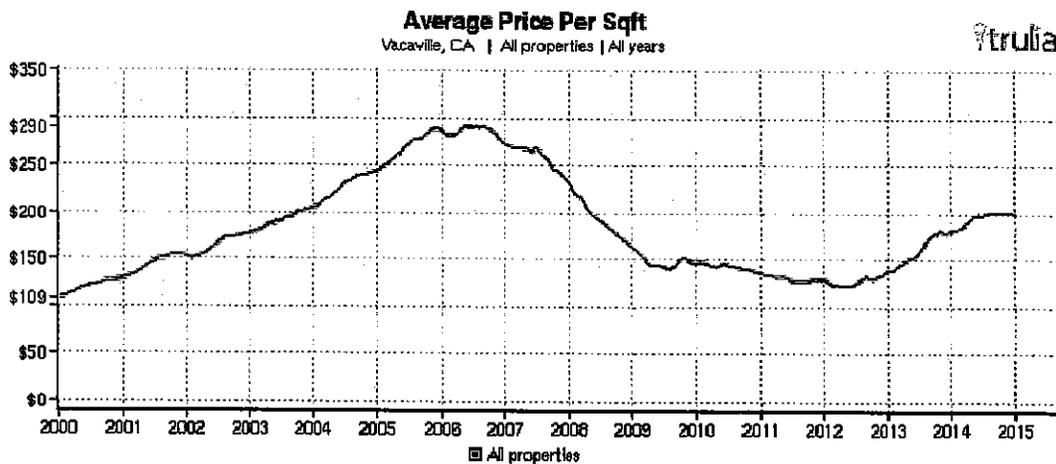
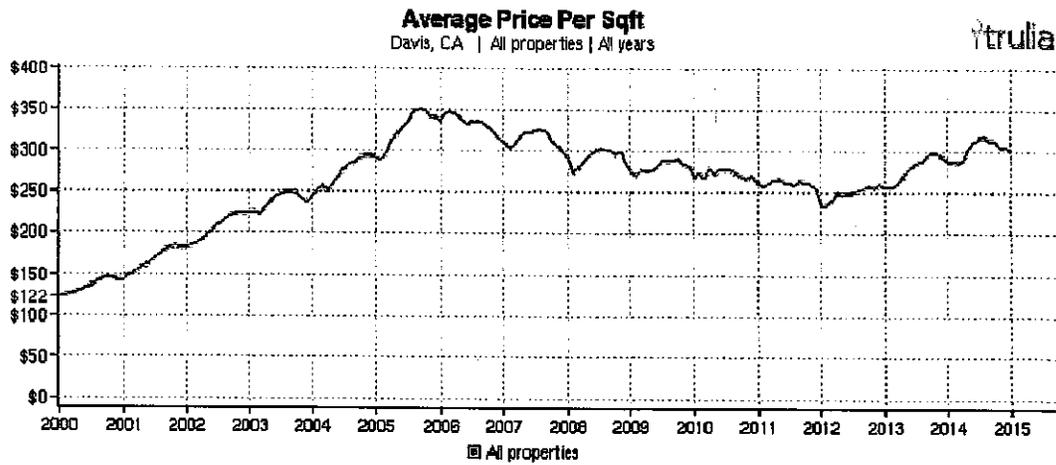
The Business Case for Building Above Code

The market can support it and it benefits the builder and the buyer. During the Planning Commission meeting Jeff Pemstein indicated the cost of construction would be only \$60 per square foot. If the average cost of improved lots is \$120,000 (high estimate), the total cost would be about \$240,000 for a 2000 ft² house, or \$120 per square foot. The median home cost in Vacaville is \$200/ft² and in Davis is \$300/ft² (see graphs below). Based on the lower Vacaville value, the profit per home sale would be 40%.

Energy efficient design and installation of PV systems has been shown to be a win-win: standard or above profit margins for the builders and a more affordable, comfortable home for the buyers. The California Advanced Home Program provides incentives as high as \$5,000 per house for above code construction (<http://www.californiaadvancedhomes.com/>).

Prior projects have shown that high quality, energy efficient, certified homes sell more quickly and for a higher price. The higher turnover rates can save builders much more than the cost of improvements. For their Carsten Crossings development in Rocklin, The Grupe Company outsold the competition 2.5:1 and projected their cost savings as \$14 million for adding energy efficient measures, PV, and LEED certification. This project had zero callbacks, eliminating builder costs for follow-up corrections. (http://www.pnl.gov/main/publications/external/technical_reports/PNNL-16362.pdf). PG&E can offer support through their "zero net energy" services. (http://www.caenergyefficiencymodel.com/energy-efficiency-in-the-sacramento-region/?gclid=CjwKEAiA28ilBRCy5cXrgtF7xTISJABgX7E2WmWikvNGNO81cjOIMHCjNFbhCBZ96yAUmtztSnD2GRoCtzPw_wcB)

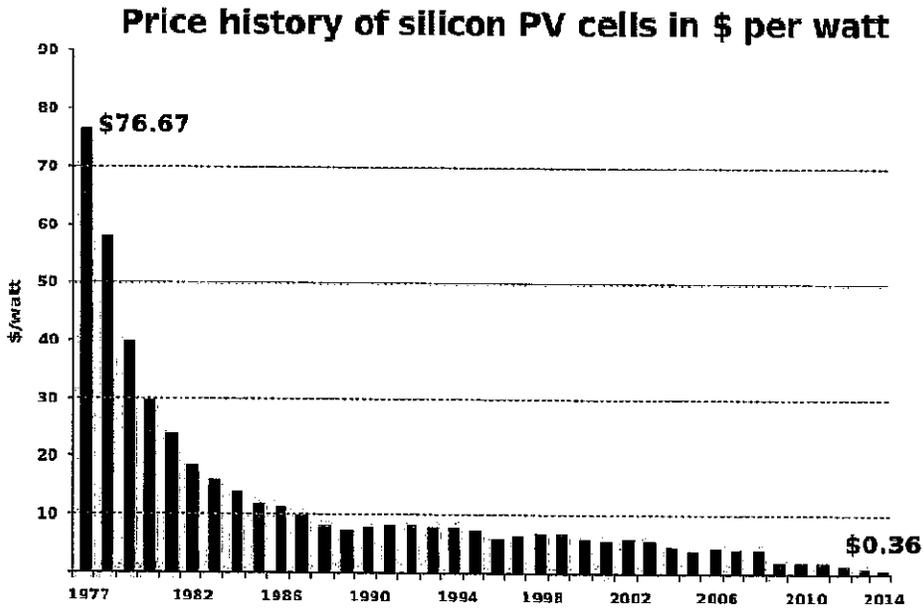
Buyers can be shown that resale values will be higher and that lower utility bills will decrease the cost of ownership. Homes certified by Earth Advantage in the Seattle metro area sold at a price premium of 9.6% when compared to noncertified counterparts and certified homes stayed on the market for 18 days less than noncertified homes (<http://www.earthadvantage.org/assets/documents/AssessingMarketImpactsofThirdPartyCertification-090529.pdf>). A study by the National Renewable Energy Laboratory found that homes built by Shea in the San Diego area sold 20% faster and for 17% more than comparable homes (<http://www.nrel.gov/docs/fy07osti/38304-01.pdf>). Energy efficient mortgages can help buyers who have difficulty qualifying should the builder add significant costs. (http://www.energystar.gov/ia/partners/bldrs_lenders_raters/EEM_Fact_Sheet.pdf).



The Case for Installing PV

The cost of PV systems is lower than it has ever been, and much lower than when the 50% requirement was included in the original development agreement. The graph below plots the rates of decrease. Many production builders are offering PV systems as standard either as a direct purchase or a lease, including Shea Homes (www.trilogylife.com/sheaxero), Meritage Homes (<http://www.meritagehomes.com/whybuy/energyefficient>), KB Homes (www.kbhome.com/energy-efficient-homes), and Beazer Homes (<http://www.beazer.com/energy-efficiency>) to name a few.

. Lennar Homes created their own PV installation firm (www.sunstreet.com). My experience with Centex Homes was that when PV was offered as a buyer option, buyers short-sightedly opted for granite counter tops in favor of PV.



Source: Bloomberg, New Energy Finance & pv.energytrend.com

Advice 4611-G
May 25, 2022

Attachment 5

FEIR without Comment Letters

RESPONSES TO COMMENTS
on the DRAFT FOCUSED
ENVIRONMENTAL IMPACT REPORT
for the WINTERS HIGHLANDS PROJECT

SCH # 2004 012109



**NOTICE OF AVAILABILITY of the
RESPONSES TO COMMENTS on the
DRAFT FOCUSED EIR
for the WINTERS HIGHLANDS PROJECT**

DATE: January 3, 2006
TO: Interested Agencies and Individuals
FROM: City of Winters Community Development Department

Copies of the Responses to Comments on the Draft Focused Environmental Impact Report (DEIR) for the Winters Highlands project are now available for review. More information on the public hearing process is provided below.

The project site is located north of Grant Avenue along Moody Slough Road (County Road 33) in the northwestern portion of the City of Winters. The project site totals 102.6 acres comprised of APNs 030-220-17 (48.1 acres), 030-220-19 (21.0 acres), and 030-220-33 (33.5 acres) located south of Moody Slough Road, east of the westerly City limits, and north of the existing Dry Creek subdivision.

The project is a proposed residential subdivision of 102.6 acres to create 413 single-family lots (including 36 "duplex" lots) on 49.49 acres, a 2.01 acre multifamily lot on which 30 apartments will be developed, a 10.63 acre park site (plus a proposed 10,000 square foot well site), and a 7.43 acre wetlands/open space area, an exchange parcel of 0.04 acres to the Callahan property to the south; and 32.81 acres in public roads.

The following approvals are needed from the City: 1) CEQA clearance; 2) Exclusion from the West Central Master Plan; 3) Approval of the Winters Highlands Development Agreement; 4) Approval of various General Plan Amendments; 5) Approval of various Rezoning; 6) Approval of the Tentative Subdivision Map; 7) Approval of a Lot Line Adjustment; 8) Amendment the Rancho Arroyo Storm Drain District Master Plan; 9) Amendment of the Circulation Master Plan; and 10) Amendment of the Bikeway System Master Plan.

The City and its consultant, Ted Winfield & Associates, have prepared a Responses to Comments document that addresses comments received on the Draft Focused EIR during the formal comment period. The Responses to Comments document and the Draft EIR together comprise the Final Environmental Impact Report (EIR) for the project. The City must consider the information contained in the Final EIR when deliberating the project. Following certification of the Final EIR, the City may take final action on the project.

The Responses to Comments document is now available for public review at the public counter of the Community Development Department at City Hall located at 318 First Street, Winters, California 95694. The document will also be made available online at the City's website (www.cityofwinters.org) under the Community Development Department tab (Reports & Publications option).

A **public workshop** for the Winters Highlands project is scheduled before the Planning Commission and City Council on January 11, 2006 at 7:30 at the Community Center located at 201 Railroad Avenue, Winters, California 95694.

A **public hearing before the Planning Commission** is scheduled for January 24, 2006 at 7:30 in the City Council Chambers at City Hall located at 318 First Street, Winters, California 95694. At this hearing it is anticipated that the Commission will make their final recommendation to Council regarding the project.

A **public hearing before the City Council** is scheduled for February 21, 2006 at 7:30 in the City Council Chambers at City Hall located at 318 First Street, Winters, California 95694. AT this hearing it is anticipated that the Council will take a final action on the project.

There will be no transcription of comments at these meetings. Should this be desired separate arrangements must be made. In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in these hearings, please contact the City Community Development Department at (530) 795-4910 x114. Please make your request as early as possible, and at least one-full business day before the start of the meeting.

For more specific questions about the project please Heidi Tschudin, Contract Planner, at (916) 447-1809; or Dan Sokolow, Community Development Director, (530) 795-4910 x 114.

RESPONSES TO COMMENTS
on the DRAFT FOCUSED
ENVIRONMENTAL IMPACT REPORT
for the WINTERS HIGHLANDS PROJECT

Prepared for:

City of Winters
Community Development Department
318 First Street
Winters, CA 95694
Contact: Dan Sokolow
(530) 795-4910 X114

Prepared by:

Ted P. Winfield, Ph.D.
Ted Winfield & Associates
1455 Wagoner Drive
Livermore, CA 94550
(925) 371-6379

January, 2006

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APPENDIX A.	REVISED DEIR SUMMARY TABLE.....	A

1.0 INTRODUCTION

This document contains all comments received during the public review period on the Draft Environmental Impact Report (DEIR) for the Winters Highlands project, and written responses to those comments.

1.1 Project Under Consideration

The project site is located north of Grant Avenue along Moody Slough Road (County Road 33) in the northwestern portion of the City of Winters. The project site totals 102.6 acres comprised of APNs 030-220-17 (48.1 acres), 030-220-19 (21.0 acres), and 030-220-33 (33.5 acres) located south of Moody Slough Road, east of the westerly City limits, and north of the existing Dry Creek subdivision.

The project is a proposed residential subdivision of 102.6 acres to create 413 single-family lots (including 36 “duplex” lots) on 49.49 acres, a 2.01 acre multifamily lot on which 30 apartments will be developed, a 10.63 acre park site (plus a proposed 10,000 square foot well site), and a 7.43 acre wetlands/open space area, an exchange parcel of 0.04 acres to the Callahan property to the south; and 32.81 acres in public roads.

The following approvals are needed from the City: 1) CEQA clearance; 2) Exclusion from the West Central Master Plan; 3) Approval of the Winters Highlands Development Agreement; 4) Approval of various General Plan Amendments; 5) Approval of various Rezoning; 6) Approval of the Tentative Subdivision Map; 7) Approval of a Lot Line Adjustment; 8) Amendment the Rancho Arroyo Storm Drain District Master Plan; 9) Amendment of the Circulation Master Plan; and 10) Amendment of the Bikeway System Master Plan.

1.2 Public Review

The City used several methods to solicit public input on the DEIR. These methods included the distribution of a Draft Negative Declaration on January 22, 2004; numerous reports to the Planning Commission and City Council Board between March of 2004 and October 2004; distribution of a Notice of Preparation for the DEIR on June 24, 2005; distribution of the September 19, 2005; and a public meeting to receive oral comments on the DEIR on October 25, 2005.

The DEIR was distributed to various public agencies, responsible agencies, and interested individuals. Copies of the document were made available at the public counter of the Community Development and at the local library. An electronic copy of the document was posted on the City’s website. The report was made available for public review and comment for a 45-day period that ran from September 19, 2005 through November 3, 2005.

1.3 Response to Comment Procedure

Text Changes to the DEIR are presented in Chapter 2.0 of this Response to Comments document. That Chapter contains clarifications, amplifications, and corrections that have been identified since publication of the DEIR.

Chapter 3.0 presents the list of commenters on the DEIR. There were 15 comment letters received (including the summary minutes from the DEIR comment hearing which are identified as Letter 4).

Chapter 4.0 presents all the comment letters, and responses to each comment.

Chapter 5.0 presents the final proposed Mitigation Monitoring Plan.

2.0 EIR TEXT CHANGES

Since the release of the Draft EIR (DEIR) on September 19, 2005, the following changes have been made to clarify, amplify, and/or provide minor technical corrections to the DEIR. In the case where information is deleted, it is shown in ~~strikeout~~ format. Where information is added, it is underlined.

The following changes are shown sequentially (by page number) in the order in which they appear in the DEIR. These changes are also referenced in Chapter 4.0 (Responses to Comments) where appropriate. A revised copy of Table ES-1, Summary of Impacts and Mitigation Measures, is provided in Appendix A.

Executive Summary, Table ES-1, page ES-7, Mitigation Measure 4.3-4(a), last paragraph:

~~If owls must be moved away from the project site, p~~Passive relocation techniques shall be used to relocate owls, to the extent feasible.~~rather than trapping.~~ At least one or more weeks will be necessary to accomplish this and allow the owls to acclimate to alternate burrows.

Section 3.0 (Project Setting)

Page 33, second paragraph, first sentence:

Numerous Swainson's hawk (*Buteo swainsoni*) nesting sites are reported to occur within ten miles of the site and ~~one~~ seventeen reported nest ~~site~~ sites occur within five miles of the site (Figure 4), and Swainson's hawk probably forage at the Project site.

Page 34, Figure 4

The revised Figure 4 is presented on the following page.

Section 4.0 (Project Impacts and Mitigation)

Page 45, first paragraph, first sentence:

A summary of impacts and the mitigation acres is presented in Table ~~4~~ 3.

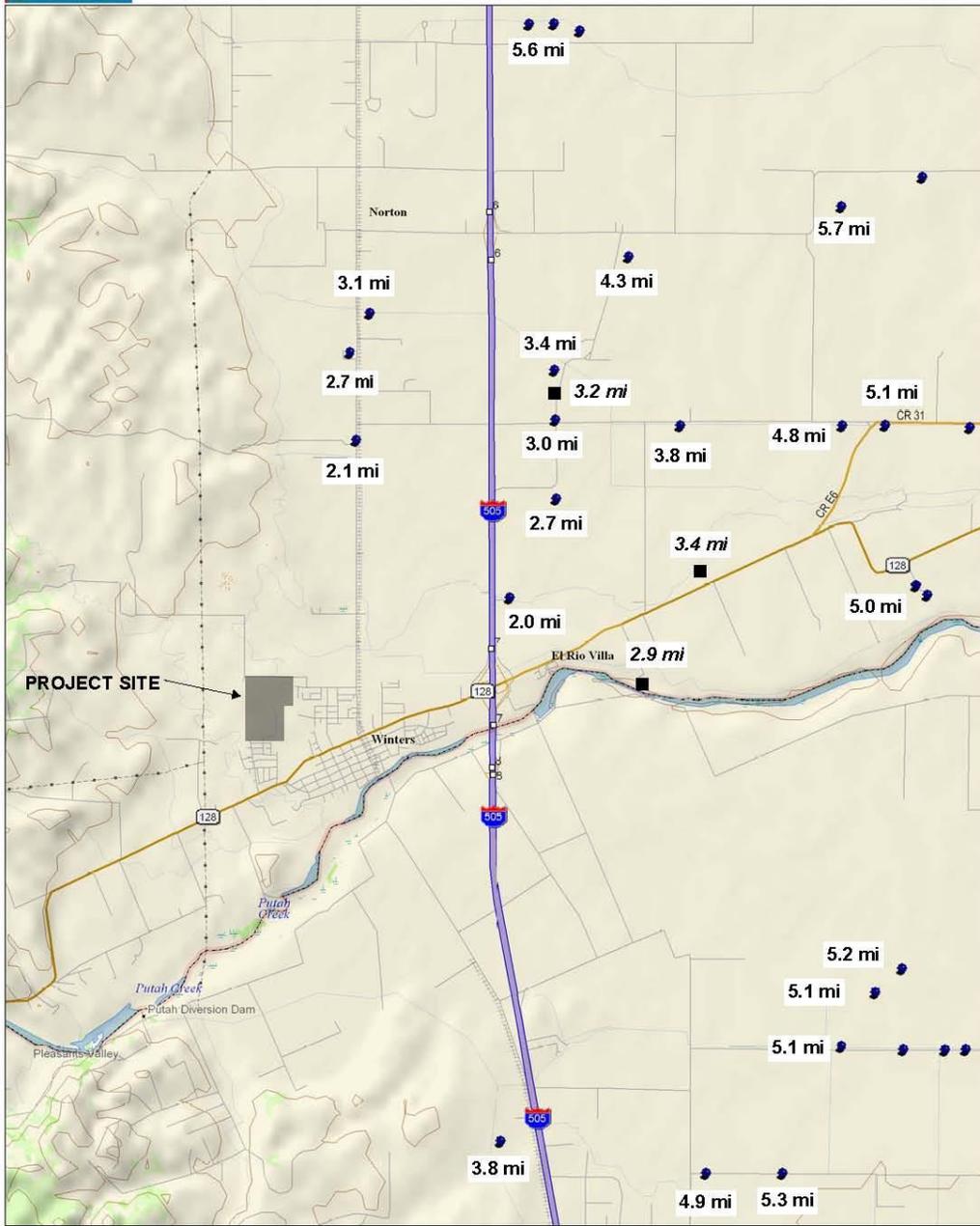
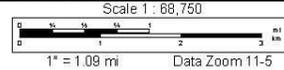


Figure 4 (revised). Location of known nesting sites of Swainson's Hawk in the vicinity of the Project site. Distance of nesting sites within 5 miles of the approximate center of the Project site are shown next to the approximate location of the nest site. Observations not in the NDDB are shown as squares.

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Page 45, Table 3. Summary of impacts and mitigation acres for the Project.

CEQA Mitigation Acreages	Impacted	Mitigation	Mitigation
IMPACTED RESOURCES	Acres	Acres	Ratio
Seasonal wetlands	0.81	1.62	2:1
Highland Canal wetlands	0.54	0.54	1:1
Pools with vernal pool tadpole shrimp and vernal pool fairy shrimp	0.44		
Pools with vernal pool tadpole shrimp only ¹	0.23		
		0.67	4:1
Preserved habitat acres		<u>1.34</u>	<u>2:1</u>
		1.34	2:1
Created habitat acres		<u>0.67</u>	<u>1:1</u>
Swainson's hawk foraging habitat	102.60	102.60	1:1
Northern harriers and other raptors	102.60	102.60	1:1
Burrowing owl (nesting/foraging habitat)	19.50	19.50	1:1
Dry Creek riparian habitat (~100 linear feet)	0.05	0.05	1:1

Page 45, Impact 4.3-1, second paragraph, first sentence:

The large ~~0.99~~0.44-acre seasonal wetland in the northwest corner of the Project site supports both the endangered vernal pool tadpole shrimp and the threatened vernal pool fairy shrimp.

Page 46, Mitigation Measure 4.3-1(a), second paragraph, second sentence:

Typically, the USFWS, in coordination with the Corps, requires a ~~4:1~~ 2:1 preservation of existing pools known to support target species and ~~2:1~~ 1:1 creation of new vernal pools that could potentially support listed invertebrates.

3.0 LIST OF COMMENTERS

3.1 List of Commenters

The Draft Focused Environmental Impact Report for the Winters Highlands Project was circulated for public and agency review for 45 days, commencing on September 19, 2005 and ending November 3, 2005. Fifteen comment letters were received by the City including comments from two individuals received by the City at the public hearing held on October 25, 2005. The written and verbal comments received are as follows:

Letter Number	Date Received	Name	Organization	Comment Type
1	10/03/05	Bridget Binning	Department of Health Services	Letter
2	10/04/05	Dannas Berchtold	California Regional Water Quality Control Board, Central Valley Region	Letter
3	10/14/05	Kevin Jackson		Letter
4	10/25/05	Various	DEIR Comment Hearing Before the Planning Commission	Verbal
5	10/28/05	James P. Pachl	Friends of Swainson's Hawk	Letter
6	11/02/05	Pam Nieberg	Yolano Group Sierra Club	Letter
7	11/02/05	Marcia Gibbs		Letter
8	11/03/05	Ann Melli		Letter
9	11/03/05	B. Demar Hooper	Attorney representing Granite Bay Holdings, LLC	Letter
10	11/03/05	Kevin Jackson		Letter
11	11/03/05	Charlie Rominger		Letter
12	11/03/05	Tim Caro		Letter
13	11/03/05	James P. Pachl	Friends of Swainson's Hawk	Letter
14	11/03/05	Pam Nieberg	Yolano Group Sierra Club	Letter
15	11/08/05	Terry Roberts	State Clearinghouse	Letter

3.2 Comments

This section presents a copy of each comment letter in the order received, including a summary prepared by the City of the verbal comments received at the October 25, 2005 public hearing. The text of each letter has been bracketed and numbered to denote distinct issues raised by the writer or presented by the speaker with respect the summary of the verbal comments. The responses prepared for each bracketed comment within an individual letter are presented in Section 4.0. Each response is numbered to correspond with the comment.

4.0 RESPONSES TO COMMENTS

LETTER 1: BRIDGET BINNING, ENVIRONMENTAL REVIEW UNIT, DEPARTMENT OF HEALTH SERVICES

Response to Comment 1-1: This standard letter identifies the state's permitting requirements for the City's water system. Securing these required approvals are assumed as a part of the design process for the water well. No modifications to the DEIR or additional mitigation measures are necessary.

LETTER 2: DANNAS BERCHTOLD, STORM WATER UNIT, CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD

Response to Comment 2-1: This standard letter identifies the permit requirements of this agency that may affect this project. As related to the NPDES program and storm water discharge a discussion of this permit requirement is already provided on page 46 of the project Initial Study and the City has standard conditions of approval that will apply to the project that address this issue (provided below). No modifications to the DEIR or additional mitigation measures are necessary.

1. The developer shall obtain the following approvals from the Central Valley Regional Water Quality Control Board, as appropriate: 1) coverage under the NPDES General Permit for Storm Water Discharges Associated with Construction Activities; 2) compliance with post construction storm water Best Management Practices pursuant to the NPDES General Permit for Small Municipal Separate Storm Sewers Systems; 3) 401 Water Quality Certification for wetlands impacts; 4) Dewatering Permit under Waste Discharge Requirements General Order for Dewatering and Other Low Threat Discharges to Surface Waters Permit.
2. All projects shall include implementation of post-construction best management practices (BMP). Post construction BMP's shall be identified on improvement plans and approved by the City Engineer.
3. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit.
4. Applications/projects disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer.
5. An erosion and sedimentation control plan shall be included as part of the improvement plan package. The plan shall be prepared by the applicant's civil engineer and approved by the City Engineer. The plan shall include but not be limited to interim protection measures such as benching, sedimentation basins, storm water retention basins, energy dissipation structures, and check dams. The erosion control plan shall also include all necessary permanent erosion control measures, and shall include scheduling of work to coordinate closely with grading operations. Replanting of graded areas and cut and fill slopes is required and shall be indicated accordingly on plans, for approval by City Engineer.
6. Where possible landscaped slopes along streets shall not exceed 5:1; exceptions shall require approval of the City Engineer. All other slopes shall comply with the City of Winters Public Works Improvements Standards. Level areas having a minimum width of two (2) feet shall be required at the toe and top of said slopes.

7. All inactive portions of the construction site, which have been graded will be seeded and watered until vegetation is grown.

Response to Comment 2-2: This comment addresses post construction storm water Best Management Practices (BMPs) to protect water quality and control runoff flow. These are standard conditions of the City that will be applied to the project (see Response to Comment 2-1).

Response to Comment 2-3: This comment addresses Section 401 Water Quality Certification requirements triggered by Section 404 US Army Corps of Engineers permit requirements for wetlands and/or stream course impacts. This is discussed on page 38 and 39 of the DEIR including a CVRWQCB legal opinion not mentioned in the comment, that the 401 certification is required even for isolated wetlands with no Section 404 ACOE jurisdiction. See City standard conditions of approval discussed under Response to Comment 2-1.

Response to Comment 2-4: This comment addresses the potential requirement for a dewatering permit. See City standard conditions of approval discussed under Response to Comment 2-1.

Response to Comment 2-5: This comment addresses storm water discharge permit requirements for industrial projects. The subject project has no industrial component. This comment is not applicable.

LETTER 3, KEVIN JACKSON

Response to Comment 3-1: This comment expresses Mr. Jackson's opinion that General Plan policies require selection of a specific project alternative. Interpretation of the General Plan, and the decision regarding whether to allow development on this property and if so based on what site plan, are all ultimately up to the Winters City Council. When the project moves forward to public hearings starting with the Planning Commission, the staff will also make a recommendation regarding the merits of the project. The subject comment has been entered into the record and will be considered by the decision makers as this project moves forward.

Response to Comment 3-2: The comment supports mitigation for Swainson's hawk within ten miles of the City boundaries and through the requirement for land acquisition and preservation. This is very similar to what Mitigation Measure 4.3-3a requires. The mitigation requires land acquisition and preservation at a 1:1 ratio within "proximity to the City of Winters". The staff supports a more stringent requirement for proximity than the ten miles suggested by the commenter, such as within five miles. This will be discussed at a Planning Commission hearing scheduled December 21, 2005. Please also see Response to Comment 6-2.

Response to Comment 3-3: This comment expresses Mr. Jackson's opinion that construction noise would exceed allowable levels and therefore additional mitigation measures are required. As indicated in the DEIR (Appendix C, page 3) the commenter is applying the wrong criteria. Noise regulation is often distinguished between permanent (on-

going or long-term) transportation sources, permanent non-transportation sources, and short-term construction sources. Construction noise in the City is not regulated by the City's standards for permanent noise sources which Mr. Jackson cites. Construction noise must comply with the City's construction noise ordinance which is the relevant regulatory threshold for impact and what was used in the Initial Study. A summary of the City's noise policies and regulations as related to construction noise is provided below.

Noise in the City is regulated in several ways. The City General Plan contains Goal VII.E (General Plan, p. II-57) which states: *To protect city residents from the harmful and undesirable effects of excessive noise.* There are 12 policies listed that further this goal. Included within these policies are three tables that provide standards and/or limits for land use compatibility (Table II-3), exterior noise levels (Table II-4), and interior noise levels (Table II-5). These goals, policies, and tables provide guidance for the community in evaluating permanent or on-going noise from new or existing land uses.

Table II-3 is used for guiding land use decisions in new growth areas or in the case of contemplated changes in land use. It provides criteria for evaluating the compatibility of a particular land use with the build-out noise environment (both transportation and non-transportation sources). So for example, a proposal to designate or re-designate land to residential in area where the build-out ambient noise environment is projected to be 65 dBA would be "conditionally acceptable" so long as noise reduction features were required of the future home designs. In an area where the future noise level is projected to exceed 65 dBA this would be considered "normally unacceptable" meaning another land use would be a better fit. This threshold compatibility analysis is meant to apply at the time the land use is designated or re-designated.

Table II-4 sets limits at the property boundary for non-transportation related outdoor noise generated by particular land use types. These limits apply to on-going aspects of the land use (e.g. manufacturing machinery). So for example, machinery in use at a business located in an industrial zone is not allowed to exceed 73 dBA at the property line during the day or 70 dBA at the property line during the night.

Table II-5 sets limits for non-transportation related interior noise in residential zones. This is applied during home construction in response to the results of the land use compatibility evaluation described above using Table II-3. For homes that would be constructed in an environment found to be "conditional acceptable" or "normally unacceptable" particular construction techniques (such as increased wall insulation, increased glass thickness for windows, added joint insulation for doors, etc.) are required such that an interior daytime noise level of 45 dBA and nighttime level of 35dBA can be assured.

For noise being evaluated under Tables II-4 and II-5, the "corrections" identified in Table II-6 are applied.

Chapter 8.20 of the City Municipal Code addresses Noise Control. These regulations (referred to as the City's Noise Ordinance) implement the goals and policies of the General Plan and provide much more detail. The Police Department is identified as the "regulating authority for the purposes of the Code (Section 8.20.040A). Tables 7-1 and 10-1 of the code

are identical to Tables II-4 and II-5 of the General Plan, respectively. The Noise Ordinance contains specific references to construction noise in Section 8.20.100. Subsection B.6.a prohibits construction and demolition work at nighttime (7:00pm to 7:00am) or on weekends and holidays if that work will cause a noise disturbance across a property line. (“Noise disturbance” is defined in Section 8.20.030). Emergency work is excepted. Subsection B.6.b sets maximum daytime noise levels from construction and demolition activity, where technologically and economically feasible, to 90 dBA fifty feet from the machine. On Sundays and holidays the maximum daytime noise level from construction and demolition activity is as set in Table 7-1 of the regulations or Table II-4 of the General Plan. Section 8.20.100 also addresses vibration (Subsection B.7).

Subsection B.12 sets separate standards for “domestic power tools and machinery such as a typical homeowner might use for various home improvement projects. This subsection prohibits the operation of these tools between 10:00pm and 7:00am if that work will cause a noise disturbance across a property line. Between 7:00am and 10:00pm these tools may be operated so long as the maximum noise level at the property line does not exceed 80 dBA. Swimming pool and air conditioning equipment are addresses under Subsection B.12.c and B.13 respectively.

Section 8.20.120 goes on to specifically exempt “construction and demolition” activities, “domestic power tools and machinery”, and “residential air-conditioning” equipment from the exterior noise standards contained in Table 7-1 of the regulations or Table II-4 of the General Plan.

LETTER 4, MINUTES FROM OCTOBER 25, 2005 PLANNING COMMISSION HEARING TO RECEIVE ORAL COMMENTS ON THE WINTERS HIGHLANDS DRAFT EIR

Response to Comment 4-1: See Response to Comment 3-1.

Response to Comment 4-2: See Response to Comment 3-2.

Response to Comment 4-3: See Response to Comment 3-3.

Response to Comment 4-4: This comment raises two distinct issues. The first questions the fiscal impacts of the project. While this is not a CEQA issue, it is an issue the City has addressed with this project. As reported in prior project analysis and in the Initial Study for the project a Fiscal Impact Analysis was prepared for this project by Economic and Planning Systems on August 20, 2003. That report looked specifically at the impacts of the project on the City’s general fund. The report concluded that at buildout the project would result in an annual net fiscal deficit for the City of \$151,110. As a result, and pursuant to General Plan requirements for fiscal neutrality, the staff has negotiated within the draft Development Agreement, that the project must pay a one-time per-unit payment towards an annuity or other mechanism to ensure fiscal neutrality for the City. The City recently requested an update of the fiscal impact analysis for use in further Development Agreement negotiations and to provide updated information the City Council for their deliberations. As soon as that

report is received and authorized for release by the City's Director of Financial Management, it will be made available for review.

The second issue raised in this comment is the suggestion that cumulative impacts may not have been properly addressed. The facts do not support this argument although this issue has been raised and discussed many times in recent public hearings before the Planning Commission and City Council. Since 1992 when the General Plan was adopted, the growth that has occurred within the City has occurred in substantial conformance with the General Plan. The General Plan EIR analyzed cumulative growth associated with build-out of the General Plan land use diagram including development at a density and intensity substantially consistent with (or generally less than) the Callahan, Creekside, Hudson/Ogando, and Highlands projects. Since the General Plan EIR cumulative analysis remains valid, it continues to be used as the basis for CEQA analysis.

Response to Comment 4-5: The commenter stated that the City's jobs/housing balance problem has not been discussed and is being "swept under the rug". General Plan Policy I.E.2. states that the City shall work with the private sector to promote jobs creation and a better jobs/housing balance. In the last couple of years, the City has taken a number of actions directly or indirectly in support of economic development to grow its jobs base and ultimately improve its jobs/housing balance.

The City adopted a comprehensive economic development strategy in 2003. A key aspect of the strategy is to "grow" the downtown by focusing on the economic revitalization of the downtown business district. During the same year, the Winters Planning Commission approved the Main Street Village project which is located in the City's downtown business district. A pivotal aspect of the Commission's approval was to allow reduced development standards in order to facilitate private sector development of the project site. To date, three new businesses (two restaurants and a home décor retail shop) have opened in Main Street Village.

In 2004, the City's Community Development Agency (CDA) bonded for the first time and the bond proceeds as well as previously collected tax increment funds have been used for facade improvements of local businesses, the rehabilitation of the historic Southern Pacific Railroad Trestle, traffic circulation improvements (Grant and Railroad Avenues traffic signal and intersection enhancements), the installation of historic street lights, a lease agreement with the Winters Opera House and the Palms Playhouse owners to ensure that the Palms does not leave for another venue, and the planned construction of a new parking lot and storm drain line to benefit the current and future business tenants of the downtown business district. The use of CDA bond and tax increment proceeds have been channeled to projects that either directly or indirectly support economic development. In the same year, the CDA hired Keyser-Marston Associates to prepare a market analysis for the City. While the study noted that the City experiences a significant taxable sales leakage and its ability to attract additional economic development is limited by economic growth in adjacent communities, the market analysis did note specific areas in which the City should focus its efforts to attract new businesses and grow existing ones.

In 2004, the City completed a draft of the Moody Slough Subbasin Drainage Master Plan. The City is in the process of finalizing the plan as the report and completing an impact fee program to finance the storm drain improvements outlined in the plan to address the City's General Flood Overlay Area. A significant amount of the properties in the north and easterly sections of the City are impacted by flood issues and cannot be developed without a comprehensive flood control solution and a financing plan in place (pursuant to General Plan Policy I.A.9.). This easterly portion of the City includes a number of potential job-producing properties that are designated for light industrial and heavy industrial, planned commercial, and highway service commercial uses. These properties are constrained by flood issues as well as the lack of utility infrastructure, such as water and sewer. Upon the City Council's adoption of the Moody Slough Subbasin Storm Drain study report and impact fee program to finance the improvements outlined in the report, properties in the General Plan Flood Overlay Area may be able to move forward with development. Projects developed in the General Plan Flood Overlay Area will be required to pay flood overlay impact fees and may be subject to the construction of interim flood control facilities.

LETTER 5, JAMES PACHL, FRIENDS OF SWAINSON'S HAWK

Response to Comment 5-1: The commenter expresses concern that a draft Mitigation Monitoring and Reporting Plan is not included with the Draft EIR, that a failure to do so is inconsistent with City regulations, and indicates that litigation is a "distinct possibility" as a result. However, a Mitigation Monitoring Plan (MMP) was indeed provided as Attachment 16 to the Initial Study provided in Appendix A of the DEIR.

Section 8-1.6015 (D) of the Zoning Code relevant to mitigation monitoring states in relevant part: "...when an EIR is required, the draft MMRP shall be made a part of the draft EIR." This language does not require, as the commenter suggests, that the MMP be published with the Draft EIR but rather that it be made a "part "of the Draft EIR. The commenter expresses an opinion that this could not occur retroactively, but there is nothing in the City's regulations to support this opinion.

The purpose of the MMP is essentially to specify roles, responsibilities, and timing for implementation of the measure. The City ensures generally that this information is provided within the body of the mitigation measure. The City also incorporates the mitigation measures into the conditions of approval as a standard requirement. As a final note, the MMP for this project was originally circulated on January 22, 2004, so there has been considerable time for public review.

LETTER 6, PAM NIEBERG, YOLANO GROUP SIERRA CLUB

Response to Comment 6-1: The commenter asks for clarification regarding the project description and project impacts related to wetlands. As indicated in the project description (DEIR, p. 7) the project includes a 7.43-acre wetlands/open space preserve area on-site. As described on page 46, this preserve would be comprised of 0.99 acres of seasonal wetlands, 2.10 of buffer grasslands, and an additional 4.34 acres of proposed open space. There are 2.34 total acres of seasonal wetlands on the site. Therefore, as indicated in Impact 4.3-5, 1.35 acres of seasonal wetlands would be destroyed under the project proposal. The US

Army Corps of Engineers has previously taken the position that wetlands on the Highlands site are isolated and therefore not jurisdictional. As a result there are no federal mitigation requirements required by the US Army Corps under Section 404 of the Clean Water Act. However, the City has separate local 1:1 minimum requirements for impacts to riparian and wetland resources. The EIR concludes based on habitat values, that 0.54-acre of the 1.35 acres impacted trigger 1:1 replacement, and the remaining 0.81-acre trigger 2:1 under the City’s policy. Therefore Mitigation Measure 4.3-5(a) requires that 2.16 acres of seasonal wetlands be preserved to satisfy the local requirement.

Notwithstanding the ACOE determination of no Section 404 jurisdiction, as a result of protocol surveys, 0.67 acres of the 1.35 acres of impacted seasonal wetlands were determined to contain protected vernal pool invertebrate species. As indicated in Mitigation Measure 4.3-1a this triggers USFWS mitigation requirements under FESA. Typical mitigation ratios for the USFWS are as follows:

Preservation component. For every acre of habitat directly or indirectly affected, at least two vernal pool credits will be dedicated within a Service-approved ecosystem preservation bank, or, based on Service evaluation of site-specific conservation values, three acres of vernal pool habitat may be preserved on the project site or on another non-bank site as approved by the Service.

Creation component. For every acre of habitat directly affected, at least one vernal pool creation credit will be dedicated within a Service-approved habitat mitigation bank, or, based on Service evaluation of site-specific conservation values, two acres of vernal pool habitat will be created and monitored on the project site or on another non-bank site as approved by the Service.

	bank	non-bank
preservation	2:1	3:1
creation	1:1	2:1

The DEIR indicates that Alternative 3 (Wetlands Avoidance) would result in preservation of an additional 0.47 acres of seasonal wetlands in the northwest corner of the project site (DEIR, p. 60). Under Alternative 3 the acreage of seasonal wetlands lost to development would be reduced from 1.35 acres to 0.88 acre.

On-site preservation of all of the seasonal wetlands that serve as habitat for the vernal pool fairy shrimp and vernal pool tadpole shrimp would result in a substantial loss of developable acres on a site planned for residential development since at least 1919. Avoidance of the seasonal wetlands would result in pools isolated from one another and exchange of biotic material between the pools would likely be eliminated thus substantially reducing the local resilience of the existing complex of pools. This is especially true for the series of vernal pools along the eastern fence line between the Winters Highlands site and the adjacent Callahan Estates project.

Response to Comment 6-2: Mitigation Measure 4.3-3a (i) allows compliance through the JPA only if it is in effect at the time. The City’s understanding is that the JPA Memorandum

of Understanding (MOU) has expired, although renewal efforts are underway. Mitigation Measure 4.3-3a (ii) allows compliance through the NCCP/HCP only if it has been adopted. In the absence of a valid JPA and adopted HCP, Mitigation Measure 4.3-3a (iii) states:

iii) If the MOU is not in full force and effect and if the NCCP/HCP has not yet been adopted, the project applicant shall purchase and set aside in perpetuity 102.6 acres of Swainson's hawk foraging land in proximity to the City of Winters (as approved by the City) through the purchase of the underlying land and/or the development rights and execution of an irreversible conservation easement to be managed by a qualified party (e.g. Yolo Land Trust). Mitigation shall include an endowment or other mechanism to pay for permanent maintenance and management by the managing entity. Compliance shall occur and be confirmed by the City of Winters prior to the issuance of a grading permit. To the extent feasible as determined by the City, identification of acceptable mitigation land shall be coordinated with the Yolo County Habitat Conservation Joint Powers Agency.

Given the status of the JPA MOU and the NCCP/HCP, this applicant will be required to mitigate for Swainson's hawk by setting aside preservation acreage at a 1:1 ratio pursuant to paragraph iii of Mitigation Measure 4.3-3a. This appears to be fully responsive to the suggestions of the commenter. Please also see Response to Comment 3-2.

Response to Comment 6-3: Burrowing owls were observed during each of the site visits in the winter and spring. During the winter, one pair and two single birds were observed in January, February and March, 2005. These birds were found in close proximity to each other along the southern part of the Highlands Canal where the majority of the ground squirrel activity occurs. During the spring visits, two pairs of birds were observed, as shown in Figure 3 of the Draft EIR. These findings are consistent with those reported by Jim Estep in his memo to the City regarding peer review of the biological studies completed for the initial Negative Declaration (Biological Peer Review, Jones and Stokes Associates, August 20, 2004, see Appendix H of the Draft EIR). The 19.5 acres of required mitigation is based on three birds (two single birds and one pair) at 6.5 acres per bird, which is consistent with the California Department of Fish and Game's mitigation measures discussed in its *Staff Report on Burrowing Owl Mitigation* (dated October 17, 1995; see Appendix L of the Draft EIR). The applicant is responsible for developing the necessary plan for the active or passive relocation of burrowing owls from the project site, depending on when construction is to begin and whether nesting birds are present. This plan must be accepted by CDFG.

Response to Comment 6-4: The intent of the mitigation measure was to recognize the possibility of passive relocation onto the proposed open space preserve property in the northeast corner of the site. This 7.43-acre area would be large enough to accommodate one individual or a pair of birds. The remaining birds may be able to be passively relocated to off-site property in Yolo County to the west or may require active relocation as there is no other suitable land adjacent to the Project site that is not planned for future development. If Alternative 3 (Wetland Avoidance Alternative) is chosen, which includes an additional preserve area in the northwest corner of the project site, passive relocation could also potentially occur there.

The relocation is to take place under the oversight of the CDFG and pursuant to the provisions of the California Department of Fish and Game *Staff Report on Burrowing Owl Mitigation*, which is found in Appendix L of the Draft EIR. The applicant will coordinate implementation of this mitigation measure with the California Department of Fish and Game

and must provide written documentation of the consultation process with the California Department of Fish and Game to the City prior to commencement of grading or any other physical modification of the site.

Mitigation Measure 4.3-4a is hereby clarified as follows: “~~...If owls must be moved away from the project site, p~~Passive relocation techniques shall be used to relocate owls, to the extent feasible rather than trapping. At least one or more weeks will be necessary to accomplish this and allow the owls to acclimate to alternate burrows.”

This change is reflected in Chapter 2.0 of this document.

The commenter also raises a question about the meaning of the term “alternative burrows” in regards to the passive relocation of burrowing owls. The mitigation measure regarding the passive relocation of burrowing owls, which references the term “alternative burrows” is taken directly from the *Staff Report on Burrowing Owl Mitigation*, which is found in Appendix L of the Draft EIR. “Alternative burrows” consist of artificial or natural burrows located at the area where the owls are to be relocated at a ratio of two natural or artificial burrows for each burrow in the project area that will be “rendered biologically unsuitable.”

Response to Comment 6-5: See response to Comment 6-2.

Response to Comment 6-6: Air quality modeling was performed for this project and mitigation measures were identified based on the results of the modeling and the requirements of the Yolo-Solano AQMD. These are reported in the Initial Study (DEIR Appendix A, p 28-33) and have been discussed in numerous public hearings.

Air quality impacts associated with this project and other planned projects in the City have been known since the 1992 certification of the General Plan EIR and General Plan approval. The Council members recognized at the time that air quality impacts would be significant and unavoidable and made findings to “override” those impacts and approve the General Plan. That action anticipated a project of this magnitude at this location.

The commenter references Mitigation Measure 12.3 from the General Plan DEIR. As indicated in the DEIR (Appendix C), this measure was modified at the time to become Policy V.I.E.11 in the adopted General Plan (see page C-6 of the General Plan FEIR). As modified this policy does not apply to a residential project and the impact was identified as significant and unavoidable. Nonetheless, air quality emissions associated with this project were analyzed and the measures in the Initial Study provide mitigation. The Yolo-Solano AQMD has formally reviewed the City’s conclusions on at least two occasions (January 2004 and September 2005) and confirmed that the analysis is adequate.

Response to Comment 6-7: The commenter advocates greater densities for the project so that habitat can be preserved. The evolution of site design for the proposal has reflected exactly those trade-offs – proposed densities have increased substantially and the open space area (in the northeast corner) as well as park area has increased in size. Alternative 3 takes this even further by further decreasing lot size and adding a second preserved wetlands area in the northwest corner.

Response to Comment 6-8: The commenter expresses concern regarding the size and phasing of the project. The staff and residents share this concern and have been deliberating it extensively. It is among many topics covered in the DEIR Initial Study and prior staff reports. The project does not increase the size of Winters – it is an infill project on property that lies within the incorporated city limits. It would increase the existing population but at a level anticipated in the General Plan. The project has been redesigned to incorporate a five year build-out. The City Council will be reviewing proposed phasing to determine if it is acceptable.

The comment indicates that the project would result in “serious impacts on infrastructure and potential increases in fees and taxes for current residents”. Impacts on infrastructure are fully analyzed in the DEIR Initial Study and the project is required to fully mitigate its infrastructure impacts. Infrastructure master planning in the City assumes the development of this and other infill projects planned in the General Plan. The project is required to be fiscally neutral, and in fact, through the development agreement will be providing benefits for current residents that City has no basis otherwise to require. State law prohibits increases in fees or taxes unless proportional benefit is derived.

Response to Comment 6-9: The traffic study indicates that three intersections would operate at unacceptable levels under the “existing plus project” scenario and one intersection would operate at unacceptable levels under the “cumulative plus project” scenario. The mitigation identified for these intersections is the installation of traffic signals, which result in Level of Service (LOS) D or better conditions at all of the impacted intersections. As a result, all intersections would operate at acceptable levels with the recommended mitigation measures. Roadway conditions were also evaluated for both near-term and long-term scenarios. All roadway segments evaluated for the “existing plus project” scenario are projected to have traffic volumes that are below the City’s threshold for widening from two lanes to four lanes. As such, widening is not required in the near-term. The evaluation of roadway segments for the “cumulative plus project” scenario indicates that Grant Avenue will have to be widened from two lanes to four lanes from I-505 west to a point west of East Main Street. This widening is consistent with the City General Plan, which calls for this portion of Grant Avenue to be four lanes at build-out. The City of Winters does have a traffic impact fee for new development, and all new development projects are required to pay this fee. The traffic impact fee is designed to fund a number of improvement projects, including the widening of Grant Avenue to four lanes as described above, as well as a number of new traffic signals. The Highlands project would be required to front the cost of implementing mitigation measures identified in the environmental document, to the extent that the City of Winters or other project applicants are not already implementing them. The mitigation “triggers” indicate the point at which intersections would exceed the service level threshold, as defined in terms of the number of added single family dwelling unit “equivalents”. The implementation of mitigation measures at these trigger points would ensure that the intersections would continue to operate at acceptable levels as development occurs. The construction of the mitigation measure would begin prior to the mitigation trigger, allowing for completion by the trigger point. Mitigation Measure #11 describes a list of specific traffic improvements that, when implemented, result in acceptable levels at all study intersections for both the “existing plus project” and “cumulative plus project”

scenarios. Mitigation Measure #12 indicates that all design plans prepared for both on-site and off-site improvements must be approved by the City Engineer prior to construction.

Response to Comment 6-10: The commenter correctly states that the project would trigger expansion of the City's wastewater treatment plant. Project descriptions dating back to at least January 22, 2004 (date of release of the Draft Negative Declaration) have correctly explained this.

Page 16 of the DEIR states that the Phase 2 expansion will need to take place before full build out. Page 15 and 64 of the Initial Study in the DEIR contain the same language. Mitigation Measure #14 requires the following:

The Proposed Project shall contribute its fair share toward expansion of the City of Winters Wastewater Treatment Plant, consistent with the Wastewater Treatment Plant Master Plan. An acceptable financing mechanism shall be in place for the WWTP expansion prior to acceptance of a final map. Building permits for each phase of development shall be issued only after the City has established that the WWTP capacity will be available to serve that phase of development.

Page 65 of the Initial Study goes on to state that the Phase 2 expansion would need to occur before the build-out of the Proposed Project and that by providing fair share funding, and timing the project development to coincide with expansion of the WWTP, the City will ensure that the capacity will be available to serve the Proposed Project without interfering with the City's ability to serve other existing and approved development.

It should be further noted that the Wastewater Treatment Plant Expansion is a developer expense and is identified in the City's approved AB1600 Development Impact Fee Program to be funded entirely by development.

Response to Comment 6-11: On June 24, 2005 the City released the NOP for a 30-day comment period. This NOP included a description of the proposed project alternatives and requested comments about them or others that might be appropriate. The comment period for the NOP ran from June 27, 2005 to July 27, 2005. There were twelve comment letters. The Sierra Club did not comment at this time. The Sierra Club is now advocating a new "more compact project" alternative which they define as:

"higher density housing on a smaller footprint that would preserve the wetlands, vernal pools, and perhaps some burrowing owl habitat on the site and that would avoid or reduce significant environmental impacts the project produces."

CEQA requires that an EIR evaluate a reasonable range of feasible alternatives to the project or its location that would meet the objectives of the project and substantially reduce or avoid one or more of the significant environmental impacts of the proposed project. It is the staff position that the EIR analysis meets the legal thresholds for CEQA alternative analysis, and further that Alternative 3 (Wetlands Avoidance) already accomplishes substantially what the commenter describes. No additional project alternatives are proposed.

LETTER 7, MARCIA GIBBS

Response to Comment 7-1: Ms. Gibbs advocates examining impacts to City finances, public services, schools, and roadways before proceeding. The staff agrees and the City has required analysis in each of these areas. This information is provided in the DEIR Initial Study. See also Response to Comment 4-4 regarding fiscal impact analysis.

Response to Comment 7-2: The comment makes general observations and recommendations regarding local jobs/housing balance. The City Manager has reported to the Council on a number of occasion regarding efforts to create and retain more jobs locally. The project site is not designated for jobs-producing land uses, so there is no nexus to specifically require the project to mitigate for failing to provide permanent jobs. The site is designated primarily for housing which is what the project proposes.

The Winters Highlands project will generate a number of construction jobs during the course of the project's buildout and skilled workers in the construction trades particularly individuals employed in the installation of roadways and utilities often earn union scale wages. However, construction jobs generated by the project are temporary and will end once the project is completed. The applicant for the Winters Highlands project, Granite Bay Holdings, Inc., has purchased a commercial site approximately 4.5 acres in size with C-2 zoning (Central Business District) on the south side of Grant Avenue located between East Street and the Round Table pizza commercial development strip. Granite Bay intends to develop the site for commercial purposes, but has not filed a planning application at this time and it is unknown the number of jobs that will be generated from development of the site and whether some or all of the jobs will be considered "good" jobs as cited by the commenter.

Vacaville, Davis, and to a lesser extent Woodland have experienced significant economic development in the last 10 to 15 years, but economic development in Winters has been limited. While progress is being made in the downtown business district (DBD) with the addition of new businesses in buildings that were either vacant or underutilized, continued development interest from the local and non-local development community, and the gradual transformation of the DBD into a "destination location", job creation outside of the DBD faces a number of challenges. Growing the City's job base has been constrained by flood issues, lack of infrastructure, competition from other communities, and a shrinking market area. Although adoption of the Moody Slough Subbasin Storm Drain study report and impact fee program to finance the improvements outlined in the report may allow some of the properties in the City's General Plan Flood Overlay area to develop under certain conditions, it is unknown how many of the potential job producing properties designated for light and heavy industrial, planned commercial, and highway service commercial uses will be able to move forward with development. These properties are located at the easterly section of the City and are also constrained by the lack of infrastructure such as sewer and water.

The cities of Vacaville, Davis, and Woodland have significant assets, including commercial/industrial properties with available infrastructure, access to large workforces, and business infrastructure to support new businesses. The City lacks these assets and this increases the difficulty in attracting new businesses to the community. The siting of a retail businesses is often based on a marketing area with a specific radius to support (or justify) the

new retail business. At one time, a five-mile radius may have been valid for the City's retail market area; however, the retail development occurring in the North Vacaville area is eroding the City's market area.

Ms. Gibbs also advocates safe walkways and bikeways, and increased transit options. Staff concurs. The project has been significantly redesigned since it was originally approved in 1994 and since it was proposed in 2001 to increase density, preserve open space, increase neo-traditional design, emphasize grid-pattern streets with adequate side walks, add Class I bicycle trails, and increase park space.

Response to Comment 7-3: It is accurate that residential development does not typically pay for itself anymore. The City General Plan, however, requires fiscal neutrality; and a Development Agreement will be executed with the developer if the project is approved, that will ensure fiscal neutrality through the payment of a one-time per-unit payment towards an annuity or other mechanism approved by the City.

Ms. Gibbs advocates against "poorly or unplanned growth". The staff concurs. Ms. Gibbs also advocates that development should add net benefits to the community in exchange for approvals. The staff concurs with this as well. The City's Development Agreement enabling ordinance actually requires such net community benefits.

Response to Comment 7-4: This comment refers indirectly to the Callahan, Creekside, and Hudson projects and indicates that the City "failed" to require an EIR for these projects and that as a result the community was "cheated" out of a real impact analysis. The State California Environmental Quality Act (CEQA) sets the threshold for requirement of an EIR. Where that threshold is passed, an EIR is required. Where the threshold is not passed a Negative Declaration or lesser document is required. Though unrelated to the subject project the staff wants to reiterate for the record that the thresholds for an EIR were not triggered for any of those projects. The City did not fail in its responsibilities in any manner.

Accurate and complete impact analysis is required whether the document rendered is an EIR or a negative declaration. The City has performed very complete impact analyses for the referenced projects, and the facts simply do not support Ms. Gibb's statements.

Ms. Gibbs goes on to state that citizens "were not given a chance to examine alternatives or cumulative development scenarios." The City spent extensive time in 1991-92 examining alternative development scenarios and cumulative analysis of each of them was performed. The Council ultimately adopted the scenario reflected in the 1992 General Plan and rejected the other alternatives. That decision continues to guide development in the City today. See Response to Comment 4-4 regarding cumulative analysis.

Finally, Ms. Gibbs references the Highlands project as an example where a draft Negative Declaration was prepared and subsequent unavoidable impacts were identified. She states: "Full environmental disclosure at the outset of a project proposal is an essential part of the public planning process." The staff completely agrees with this statement however, full environmental disclosure does not require an EIR. This misconception was unfortunately exacerbated by the inadequacies of the early biological analysis submitted for the Highlands

project and on which staff and community relied. Had correct and complete biological analysis been performed at the outset, no negative declaration would have ever been prepared. The staff is appreciative of the efforts of the community that lead to the discovery of the inadequacies on the original analysis and allowed for correction. The City has since instituted a modified application process and standard peer review for biological analysis.

Response to Comment 7-5: The comment suggests support for a General Plan update, something the Planning Commission and City Council continue to consider on occasion. However, the City's 1992 General Plan is by law the guiding vision or master plan for the Winters community. Until such time as the City Council acts to change or update the General Plan, reliance upon it is not only appropriate but required.

It is important to reiterate that the assumptions of growth in the General Plan underlie all the City's infrastructure master planning documents. In addition the City's fiscal and economic master planning also assumes growth based on the General Plan.

To the extent the Plan is out of synch with community values or expectations, if that is the case, then modification or update to realign the Plan with the community is imperative. Until this occurs however, all proposed development must be analyzed for consistency with the 1992 General Plan, and the 1992 General Plan EIR will continue to be used as a programmatic environmental document for subsequent project-level CEQA analyses so long as it remains valid.

LETTER 8, ANN MELLI

Response to Comment 8-1: The commenter raises rhetorical questions for the Council to consider in their deliberations regarding this project. Please refer to Response to Comment 4-4 regarding fiscal impact. Other physical impacts have been addressed in the DEIR, particularly the Initial Study.

Response to Comment 8-2: The commenter writes that the project applicant disced the property recently and that the discing may have destroyed habitat for biological resources. On or about October 30, 2005, the project applicant indeed had the project site disced. Based on a complaint from a resident who lives next to the project, City staff visited the project site at that time and examined it from Moody Slough Road on the north and the Callahan Estates property on the east. Staff reviewed the biological resources mapping for the project and concluded that the applicant's discing contractor had avoided sensitive biological (habitat) areas. Pink flags had been staked to delineate the boundaries of the biological resources, and those areas had been avoided.

Response to Comment 8-3: The comment concerns the construction of the Shirley Rominger Intermediate School and expresses concern about City oversight of construction projects in general. The City does have authority to regulate, oversee, and stop work when merited for construction projects under City authority. The school project to which the comment refers, however, is not an example of a project under City authority. School districts are separate governmental entities that oversee their own construction projects governed by State regulation not local. They are exempt from City control. The construction

of new school facilities or improvements to existing school facilities (classrooms, repairs to buildings, electrical upgrades, etc.) is under the jurisdiction of Department of State Architect (DSA). The City does not issue building permits to the School District nor does the City's building inspector inspect school facilities.

Response to Comment 8-4: Please see Response to Comment 8-3, above.

Response to Comment 8-5: The commenter expresses her opposition to the project. Further response is not necessary.

Response to Comment 8-6: Please refer to Response to Comment 8-3.

Response to Comment 8-7: The requirement for back-up beepers on certain construction equipment, and the specifications for audibility of those beepers, is regulated by the California Department of Health Services, Occupational Safety and Health Administration (Cal OSHA) and is not something within the control of the City. Furthermore, as indicated above under Response to Comment 8-3, the entire school project is outside of the City's authority. Please also refer to Response to Comment 3-3 regarding construction noise.

Response to Comment 8-8: Mitigation Measure #2 from the DEIR Initial Study addresses this issue for the subject project.

Response to Comment 8-9: The Yolo-Solano AQMD and the City's standard specifications both require dust control. These requirements will be applicable to the project and will be reflected in the following standard conditions of approval:

1. Pursuant to General Plan Policy VI.E.6, construction-related dust shall be minimized. Dust control measures shall be specified and included as requirements of the contractor(s) during all phases of construction of this project and shall be included as a part of the required construction mitigation plan for the project.
2. All inactive portions of the construction site, which have been graded will be seeded and watered until vegetation is grown.
3. Grading shall not occur when wind speeds exceeds 20 MPH over a one hour period.
4. Construction vehicle speed on unpaved roads shall not exceed 15 MPH.
5. Construction equipment and engines shall be properly maintained.
6. If air quality standards are exceeded in May through October, the construction schedule will be arranged to minimize the number of vehicles and equipment operating at the same time.
7. Construction practices will minimize vehicle idling.
8. Potentially windblown materials will be watered or covered.
9. Construction areas and streets will be wet swept.

Response to Comment 8-10: Please refer to responses to comments 8-7, 8-8, and 8-9.

Response to Comment 8-11: Please refer to responses to comments 8-7, 8-8, and 8-9. The project is being proposed in five phases that will allow construction to be held to smaller areas at a time; however the staff recognizes that construction can be a nuisance. This was true for those living next to the homes where the commenter lives and will be true for those adjacent to the subject homes as well.

Response to Comment 8-12: The commenter expresses concerns that oversight of the project will be handled by the developer or the developer's agent. City staff is responsible for the oversight of development projects subject to the City's jurisdiction to ensure compliance with conditions of approval and mitigation measures. As part of the conditions of approval for the Callahan Estates, Creekside Estates, and Hudson-Ogando projects, the City is requiring the developers of these projects to fund City oversight of the projects. The proposed Winters Highlands project will also have a similar condition. In the event that the City contracts with a firm to handle oversight of the project, the developer will be responsible for funding the cost of the contract, but the contractor will be directed by and under the control of City staff.

Response to Comment 8-13: The commenter questions whether City staff will be able to adequately inspect the residences constructed as part of the Winters Highlands project. The City has adopted the California Building Code (CBC) and employs a full-time building inspector in the Community Development (CD) Department to enforce CBC requirements. The building inspector and potentially supplemental staff (contract building inspector) will be responsible for ensuring CBC compliance at the Winters Highlands project. The commenter indicates that the City did not catch building inspection issues during the construction of her subdivision, Winters Village Unit No. 1. Most of the residences in the subdivision were constructed in the late 1980s, several years before the current staff of the CD Department was hired. As a result, the CD Department is aware that the homeowners in the subdivision did file complaints about the quality of the construction of their residences, but the current staff was not present when the complaints were filed and did not participate in the inspections of the homes that were the basis of the complaints. Nonetheless, the CD Department is aware of the need to bring on additional contract staff on an interim basis when a significant amount of new construction is occurring. This was done in the 2002-2003 time period for the Carter Ranch Phase 2 and Winters Village Unit No. 2 subdivisions.

Response to Comment 8-14: The comment expresses a caution to the decision-makers in deliberating the project. This will be considered as a part of the record. No further response is necessary.

LETTER 9, DEMAR HOOPER, ATTORNEY FOR APPLICANT

Response to Comment 9-1: The DEIR demonstrates that the project would reduce the number and range of the vernal pool tadpole shrimp and vernal pool fairy shrimp in Yolo County. This impact remains even after mitigation is implemented.

Paying in-lieu fees for the purchase of foraging habitat for Swainson's hawk or putting a conservation easement over such land does not increase the inventory of foraging habitat unless that land is currently not suitable for foraging and part of the management actions is to

convert the land to suitable foraging habitat for Swainson's hawk. Therefore, this impact as well remains even after mitigation is implemented. Therefore, the DEIR correctly concludes that these impacts are significant and unavoidable. No modifications to the DEIR are necessary in response to this comment.

Response to Comment 9-2: The evaluation of the significance of the project impacts to vernal pool fairy shrimp and vernal pool tadpole shrimp is based in part on the reported distribution of these species in the region. As shown in the figure below, there is only one reported occurrence of vernal pool fairy shrimp in the region (and in Yolo County for that matter) according to the California Natural Diversity Data Base (Version 3.0.5, dated August 5, 2005), and that occurrence is approximately six miles east-northeast of Winters. The next closest reported occurrence is in northern Solano County in the vicinity of the City of Vacaville, approximately nine miles south of Winters.

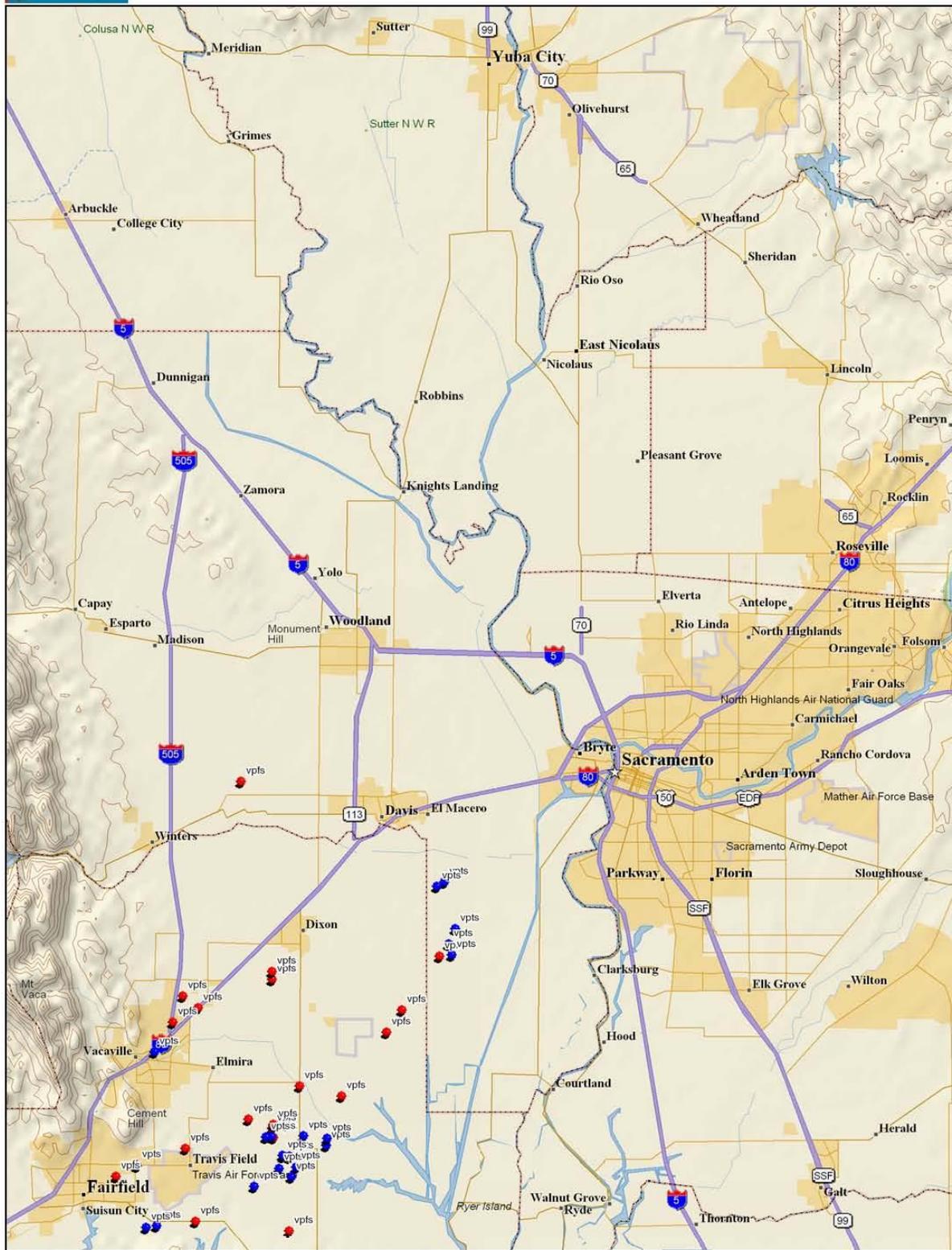
There are no other reported occurrences of vernal pool tadpole shrimp in the region around Winters or in Yolo County. The nearest reported occurrence of vernal pool tadpole shrimp is in northern Solano County in the vicinity of the City of Vacaville, approximately 11 miles south of Winters. The next nearest reported occurrences of the vernal pool tadpole shrimp are between 17 and 18 miles south and south-southeast of Winters.

Generally, with the exception of the documented occurrences at the project site and the one lone occurrence east-northeast of Winters, all the other recorded occurrences for the vernal pool fairy shrimp and vernal pool tadpole shrimp in Yolo and Solano County occur south of Interstate 80. The resulting loss of vernal pool fairy shrimp and vernal pool tadpole shrimp substantially reduces the range of these species and, more importantly, it threatens their continued existence in the Project area by reducing the number of pools that could provide source population should local conditions result in the loss of individuals in one or more pools. The avoidance of just the single pool greatly increases the risk of extinction of the existing population of vernal pool fairy shrimp and especially vernal pool tadpole shrimp from the region due the lack of a source population should local conditions eliminate individuals in the avoided pool.

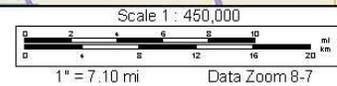
Based on these arguments, the loss of vernal pool fairy shrimp habitat and vernal pool tadpole habitat clearly meets the definition in CEQA Guidelines Section 15065 concerning conditions leading to a mandatory finding of significance. This section states:

- (1) The project has the potential to: substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of an endangered, rare or threatened species; or eliminate important examples of the major periods of California history or prehistory.

Furthermore, the mitigation being proposed, while meeting the agency policy, does not change the finding since the mitigation would take place outside the region.



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The comment does not support the statement that the project site represents “only 0.2%” of the foraging habitat within a five mile radius of the project site. Not all the undeveloped areas are suitable as foraging habitat for Swainson’s hawk, especially orchards and other areas that support crops with substantial ground cover. Further, there is nothing that prevents changes in agricultural practices that would reduce the suitability of existing foraging habitat for the Swainson’s hawk. No new habitat would be created by the proposed mitigation so there would still be an incremental loss of foraging habitat in the region.

The commenter also raises the argument that “*neither the species addressed by the DEIR nor the City of Winters are dependant on the continued local existence of the species that are the subject of the DEIR, such that the City must find the environmental effect to be significant after mitigation on the basis that mitigation proposes protection offsite and possibly, outside city boundaries.*” This argument ignores the fact that the local citizens have put a high value on these resources, as have the agencies. Further, the loss of the special-status species and other sensitive biological resources occurring at the site, such as the native plants found in the vernal pools and the vernal pools themselves, reduces local and regional biodiversity.

Response to Comment 9-3: Please see responses to comments 9-1 and 9-2.

Response to Comment 9-4: Comment noted. The area of seasonal wetlands in the northwest corner of the site totals 0.47 acre, not 0.99, and consists of one large wetland of 0.44 acre and two small wetlands totaling 0.03 acre. This correction is identified in Chapter 2.0 of this document.

Response to Comment 9-5: Comment noted. Table 3 on page 45 and the text on page 46 reversed the ratios between preservation and creation. These corrections are identified in Chapter 2.0 of this document.

Response to Comment 9-6: Please see responses to comments 9-1 and 9-2. It is not known at this time whether the USFWS will ultimately conclude that the project is eligible for coverage under the *Programmatic Formal Endangered Species Act Consultation on Issuance of 404 Permits for Projects with Relatively Small Effects on Listed Vernal Pool Crustaceans Within the Jurisdiction of the Sacramento Field Office, California*, dated February, 28, 1996. Even if the USFWS determines that the project is eligible for coverage, this is a local determination. As noted above, should the mitigation ultimately be fulfilled in the form of mitigation credits purchased from a bank outside of the area, the local impact remains. Finally, as noted in the Response to Comment 9-2, the conditions that lead to a mandatory finding of significance according to CEQA Guidelines 15065 will not be changed by the proposed mitigation for the vernal pool fairy shrimp and vernal pool tadpole shrimp.

Response to Comment 9-7: Please see responses to comments 9-1 and 9-2.

Response to Comment 9-8: The 7.43-acre proposed open space preserve area would be too small and too encroached upon to be considered preserved foraging land. Development will surround it on all sides and proposed management does not even consider foraging needs. For these reasons the acreage of this area was still considered impacted for foraging purposes even though it is proposed for wetlands preservation. While it is possible that the Swainson’s

hawk may ultimately adapt to future build-out conditions and possibly use the area for foraging as suggested, this is not guaranteed and conditions will be far from ideal.

Please see Response to Comment 9-1 regarding significance conclusions for Swainson's hawk. See also responses to comments 3-2 and 6-2 regarding Mitigation Measure 4.3-3a.

Response to Comment 9-9: Impact 4.3-1 addresses federal impacts. Impact 4.3-5 addresses local impacts. Please see Response to Comment 6-1 for a more detailed explanation. The commenter outlines a proposed mitigation scheme for Impact 4.3-1 and requests that the City accept this mitigation as also satisfying Impact 4.3-5. This concept of accepting "stacked" mitigation will be a local policy decision. There is a workshop scheduled for December 21, 2005 before the Planning Commission at which time parameters for habitat mitigation will be further discussed. The mitigation requirements remain separate and distinct at this time, and stacking may not ultimately be accepted by the City.

Response to Comment 9-10: The mitigation measure is clear and does not require modification. It requires a pre-construction survey for hawk nests no matter what time of the year it is and outlines required actions should an active nest be found. No modification of the DEIR is necessary. Mitigation Measure 4.3-6(a) is consistent with the provisions of California Department of Fish and Game's *Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (Buteo swainsoni) in the Central Valley*, which is presented in Appendix K of the DEIR.

Response to Comment 9-11: General Plan Goal VI.D and applicable policies promote "the protection and enhancement of wetlands and the riparian and aquatic ecosystems of Putah Creek and Dry Creek". The mitigation requirement to restore the affected section of Dry Creek is consistent with this goal. Therefore, no modification of the DEIR is necessary.

Response to Comment 9-12: As shown in Figure 8 supplied by the applicant's engineer, the assumption that accompanies this alternative is that Moody Slough Road is not planned to be further widened to the west beyond the point at which it connects with Valley Oak Drive. Any improvements to this segment would be made on the north side. This would address the issue raised by the commenter.

Response to Comment 9-13: The comment expresses a concern that a traffic circulation issue may arise due to the proximity of the extension of Valley Oak to Moody Slough Road and the intersection of east and driveways to the future park to the north. The proposed location of Valley Oak Drive at Moody Slough Road is within the minimum distance requirements for opposing off-set streets. Driveways to the future park would be designed and located to meet City requirements for locations to adjacent and opposing streets and driveways. There are numerous options for park driveway locations that would meet City standards and provide for safe access and acceptable circulation. During the design phase of the project, proposed options will be identified for placement of driveways associated with the future park.

Response to Comment 9-14: The configuration for this alternative was prepared by the applicant. It is the City's understanding that issues such as this were already be considered

by the applicant prior to their submittal of this alternative plan. Staff agrees that the precise layout of this alternative may need revisiting and additional residential lots may be lost with refinement, if this alternative is chosen by the decision-makers.

Response to Comment 9-15: The comment states that the watershed of the seasonal wetlands in the northwest part of the Project site lies to the west of the wetlands. The existing roadways to the north and west already truncate the watershed of the seasonal wetlands in the northwest corner of the project site, relative to surface flow, but the large seasonal wetland is still able to provide habitat for vernal pool fairy shrimp and vernal pool tadpole shrimp and a large number of native plants characteristic of seasonal wetlands in the Central Valley.

Given the appropriate buffer, as indicated in the description for the Wetland Avoidance Alternative, the hydrology of the seasonal wetland should not be substantially changed. This is similar to what the applicant's engineer concluded regarding the effect of truncating the watershed to the seasonal wetland in the northeast corner of the site in the proposed open space preserve area (see engineer's report in Appendix G of the Draft EIR).

To the extent that future development on these lands would result in impacts to the wetlands in the northwest corner of the property, this activity would be subject to separate environmental review by the agency of jurisdiction at the time.

Response to Comment 9-16: The conclusions of the EIR relative to the environmentally superior alternative do not merit change. Please see responses provided above.

LETTER 10, KEVIN JACKSON

Response to Comment 10-1: Please refer to Response to Comment 3-1.

Response to Comment 10-2: Please refer to Response to Comment 3-2.

Response to Comment 10-3: Please refer to Response to Comment 3-3.

Response to Comment 10-4: Please refer to Response to Comment 5-1.

Response to Comment 10-5: The comment makes general observations and recommendations regarding local jobs/housing balance and concludes that additional studies are necessary to evaluate project traffic and air quality impacts based on actual jobs/housing ratio. However, the traffic and air quality modeling performed for this project did not rely on the 1992 General Plan jobs/housing analysis as input.

Response to Comment 10-6: The comment refers to a wetland near the Winters Cemetery. Most of the wetland, approximately 2.95 acres, was filled and then used for construction of either residences at the Carter Ranch project or construction of the Rancho Arroyo Regional Storm Drain Detention Facility. The facility was designed to address the storm drain needs of 200 acres located in the northwest quadrant of the City, including a portion of the Winters Highlands project. The developer of the Carter Ranch project, DUC Housing Partners, Inc., purchased 2.95 seasonal wetland credits to mitigate for the loss of the 2.95-acre wetland.

DUC Housing was authorized by the ACOE under permit #199900418 to purchase the 2.95 seasonal wetland credits as mitigation for unavoidable impacts to waters of the U.S. associated with the Carter Ranch project. The mitigation occurred at the Wildlands Sheridan Wetland Mitigation Bank located in Sheridan (northwestern Placer County). The mitigation bank was developed under Nationwide Permit #26, Identification #199303362, issued by the ACOE pursuant to a Wetland Mitigation Bank Project Agreement dated October 14, 1994 (as amended) with CDFG. Wildlands received ACOE and CDFG approval to operate the Sheridan Mitigation Bank as a wetland mitigation bank with compensatory credits available for sale.

LETTER 11, CHARLIE ROMINGER

Response to Comment 11-1: Mitigation Measures 4.3-1a, 4.3-3a, 4.3-4b, and 4.3-5a all address requirements to mitigate for loss of various types of habitat. The staff concurs that this mitigation should occur in close proximity to the City to the extent feasible. With the exception of 4.3-1a which is silent in this regard, the other measures include language to this effect. Measure 4.3-3a is written to defer only to other preceding agreements if those agreements are valid. Measure 4.3-4b allows for mitigation inside or outside of a mitigation bank, subject to City approval in order to address the proximity issue. Measure 4.3-5a specifies two City locations or other location subject to City approval, again to address the proximity issue. These issues will be discussed further at a Planning Commission hearing scheduled December 21, 2005.

Response to Comment 11-2: Mr. Rominger raises questions for the decision-makers to consider in their deliberations regarding this project, specifically relating to rate of growth. This comment will be considered as a part of the record. No further response is necessary.

Response to Comment 11-3: Please see Response to Comment 7-5 regarding update of the General Plan. Mr. Rominger also suggests that the traffic circulation for the proposed development was supposed to have a completed Main Street loop at some point. The City Circulation Master Plan that was prepared in conjunction with the 1992 General Plan identifies Main Street looping through the north area of the General Plan connecting at two existing points on Grant Avenue (SR128), West Main Street and East Main Street. The project is required to construct the extension of West Main Street to Moody Slough Road. Subsequent completion of the Main Street loop will occur with future developments.

The City has performed a traffic impact analysis for the proposed project. The traffic analysis does not identify a need to complete the Main Street loop as a part of the Highlands proposal. As future development proposals are submitted to the City similar assessments will be performed. It is possible that a future development proposal may trigger such a requirement.

The City is currently in the process of completing the Moody Slough Subbasin Drainage Report and Impact Fee Nexus Study that will address the General Plan Policy I.A.9 that states the following:

No new development may occur within the flood-overlay area shown in Figure 11-1 until a feasibility and design study for a comprehensive solution to the 100-year flooding problem has been

completed and a fee has been established or financing program adopted which includes all affected and contributing properties for financing the comprehensive flood control solution.

With the approval of the drainage report and impact fee nexus study, the City can, if it wishes to do so, move forward with accepting development proposals to develop within the floodplain area provided the floodplain control project is implemented. Please also see Response to Comment 4-5.

Response to Comment 11-4: The comment suggests a significant change to the General Plan that would redesignate unspecified property north of the subject project site to industrial uses. The City could indeed opt to investigate this concept however, no such request has been submitted or proposed to date and as such, there has been no discussion at either City Council or Planning Commission. The suggestion would be problematic for a number of reasons: (1) proximity to residential areas, (2) proximity to a future high school site, and (3) lack of proximity to Interstate 505.

Response to Comment 11-5: The comment expresses support for Alternative 3. This will be considered as a part of the record. No further response is necessary. The proximity of adjoining agriculture is addressed on page 26-27 of the DEIR Initial Study and on page 3 of Appendix C.

Response to Comment 11-6: It is not clear what the commenter is requesting. A draft Mitigation Monitoring Plan has been included in Appendix A and an updated version is included as Chapter 5 of this Response to Comments document. If the comment is inquiring regarding specific locations for habitat mitigation required in the DEIR, this will be developed with the applicant after project approval, as a part of implementing the mitigation measure requirements and conditions of approval. See also Response to Comment 11-1.

The impacts of the project are the subject of the EIR.

Response to Comment 11-7: There has been no trip reduction plan proposed or required of this project. See Response to Comment 6-6.

Response to Comment 11-8: The size of a project is not related to whether or not an EIR is triggered under State law. In this case a “full EIR” was ultimately required due to biological impacts. Whether biological work is performed for an EIR or Negative Declaration should make no difference with respect to its quality. Unfortunately the City did not have adequate biological analysis with which to make the initial environmental determination or an EIR would have been required at that time. Please refer also to the last paragraph of Response to Comment 7-4.

Response to Comment 11-9: Mr. Rominger has requested the status of the new water well test hole drilling, e-log data, and location of the new well. The City and developer have selected the water well design consultant and the process is underway to identify the schedule for drilling the test hole and ultimate development of the well. It is anticipated that in the course of the next few months the test hole will be drilled and the e-log data will be available for providing information on water bearing formations. The nearest existing well to the proposed site is approximately 1,700 feet away. The proposed location is not anticipated to

affect existing well performance due to distance. Overlapping influence between wells is not expected. Should the proposed location not provide an acceptable source of water, the developer is required to provide an alternative acceptable water well location.

Response to Comment 11-10: The State regulations allowing Development Agreements do not require net benefits as suggested by the comment. It is only the City's own regulations that specify this. The comment indicates that "the main justification" for this project is to pay for more police and firemen. However, the staff is not aware of any such justification. The fiscal impact analysis does assume that the cost of City services would be held constant as the City grows. The one-time fiscal neutrality payments are due at escrow but are adjusted annually until paid based on home sales price and labor cost index.

The comment also indicates the writer's opposition to the project which is noted for the record and for consideration by the decision-makers.

LETTER 12, TIM CARO

Response to Comment 12-1: The comment expresses support for Alternative 3. This is noted for the record and for consideration by the decision-makers.

LETTER 13, JAMES PACHL, FRIENDS OF SWAINSON'S HAWK

Response to Comment 13-1: The comment states that the project area is foraging habitat for the Swainson's hawk. The DEIR reaches this same conclusion. The comment also expresses the opposition of the Friends of the Swainson's Hawk to the project. This is noted for the record and for consideration by the decision-makers.

Response to Comment 13-2: Please see Response to Comment 5-1.

Response to Comment 13-3: The map provided as Figure 4 in the Draft EIR was based on the February 5, 2005 version of the Natural Diversity Data Base. Figure 4 has been revised and updated using the most recent version of the Natural Diversity Data Base (RareFind Version 3.0.5, dated August 5, 2005 and the information submitted by the commenter from CDFG). When the original Figure 4 was produced, the wrong scale was used to calculate the five mile radius surrounding the project site, but most of the nest sites within the five-mile area were shown on the map. The revised Figure 4 (provided below) is updated to reflect the most recent information, and the approximate distance from the project site to each of the near-by nest sites is shown. Figure 4 has been revised and is presented in Section 2.0. The corrected figure results in no further changes to the text or conclusions of the DEIR.

Response to Comment 13-4: Mitigation Measure 4.3-3a allows compliance through the JPA only if it is in effect at the time. The City's understanding is consistent with that of the commenter – that the MOU between the JPA and the CDFG has expired.

Response to Comment 13-5: Please see Response to Comment 13-4.

Response to Comment 13-6: The commenter indicates that a County NCCP/HCP will not be adopted earlier than 2008. The City is aware that no HCP has been adopted. It is the

City's assumption that this applicant will mitigate for Swainson's hawk by setting aside preservation acreage at a 1:1 ratio pursuant to paragraph iii of Mitigation Measure 4.3-3a. Please see responses to comments 3-2 and 6-2.

Response to Comment 13-7: This comment states that a failure to specify a specific location for mitigation is a violation of CEQA. Neither the law, the Guidelines, nor case law support this interpretation. The City has included appropriate performance standards for mitigation which is sufficient. Notwithstanding this, however, please refer to responses to comments 13-4 and 13-6.

Response to Comment 13-8: It is the City's assumption that this applicant will mitigate for Swainson's hawk by setting aside preservation acreage at a 1:1 ratio pursuant to paragraph iii of Mitigation Measure 4.3-3a. Please see responses to comments 3-2 and 6-2.

Response to Comment 13-9: See Response to Comment 13-8.

Response to Comment 13-10: The staff agrees. Please see Response to Comment 3-2.

LETTER 14, PAM NIEBERG, YOLANO GROUP SIERRA CLUB

Response to Comment 14-1: The comment expresses support for the comment provided in Letters 5 and 13. This is noted for the record.

Response to Comment 14-2: The MMP is included in the DEIR. Please see Response to Comment 5-1.

Response to Comment 14-3: Please see Response to Comment 13-3.

Response to Comment 14-4: Please see responses to Letter 13.

Response to Comment 14-5: Please see responses to Letter 13.

LETTER 15, TERRY ROBERTS, STATE CLEARINGHOUSE, GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

Response to Comment 15-1: This comment confirms that the City has complied with the State requirements for coordinated agency review. The letter from the CVRWQCB is attached. Please see the comments for Letter 2. The letter from the Department of Health Services is also attached. Please see comments for Letter 1.

5.0 MITIGATION AND MONITORING PLAN

5.1 Introduction

The California Environmental Quality Act requires public agencies to report on and monitor measures adopted as part of the environmental review process (Section 21081.6, Public Resources Code [PRC]; Section 15097 of the CEQA Guidelines). This Mitigation Monitoring Plan (MMP) is designed to ensure that the measures identified in the Draft and Final FEIR are fully implemented. The MMP describes the actions that must take place as a part of each measure, the timing of these actions, the entity responsible for implementation, and the agency responsible for enforcing each action.

The City has the ultimate responsibility to oversee implementation of this Plan. The Community Development Director serves as the Project Monitor responsible for assigning monitoring actions to responsible agencies. Due to financial constraints, the City will require the applicant to fund a contract Project Monitor to undertake this effort. The commitment for this will be addressed in the Development Agreement and Conditions of Approval for the project.

As required by Section 21081.6 of the PRC, the Winters Community Development Department is the "custodian of documents and other material" which constitute the "record of proceedings" upon which a decision to approve the proposed project was based. Inquiries should be directed to:

Dan Sokolow, Community Development Director
City of Winters
530-795-4910 x 114

The location of this information is:

Winters City Hall
Community Development Department
318 First Street
Winters, California 95694

In order to assist implementation of the mitigation measures, the MMP includes the following information:

Mitigation Measure: The mitigation measures are taken verbatim from the Negative Declaration.

Timing/Milestone: This section specifies the point by which the measure must be completed. Each action must take place during or prior to some part of the project development or approval.

Responsibility for Oversight: The City has responsibility for implementation of most mitigation measures. This section indicates which entity will oversee implementation of the

measure, conduct the actual monitoring and reporting, and take corrective actions when a measure has not been properly implemented.

Implementation of Mitigation Measure: This section identifies how actions will be implemented and verified.

Responsibility for Implementation: This section identifies the entity that will undertake the required action.

Checkoff/Date/Initials/Notes: This section verifies that each mitigation measure has been implemented.

Pursuant to Section 8-1.6015.C and Section 8-1.6015.1 of the Zoning Ordinance related to the required CEQA Mitigation Monitoring Plan, sign-off on the completion of each mitigation measure in the adopted Mitigation Monitoring Plan (MMP) shall constitute the required "Program Completion Certificate".

The Mitigation Monitoring Plan shall be adopted pursuant to the requirements of Section 8-1.6015.F and implemented pursuant to Section 8-1.6015.G and Section 8-1.6015.H, of the Zoning Ordinance.

The applicant shall fund the costs of implementing the MMP including the payment of fees specified in Section 8-1.601 5.J of the Zoning Ordinance.

Pursuant to Section 8-1.6015.E of the Zoning Ordinance related to the required CEQA Mitigation Monitoring Plan (MMP), the following items shall apply:

- The adopted MMP shall run with the real property that is the subject of the project and successive owners, heirs, and assigns of this real property are bound to comply with all of the requirements of the adopted Plan.
- Prior to any lease, sale, transfer, or conveyance of any portion of the real property that is the subject of the project, the applicant shall provide a copy of the adopted Plan to the prospective lessee, buyer, transferee, or one to whom the conveyance is made.
- The responsibilities of the applicant and of the City, and whether any professional expertise is required for completion or evaluation of any part of the Plan, shall be as specified in the Plan and as determined by the Community Development Director or designated Project Monitor in the course of administering the MMP.
- Cost estimates for the implementation of this Plan and satisfaction of each measure are not known or available, but shall be developed by the applicant in the course of implementing each mitigation measure.
- Civil remedies and criminal penalties for noncompliance with the adopted MMP are as specified in Section 8-1.6015.K, 8-1.601 5.1, and Section 8-1.6015.M of the Zoning Ordinance.

5.2 Mitigation Monitoring Plan

Mitigation Measure 1: Outdoor light fixtures shall be low-intensity, shielded and/or directed away from adjacent areas and the night sky. All light fixtures shall be installed and shielded in such a manner that no light rays are emitted from the fixture at angles above the horizontal plane. High-intensity discharge lamps, such as mercury, metal halide and high-pressure sodium lamps shall be prohibited. Lighting plans shall be provided as part of facility improvement plans to the City with certification that adjacent areas will not be adversely affected and that offsite illumination will not exceed 2-foot candles.

Prior to issuance of a building permit, the applicant shall submit a photometric and proposed lighting plan for the project to the satisfaction of the Community Development Department to ensure no spillover light and glare onto adjoining properties.

Timing/Milestone: Prior to issuance of a building permit.

Responsibility for Oversight: City of Winters.

Implementation of Mitigation Measure: Prior to issuance of a building permit for each phase or subdivision, the applicant shall submit a photometric and proposed lighting plan to the satisfaction of the Community Development Department to ensure no spillover light and glare onto adjoining properties.

Responsibility for Implementation: Applicant and subsequent home builders.

Checkoff Date/Initials/Notes:

Mitigation Measure 2: a) Construction equipment exhaust emissions shall not exceed District Rule 2-11 Visible Emission limitations; b) Construction equipment shall minimize idling time to 10 minutes or less; and c) The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. District personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list.

An enforcement plan shall be established to weekly evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180 - 2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours.

Construction contracts shall stipulate that at least 20% of the heavy-duty off-road equipment included in the inventory be powered by CARB certified off-road engines, as follows:

175 hp - 750 hp

1996 and newer engines

100 hp - 174 hp	1997 and newer engines
50 hp- 99 hp	1998 and newer engines

In lieu of or in addition to this requirement, the applicant may use other measures to reduce particulate matter and nitrogen oxide emissions from project construction through the use of emulsified diesel fuel and or particulate matter traps. These alternative measures, if proposed, shall be developed in consultation with District staff.

Timing/Milestone: Prior to and during grading, and during appropriate period of construction.

Responsibility for Oversight: Yolo-Solano Air Quality Management District

Implementation of Mitigation Measure: The applicant shall satisfy the terms of the measure. Evidence of this shall be provided to the City.

Responsibility for Implementation: Applicant and subsequent home builders.

Checkoff Date/Initials/Notes:

Mitigation Measure 3: Homes and apartments constructed as a part of the Highlands project shall contain only low-emitting EPA certified wood-burning appliances or natural gas fireplaces.

Timing/Milestone: During all phases of construction of the project.

Responsibility for Oversight: City of Winters

Implementation of Mitigation Measure: This shall be noted on the building plans and verified by City staff during plan check and prior to occupancy.

Responsibility for Implementation: Applicant and subsequent home builders

Checkoff Date/Initials/Notes:

Mitigation Measure 4: If cultural resources (historic, archeological, paleontological, and/or human remains) are encountered during construction, workers shall not alter the materials or their context until an appropriately trained cultural resource consultant has evaluated the situation. Project personnel shall not collect cultural resources. Prehistoric resources include chert or obsidian flakes, projectile points, mortars, pestles, dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or adobe foundations or walls, structures and remains with square nails, and refuse deposits often in old wells and privies.

Timing/Milestone: During grading, construction of infrastructure, and construction of each building.

Responsibility for Oversight: City of Winters; Yolo County Coroner; State Native American Heritage Commission.

Implementation of Mitigation Measure: If human remains are found, all grading and activity in the immediate area shall cease, the find shall be left in place, and the applicant shall immediately notify the Yolo County Coroner at (530) 666-8282 and the Community Development Department at (530) 795-4910 x114 to assess the find and determine how to proceed. If the remains are found to be of Native American descent, the Native American Heritage Commission shall also be notified at (916) 653-4082, pursuant to the terms of the measure.

If other archeological or cultural resources are found, all grading and activity in the immediate area shall cease, the finds shall be left in place, and the project archeologist and the Community Development Department shall be contacted to assess the find and determine how to proceed.

Responsibility for Implementation: Applicant and subsequent home builders.

Checkoff Date/Initials/Notes:

Mitigation Measure 5: Special preparation of subgrades and reinforcement of foundations and floor slabs shall be conducted in full and as described in the Geotechnical Engineering Report Winters Highlands (January 9, 1990, and February 22, 1994, Wallace-Kuhl & Associates) for the Proposed Project.

Timing/Milestone: Prior to issuance of each building permit.

Responsibility for Oversight: City of Winters

Implementation of Mitigation Measure: This shall be documented on each set of building plans and verified during plan check.

Responsibility for Implementation: Applicant and subsequent home builders.

Checkoff Date/Initials:

Mitigation Measure 6: The City Council shall: a) direct that 6 medium density units be added to the project; b) find the project to be in substantial compliance with the density range of the Medium Density Residential (MR) designation; or c) approve a citywide General Plan amendment to change the density range for the proposed Medium Density Residential (MR) designation from 5.4 – 8.8 dwelling units per acre, back to 4.1 – 6.0 dwelling units per acre.

Timing/Milestone: In conjunction with approval of the project

Responsibility for Oversight: City of Winters

Implementation of Mitigation Measure: Implementation of this measure must occur prior to or at the same time as project approval.

Responsibility for Implementation: Applicant

Checkoff Date/Initials/Notes:

Mitigation Measure 7: All aspects of the project shall be subject to design review to ensure compatibility with the surrounding area and satisfaction of the Community Design Guidelines and other applicable principles of good neighborhood design. Prior to issuance of a building permit for each phase of construction of the project, the applicant shall submit full architectural renderings, including building elevations and floor plans, for design review and approval.

Timing/Milestone: Prior to issuance of a building permit for each phase of construction of the project

Responsibility for Oversight: City of Winters

Implementation of Mitigation Measure: Prior to issuance of a building permit for each phase of construction of the project, the applicant shall submit full architectural renderings, including building elevations and floor plans, for design review and approval.

Responsibility for Implementation: Applicant and subsequent home builders

Checkoff Date/Initials/Notes:

Mitigation Measure 8: The applicant shall enter into a Development Agreement with the City that includes provisions acceptable to the City Council for controlling the pace of growth on an annual basis. Provisions for the design, funding, and construction of necessary infrastructure to accommodate allowed growth shall also be addressed. Threshold requirements for the construction of affordable units shall be included to ensure that the development of affordable units reasonably keep pace with the development of market-rate units within the project.

Timing/Milestone: In conjunction with approval of the project.

Responsibility for Oversight: City of Winters

Implementation of Mitigation Measure: Execution of the Development Agreement must occur prior to project approval taking effect.

Responsibility for Implementation: Applicant

Checkoff Date/Initials/Notes:

Mitigation Measure 9: The applicant shall enter into a Development Agreement with the City that includes provisions acceptable to the City Council for mitigating the projected fiscal deficit. This may include an on-going Mello-Roos Community Facilities District (CFD) to fund eligible services, a Lighting and Landscaping District which could fund eligible park

and landscaping expenses, establishment of an annuity the interest proceeds of which would cover the projected deficit, or other acceptable mechanisms.

Timing/Milestone: In conjunction with approval of the project.

Responsibility for Oversight: City of Winters

Implementation of Mitigation Measure: Execution of the Development Agreement must occur prior to project approval taking effect.

Responsibility for Implementation: Applicant

Checkoff Date/Initials/Notes:

Mitigation Measure 10: The project park site shall be designed and constructed to meet the specifications of the City of Winters. Park phasing and a final date by which the park shall be completed, operational, and accepted by the City shall be established in the project Development Agreement.

Timing/Milestone: Pursuant to the terms of the Development Agreement.

Responsibility for Oversight: City of Winters

Implementation of Mitigation Measure: As specified in the measure.

Responsibility for Implementation: Applicant

Checkoff Date/Initials/Notes:

Mitigation Measure 11: a) Install a traffic signal at the intersection of Grant Avenue/I-505 Northbound Ramps. The traffic signal would need to be installed after construction and occupancy of 40 single family dwelling unit “equivalents” citywide(i.e., multi-family housing units are 0.6 single family dwelling unit “equivalents”);

b) Install a traffic signal at the intersection of Grant Avenue/Walnut Lane. The traffic signal would need to be installed after construction and occupancy of 380 single family dwelling unit “equivalents” citywide (i.e., multi-family housing units are 0.6 single family dwelling unit “equivalents”). A preliminary review of traffic volumes indicates that conditions at this intersection would likely not meet the warrants, or criteria, applied by Caltrans for installation of traffic signals on a state highway. OR Prohibit left turn movements from southbound Walnut Lane onto eastbound Grant Avenue. Southbound vehicles on Walnut Lane would be forced to turn right and make a u-turn at the signalized intersection of Grant Avenue/Railroad Avenue;

c) Install a traffic signal at the intersection of Grant Avenue/West Main Street. The traffic signal would need to be installed after construction and occupancy of 50 single family dwelling unit “equivalents” from this project and/or Hudson/Ogando, Callahan Estates, or Creekside(i.e., multi-family housing units are 0.6 single family dwelling unit “equivalents”);

d) The applicant shall pay a fair share of the cost for design and installation of a traffic signal at the intersection of Railroad Avenue/Main Street at buildout.

Timing/Milestone: For a), b), and c), prior to occupancy of the specified number of building permits. For d), with each building permit issued for the project.

Responsibility for Oversight: City of Winters

Implementation of Mitigation Measure: As specified in the measure. Regarding d), this improvement is already designed and has been let for bid. Existing impact fees levied on every permit include a fair share toward this improvement.

Responsibility for Implementation: Applicant

Checkoff Date/Initials/Notes:

Mitigation Measure 12: The applicant shall be required to complete full roadway improvements, including traffic calming, to City Standards. Where phasing of improvements is allowed to support phased construction of residences, interim phased improvements shall be to the satisfaction of the City Engineer.

Timing/Milestone: As specified by the City Engineer dependent on project phasing.

Responsibility for Oversight: City of Winters

Implementation of Mitigation Measure: The applicant shall be required to complete all roadway improvements, including traffic calming, to City Standards.

Responsibility for Implementation: Applicant and subsequent home builders

Checkoff Date/Initials/Notes:

Mitigation Measure 13: The proposed systems for conveying project sewage, water, and drainage shall be finalized and approved by the City Engineer prior to final map. The project is required to fund and construct off-site improvements necessary to support the development. Such improvements could include, but not be limited to a water well, water lines, sewer lines and storm drainage lines. Should property acquisition or additional CEQA clearance be required for off-site improvements, this will be the responsibility of the developer.

Timing/Milestone: Prior to final map.

Responsibility for Oversight: City of Winters

Implementation of Mitigation Measure: As specified in the measure. Technical studies necessary for completion of the CEQA analysis of required off-site improvements shall be provided by the applicant. The CEQA analysis shall be completed and adopted by Council. Necessary mitigation measures shall be implemented by the applicant.

Responsibility for Implementation: Applicant

Checkoff Date/Initials/Notes:

Mitigation Measure 14: The proposed project shall contribute its fair share toward expansion of the City of Winters Wastewater Treatment Plant, consistent with the Wastewater Treatment Plant Master Plan. An acceptable financing mechanism shall be in place for the WWTP expansion prior to acceptance of a final map. Building permits for each phase of development shall be issued only after the City has established that WWTP capacity will be available to serve that phase of development.

Timing/Milestone: Prior to acceptance of a final map for financing. Prior to issuance of building permits for each phase for service.

Responsibility for Oversight: City of Winters

Implementation of Mitigation Measure: Upon establishment of a funding mechanism, the City will proceed with the design and construction of the Plant expansion.

Responsibility for Implementation: Applicant

Checkoff Date/Initials/Notes:

Mitigation Measure 15: The applicant shall offer three alternative locations, satisfactory to the City, for locating a new well to serve the subdivision. Upon determination of an acceptable site, the City will release unused sites back to the applicant. At the City's discretion, the City may waive the requirement for an on-site location, should an acceptable off-site location be acquired and cleared procedurally (e.g. CEQA, etc.) for construction. If determined to be necessary, a separate CEQA analysis shall be conducted to clear the well site for construction. The applicant shall fund the up-front costs of design and construction of the well (including CEQA clearance), subject to later fair share reimbursement.

Timing/Milestone: Prior to acceptance of a final map.

Responsibility for Oversight: City of Winters

Implementation of Mitigation Measure: As specified in the measure.

Responsibility for Implementation: Applicant

Checkoff Date/Initials/Notes:

Mitigation Measure 4.3-1(a): The applicant shall mitigate for Project-related impacts to 0.67 acre of habitat for federally listed vernal pool invertebrates by complying with U.S. Fish and Wildlife Service (USFWS) guidelines regarding mitigation for Project-related impacts to vernal pool invertebrate habitat. A mitigation plan shall be developed in conjunction with the USFWS to ensure no net negative effect to these species occurs.

Timing/milestone: Prior to commencement of grading or any physical modifications of the site.

Responsibility for Oversight: USFWS

Implementation of Mitigation Measure: The applicant shall coordinate with the City to ensure consistency with the City’s habitat mitigation goals. The applicant shall secure City approval of the mitigation plan prior to submittal for federal approval. The Applicant shall provide the City with a copy of the final mitigation plan approved by the USFWS with documentation of the plan’s approval along with an implementation schedule for the mitigation plan. The implementation schedule will be subject to approval by the City. If the approved mitigation is to purchase credits from an agency-approved mitigation bank or preserve, the bank shall be subject to City approval. Following completion of the banking transaction, the applicant shall provide documentation that the agreed upon number of credits have been purchased from the agency-approved mitigation bank or preserve.

Responsibility for Implementation: Applicant

Checkoff/Date/Initials/Notes:

Mitigation Measure 4.3-2(a): The applicant will develop and implement a plan to manage the Preserve with the objective of ensuring that the wetland and upland habitats within the Preserve core zone are maintained in perpetuity at their present condition or better, and ensuring that any activities or structures authorized within the Preserve buffer zone are consistent with preserving the integrity of the Preserve core zone.

The Preserve shall cover approximately 7.43 acres in the northeast portion of the Project site and will include both a core zone (“wetlands area”) and a buffer zone (“open space area”). The Preserve core zone shall be approximately 3.10 acres and include the 0.99 acre of seasonal wetland/vernal pool habitat and 2.10 acres of immediately adjacent annual grassland habitat. The Preserve buffer zone will cover approximately 4.33 acres and border the Preserve core zone to the north and west and provide an upland buffer to protect the Preserve core zone from adjacent land uses.

The Management Plan shall be consistent with the terms proposed by the applicant as outlined in the EIR, with the following modifications:

1. The conservation easement shall protect the entire 7.43 acres, not just the 3.10-acre core zone.
2. The buffer zone shall be maintained in a natural condition and shall not be planted with non-native vegetation. Irrigation will occur only during the initial establishment of any vegetation planted at the Preserve.
3. The U.S. Army Corps of Engineers does not need to be involved in the decision-making for removal of problematic non-native plant species.
4. No surface runoff from other sources shall be allowed.

5. Approval for the use of pesticides and other chemical agents must go through the U.S. Fish and Wildlife Service but need not go through the U.S. Army Corps of Engineers.
6. “Low impact” activities shall be defined and guidance on activities not allowed shall be provided. The U.S. Army Corps of Engineers need not be involved in the decision-making.
7. The structure of the conservation easement, including parties to the agreement, shall be to the satisfaction of the City of Winters.
8. The U.S. Fish and Wildlife Service rather than the U.S. Army Corps of Engineers shall be given authority to enforce provisions of the Management Plan and conservation easement.
9. The Management Plan shall include provisions for access by the Sacramento-Yolo Mosquito & Vector Control District personnel for routine surveillance of the ponded area(s) and shall identify a procedure for addressing possible vegetation management concerns should the District determine that dense vegetation growth in the wetland(s) may contribute to future mosquito outbreaks.

Timing/milestone: Prior to the City Engineer's approval/sign-off of the Project's infrastructure improvement plans

Responsibility for Oversight: City of Winters

Implementation of Mitigation Measure: The applicant shall coordinate with the City to ensure consistency with the City’s habitat mitigation goals. The applicant shall provide to the City a detailed plan for the management of the Preserve, which incorporates the elements identified in the mitigation measure at a minimum. The plan is subject to City approval. The managing entity must be approved by the City. The plan shall identify the costs of implementation of the plan, including long-term maintenance costs, and how the applicant proposes to guarantee sufficient funds for management of the Preserve in perpetuity.

Responsibility for Implementation: Applicant

Checkoff/Date/Initials/Notes:

Mitigation Measure 4.3-3(a): The applicant shall mitigate for potential project-related impacts to Swainson’s hawk foraging habitat by complying with one of the following:

- i) If the Yolo County Memorandum of Understanding (MOU) regarding project-related impacts to Swainson’s hawk foraging habitat is in full force and effect at the time the applicant seeks to satisfy this mitigation, the applicant may pay the appropriate fees allowed by this agreement. The MOU requires the applicant to mitigate at a 1:1 ratio for every acre of suitable Swainson’s hawk foraging habitat that is impacted by the project. A fee will be collected by the City of Winters for impacts to 102.6 acres of potential Swainson’s hawk foraging habitat. The fee shall be payable to the Wildlife Mitigation

Trust Account. Funds paid into the trust account shall be used to purchase or acquire a conservation easement on suitable Swainson's hawk foraging habitat and for maintaining and managing said habitat in perpetuity. The cost per acre for acquisition and maintenance of foraging habitat is reviewed regularly and the applicant shall be charged at the rate per acre in effect at the time. Payment shall be made to the trust account prior to the initiation of construction activity and shall be confirmed by the City of Winters prior to the issuance of a grading permit.

ii) If the Yolo County NCCP/HCP has been adopted, the applicant shall mitigate for Swainson's hawk impacts by complying with the terms and requirements of the Plan. Compliance shall occur and be confirmed by the City of Winters prior to the issuance of a grading permit.

iii) If the MOU is not in full force and effect and if the NCCP/HCP has not yet been adopted, the project applicant shall purchase and set aside in perpetuity 102.6 acres of Swainson's hawk foraging land in proximity to the City of Winters (as approved by the City) through the purchase of the underlying land and/or the development rights and execution of an irreversible conservation easement to be managed by a qualified party (e.g. Yolo Land Trust). Mitigation shall include an endowment or other mechanism to pay for permanent maintenance and management by the managing entity. Compliance shall occur and be confirmed by the City of Winters prior to the issuance of a grading permit. To the extent feasible as determined by the City, identification of acceptable mitigation land shall be coordinated with the Yolo County Habitat Conservation Joint Powers Agency.

Timing/milestone: Prior to commencement of grading or any physical modifications of the site.

Responsibility for Oversight: City of Winters

Implementation of Mitigation Measure: Given the status of the JPA MOU and NCCP/HCP at the time of the project hearings, the applicant shall implement option iii. The applicant coordinate with the City to ensure consistency with the City's habitat mitigation goals. The applicant shall provide the City with documentation that the property has either been purchased or put under a conservation easement for the purposes of managing the land as Swainson's hawk foraging and possible nesting habitat. The conservation easement must be acceptable to the California Department of Fish and Game and the City and the easement holder must be agreeable to both these agencies. The applicant shall prepare and submit a plan to manage the land to benefit the Swainson's hawk and other raptors and grassland birds and this plan shall include an endowment sufficient to manage the land according the management plan. The plan shall also identify the agreeable third-party entity responsible for managing the land according to the management plan. The plan will need approval by the California Department of Fish and Game and the City.

Responsibility for Implementation: Applicant

Checkoff/Date/Initials/Notes:

Mitigation Measure 4.3-4(a): The applicant shall conduct pre-construction surveys of suitable habitat at the Project site and buffer zone(s) within 30 days prior to initiation of construction activity. If ground disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the Project site shall be resurveyed.

Occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the California Department of Fish and Game verifies through non-invasive methods that either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.

Passive relocation techniques shall be used to relocate owls, to the extent feasible. At least one or more weeks will be necessary to accomplish this and allow the owls to acclimate to alternate burrows.

Timing/milestone: Prior to commencement of grading or any physical modification of the site.

Responsibility for Oversight: CDFG

Implementation of Mitigation Measure: The applicant shall coordinate implementation of this mitigation measure with the California Department of Fish and Game and the City. Determination of whether active relocation of burrowing owls will be necessary or whether passive relocation is the preferred method shall be made in conjunction with the California Department of Fish and Game. The applicant shall provide to the City documentation of the consultation process with the California Department of Fish and Game and of the action approved by the California Department of Fish and Game.

Responsibility for Implementation: Applicant

Checkoff/Date/Initials/Notes:

Mitigation Measure 4.3-4(b): The loss of foraging and nesting habitat on the Project site will be offset by either acquiring and permanently protecting off-site at a location satisfactory to the City a minimum of 6.5 acres of foraging habitat (calculated on a 100 m {approx. 300 ft.} foraging radius around the burrow) per pair or unpaired resident bird or acquiring the requisite number of acres of credit at an approved mitigation bank satisfactory to the City.

The applicant shall either acquire and protect, or mitigation credits purchased at an approved mitigation bank 19.5 acres of burrowing owl habitat. If the applicant chooses to acquire and protect land for the burrowing owl, the protected lands shall be adjacent to occupied burrowing owl habitat and at a location acceptable to the California Department of Fish and Game and the City.

If the applicant chooses to acquire and protect land for the burrowing owl, existing unsuitable burrows at the protected land shall be enhanced (enlarged or cleared of debris) or new burrows created (by installing artificial burrows) at a ratio of 2:1. This will require that the

applicant have the Project site surveyed to determine the number of active burrows being used by the burrowing owl.

The applicant shall provide funding for long-term management and monitoring of the protected lands should the applicant choose to pursue that option. The monitoring plan shall include success criteria, remedial measures, and an annual report to the California Department of Fish and Game and the City of Winters.

Timing/milestone: Prior to commencement of grading or any physical modifications of the site.

Responsibility for Oversight: CDFG

Implementation of Mitigation Measure: The applicant shall provide to the City a written plan that describes in detail the actions to be taken and documentation that the actions are approved by the California Department of Fish and Game. The applicant shall coordinate with the City to ensure consistency with the City's habitat mitigation goals. The applicant shall provide to the City a detailed plan for the management of the Preserve, which incorporates the elements identified in the mitigation measure at a minimum. The plan shall identify the costs of implementation of the plan, including long-term maintenance costs, and how the applicant proposed to guarantee sufficient funds for management of the Preserve in perpetuity.

Responsibility for Implementation: Applicant

Checkoff/Date/Initials/Notes:

Mitigation Measure 4.3-5(a): Pursuant to General Plan Policy VI.C.2 the applicant must replace loss of riparian and wetland habitat acreage and ecological value on at least a 1:1 basis. Replacement entails creating habitat that is similar in extent and ecological value to that displaced by the Project. The replacement habitat must consist of locally occurring, native species and be located either at the City's Community Sports Park site north of Moody Slough Road or elsewhere as directed and approved by the City. Study expenses shall be born by the applicant.

The mitigation ratio for the 0.54 acre of seasonal wetlands that occur in the Highlands Canal shall be at a 1:1 ratio but the mitigation ratio for the 0.81 acre of wetlands that occur outside the Highlands Canal shall be mitigated at a 2:1 ratio (creation of 1.62 acres of new wetlands). The 0.81 acre of seasonal wetlands are dominated by native species and either provide known habitat or potential habitat for federally listed vernal pool crustaceans. These seasonal wetlands represent one of the few areas in the western part of Yolo County and nearby area of Solano County known to support federally listed vernal pool crustaceans.

The applicant shall develop and submit to the City of Winters a written plan that describes the actions to be taken to identify an appropriate site to construct 2.16 acres of seasonal wetlands, the construction procedures and a monitoring plan with performance criteria to document that the constructed seasonal wetlands achieve the desired habitat conditions.

The format of the plan shall follow the format prescribed by the Corps of Engineers for wetland mitigation and monitoring plans. The plan shall contain the following sections:

- Detailed description of the proposed mitigation site, including the location, ownership status, presence of any jurisdictional areas, topography and hydrology of the proposed site, soils (subsurface soil information to confirm that the soils are appropriate for wetland construction), vegetation and wildlife habitat and use of the proposed site, present and historical uses of the proposed mitigation site, and present and planned use of areas adjacent to the proposed mitigation site.
- Description of the seasonal wetland habitat to be created, including the mitigation ratio, long-term goals, anticipated future site topography and hydrology, vegetation, and anticipated wildlife habitat on the proposed mitigation site.
- Performance criteria and monitoring protocol to document that the constructed seasonal wetland habitat are meeting or exceeding the performance criteria, including a detailed description of the monitoring methods and justification of the methods, the monitoring schedule and other means of documenting the development of the mitigation (e.g., photo documentation).
- An implementation plan that describes in detail the physical preparation of the site, the planting plan, irrigation (if necessary) and the implementation schedule. The surface soils at the seasonal wetlands at the Project site that support primarily native species shall be collected and used to inoculate the constructed pools, especially the three largest pools at the Project site.
- A maintenance plan that describes the actions to be taken to address or prevent adverse conditions, such as invasion by undesirable vegetation, control of erosion of bare ground. This plan shall present a maintenance schedule and identify the party responsible for the maintenance, which will be the applicant unless another party agreeable to the City of Winters is selected.
- A contingency plan that identifies measures to be taken if the constructed seasonal wetlands are not performing according to the established standards. This plan shall be adaptive and identify how monitoring data will be used to define future actions to achieve the performance criteria. The contingency plan shall also identify the funding mechanism for the initial monitoring period and the endowment that will be provided by the applicant for the long-term management of the site.

The applicant shall work with the City of Winters to identify an acceptable third-party entity (e.g., Yolo Land Trust, Wildlife Heritage Foundation) to manage the mitigation site once the initial monitoring period has been completed. The applicant will be responsible for the site until the performance criteria have been met and will work with the third-party entity to develop the long-term management endowment.

Timing/milestone: Prior to commencement of grading or any physical modifications of the site.

Responsibility for Oversight: City of Winters

Implementation of Mitigation Measure: The applicant shall provide the necessary written plan, which shall contain the elements described in the mitigation measure at a minimum, to the City for its approval.

Responsibility for Implementation: Applicant

Checkoff/Date/Initials/Notes:

Mitigation Measure 4.3-6(a): The applicant shall mitigate for potential Project-related impacts to nesting raptors by conducting a pre-construction survey of all trees suitable for use by nesting raptors on the subject property or within 500 feet of the Project boundary as allowable. The preconstruction survey shall be performed no more than 30 days prior to the implementation of construction activities. The preconstruction survey shall be conducted by a qualified biologist familiar with the identification of raptors known to occur in the vicinity of the City of Winters. If active raptor nests are found during the preconstruction survey, a 500-foot buffer zone shall be established around the nest and no construction activity shall be conducted within this zone during the raptor nesting season (typically March-August) or until such time that the biologist determines that the nest is no longer active. The buffer zone shall be marked with flagging, construction lathe, or other means to mark the boundary of the buffer zone. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. Implementation of this mitigation measure shall be confirmed by the City of Winters prior to the initiation of construction activity.

If an active Swainson's hawk nest is encountered during the pre-construction surveys, the buffer zone shall be 0.25 miles (1,320 feet) and it shall be fenced. This exclusion zone shall remain active until fledglings have left the nest or until such time that the biologist determines that the nest is no longer active.

Timing/milestone: Thirty days prior to commencement of grading or any physical modifications of the site. If ground disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the Project site shall be surveyed again.

Responsibility for Oversight: CDFG

Implementation of Mitigation Measure: The applicant shall provide to the City written documentation that this mitigation measure has been implemented.

Responsibility for Implementation: Applicant

Checkoff/Date/Initials/Notes:

Mitigation Measure 4.3-7(a): Implement Mitigation Measure 4.3-3(a).

Mitigation Measure 4.3-8(a): Implement Mitigation Measure 4.3-3(a).

Timing/milestone: Prior to the City Engineer's approval/sign-off of the Project's

Mitigation Measure 4.3-9(a): The applicant shall prepare and submit to the City for its approval a riparian restoration plan for restoring riparian trees and shrubs along a 50-foot section of Dry Creek on either side of where the outlet from the Highlands Canal is constructed.

This plan shall be similar in content to the wetland mitigation and monitoring plan described for Mitigation Measure 4.3-5(a) and shall be approved by the City prior to issuance of the grading permit. The proposed modifications to Dry Creek shall be coordinated with representatives of the California Department of Fish and Game, U.S. Army Corps of Engineers, and Central Valley Regional Water Quality Control Board, as necessary, to obtain the required permits and authorizations.

Timing/milestone: Prior to commencement of grading or any physical modifications of the site.

Responsibility for Oversight: City of Winters

Implementation of Mitigation Measure: The applicant shall provide the necessary written plan, which shall contain the elements described in the mitigation measure at a minimum, to the City for its approval. The applicant shall also provide a copy of permits and other authorizations from the California Department of Fish and Game, U.S. Army Corps of Engineers, and Central Valley Regional Water Quality Control Board.

Responsibility for Implementation: Applicant

Checkoff/Date/Initials/Notes:

APPENDIX A. REVISED DEIR SUMMARY TABLE

ES-1. Summary of Impacts and Mitigation Measures

IMPACTS	SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
<p>Initial Study 1d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?</p>	<p>Potentially Significant</p>	<p>Mitigation Measure 1. Outdoor light fixtures shall be low-intensity, shielded and/or directed away from adjacent areas and the night sky. All light fixtures shall be installed and shielded in such a manner that no light rays are emitted from the fixture at angles above the horizontal plane. High-intensity discharge lamps, such as mercury, metal halide and high-pressure sodium lamps shall be prohibited. Lighting plans shall be provided as part of facility improvement plans to the City with certification that adjacent areas will not be adversely affected and that offsite illumination will not exceed 2-foot candles.</p> <p>Prior to issuance of a building permit, the applicant shall submit a photometric and proposed lighting plan for the project to the satisfaction of the Community Development Department to ensure no spillover light and glare onto adjoining properties.</p>	<p>Less Than Significant</p>
<p>Initial Study 3b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p> <p>Initial Study 3c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p> <p>Initial Study 3d. Expose sensitive receptors to substantial pollutant concentrations?</p>	<p>Potentially Significant</p>	<p>Mitigation Measure 2a. Construction equipment exhaust emissions shall not exceed District Rule 2-11 <u>Visible Emission</u> limitations.</p> <p>Mitigation Measure 2b. Construction equipment shall minimize idling time to 10 minutes or less.</p> <p>Mitigation Measure 2c. The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. District personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list. An enforcement plan shall be established to weekly evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180 - 2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours.</p> <p>Construction contracts shall stipulate that at least 20% of the heavy-duty off-road equipment included in the inventory be powered by CARB certified off-road engines, as follows:</p> <p>175 hp - 750 hp 1996 and newer engines</p>	<p>Less Than Significant</p>

IMPACTS	SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
Impact.4.3-1. Loss or disturbance of vernal pool tadpole shrimp and vernal pool fairy shrimp habitat due to Project construction.	Significant	<p>100 hp - 174 hp 1997 and newer engines 50 hp- 99 hp 1998 and newer engines</p> <p>In lieu of or in addition to this requirement, the applicant may use other measures to reduce particulate matter and nitrogen oxide emissions from project construction through the use of emulsified diesel fuel and or particulate matter traps. These alternative measures, if proposed, shall be developed in consultation with District staff.</p> <p>Mitigation Measure 3. Homes and apartments constructed as a part of the Highlands project shall contain only low-emitting EPA certified wood-burning appliances or natural gas fireplaces.</p> <p>Mitigation Measure 4.3-1(a). The applicant shall mitigate for Project-related impacts to 0.67 acre of habitat for federally listed vernal pool invertebrates by complying with U.S. Fish and Wildlife Service (USFWS) guidelines regarding mitigation for Project-related impacts to vernal pool invertebrate habitat. A mitigation plan shall be developed in conjunction with the USFWS to ensure no net negative effect to these species occurs.</p> <p>Mitigation Measure 4.3-2(a). The applicant will develop and implement a plan to manage the Preserve with the objective of ensuring that the wetland and upland habitats within the Preserve core zone are maintained in perpetuity at their present condition or better, and ensuring that any activities or structures authorized within the Preserve buffer zone are consistent with preserving the integrity of the Preserve core zone.</p>	Significant and Unavoidable
Impact 4.3-2. Impacts to watershed of the wetland Preserve.	Significant	<p>The Preserve shall cover approximately 7.43 acres in the northeast portion of the Project site and will include both a core zone (“wetlands area”) and a buffer zone (“open space area”). The Preserve core zone shall be approximately 3.10 acres and include the 0.99 acre of seasonal wetland/vernal pool habitat and 2.10 acres of immediately adjacent annual grassland habitat. The Preserve buffer zone will cover approximately 4.33 acres and border the Preserve core zone to the north and west and provide an upland buffer to protect the Preserve core zone from adjacent land uses.</p> <p>The Management Plan shall be consistent with the terms proposed by the applicant as outlined in the EIR, with the following modifications:</p> <ol style="list-style-type: none"> 1. The conservation easement shall protect the entire 7.43 acres, not just the 3.10-acre core zone. 2. The buffer zone shall be maintained in a natural condition and shall not be 	Less Than Significant

IMPACTS	SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
Impact 4.3-3. Loss of potential Swainson’s hawk foraging habitat due to Project construction.	Significant	<p>planted with non-native vegetation. Irrigation will occur only during the initial establishment of any vegetation planted at the Preserve.</p> <ol style="list-style-type: none"> 3. The U.S. Army Corps of Engineers does not need to be involved in the decision-making for removal of problematic non-native plant species. 4. No surface runoff from other sources shall be allowed. 5. Approval for the use of pesticides and other chemical agents must go through the U.S. Fish and Wildlife Service but need not go through the U.S. Army Corps of Engineers. 6. “Low impact” activities shall be defined and guidance on activities not allowed shall be provided. The U.S. Army Corps of Engineers need not be involved in the decision-making. 7. The structure of the conservation easement, including parties to the agreement, shall be to the satisfaction of the City of Winters. 8. The U.S. Fish and Wildlife Service rather than the U.S. Army Corps of Engineers shall be given authority to enforce provisions of the Management Plan and conservation easement. 9. The Management Plan shall include provisions for access by the Sacramento-Yolo Mosquito & Vector Control District personnel for routine surveillance of the ponded area(s) and shall identify a procedure for addressing possible vegetation management concerns should the District determine that dense vegetation growth in the wetland(s) may contribute to future mosquito outbreaks. <p>Mitigation Measure 4.3-3(a). The applicant shall mitigate for potential project-related impacts to Swainson’s hawk foraging habitat by complying with one of the following:</p> <ol style="list-style-type: none"> i) If the Yolo County Memorandum of Understanding (MOU) regarding project-related impacts to Swainson’s hawk foraging habitat is in full force and effect at the time the applicant seeks to satisfy this mitigation, the applicant may pay the appropriate fees allowed by this agreement. The MOU requires the applicant to mitigate at a 1:1 ratio for every acre of suitable Swainson’s hawk foraging habitat that is impacted by the project. A fee will be collected by the City of Winters for impacts to 102.6 acres of potential Swainson’s hawk foraging habitat. The fee shall be payable to the 	Significant and Unavoidable

IMPACTS	SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
<p>Impact 4.3-4. Loss or disturbance of burrowing owls and their habitat due to Project construction.</p>	<p>Significant</p>	<p>Wildlife Mitigation Trust Account. Funds paid into the trust account shall be used to purchase or acquire a conservation easement on suitable Swainson’s hawk foraging habitat and for maintaining and managing said habitat in perpetuity. The cost per acre for acquisition and maintenance of foraging habitat is reviewed regularly and the applicant shall be charged at the rate per acre in effect at the time. Payment shall be made to the trust account prior to the initiation of construction activity and shall be confirmed by the City of Winters prior to the issuance of a grading permit.</p>	<p>Less Than Significant</p>
		<p>ii) If the Yolo County NCCP/HCP has been adopted, the applicant shall mitigate for Swainson’s hawk impacts by complying with the terms and requirements of the Plan. Compliance shall occur and be confirmed by the City of Winters prior to the issuance of a grading permit.</p> <p>iii) If the MOU is not in full force and effect and if the NCCP/HCP has not yet been adopted, the project applicant shall purchase and set aside in perpetuity 102.6 acres of Swainson’s hawk foraging land in proximity to the City of Winters (as approved by the City) through the purchase of the underlying land and/or the development rights and execution of an irreversible conservation easement to be managed by a qualified party (e.g. Yolo Land Trust). Mitigation shall include an endowment or other mechanism to pay for permanent maintenance and management by the managing entity. Compliance shall occur and be confirmed by the City of Winters prior to the issuance of a grading permit. To the extent feasible as determined by the City, identification of acceptable mitigation land shall be coordinated with the Yolo County Habitat Conservation Joint Powers Agency.</p> <p>Mitigation Measure 4.3-4(a). The applicant shall conduct pre-construction surveys of suitable habitat at the Project site and buffer zone(s) within 30 days prior to initiation of construction activity. If ground disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the Project site shall be resurveyed.</p> <p>Occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the California Department of Fish and Game verifies through non-invasive methods that either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.</p> <p>Passive relocation techniques shall be used to relocate owls, to the extent</p>	

IMPACTS	SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
Impact 4.3-5. Loss of 1.35 acres of seasonal wetland habitat due to Project construction.	Significant	<p>feasible. . At least one or more weeks will be necessary to accomplish this and allow the owls to acclimate to alternate burrows.</p> <p>Mitigation Measure 4.3-4(b). The loss of foraging and nesting habitat on the Project site will be offset by either acquiring and permanently protecting off-site at a location satisfactory to the City a minimum of 6.5 acres of foraging habitat (calculated on a 100 m {approx. 300 ft.} foraging radius around the burrow) per pair or unpaired resident bird or acquiring the requisite number of acres of credit at an approved mitigation bank satisfactory to the City.</p> <p>The applicant shall either acquire and protected, or mitigation credits purchased at an approved mitigation bank 19.5 acres of burrowing owl habitat. If the applicant chooses to acquire and protect land for the burrowing owl, the protected lands shall be adjacent to occupied burrowing owl habitat and at a location acceptable to the California Department of Fish and Game and the City.</p> <p>If the applicant chooses to acquire and protect land for the burrowing owl, existing unsuitable burrows at the protected land shall be enhanced (enlarged or cleared of debris) or new burrows created (by installing artificial burrows) at a ratio of 2:1. This will require that the applicant have the Project site surveyed to determine the number of active burrows being used by the burrowing owl.</p> <p>The applicant shall provide funding for long-term management and monitoring of the protected lands should the applicant choose to pursue that option. The monitoring plan shall include success criteria, remedial measures, and an annual report to the California Department of Fish and Game and the City of Winters.</p> <p>Mitigation Measure 4.3-5(a). Pursuant to General Plan Policy VI.C.2 the applicant must replace loss of riparian and wetland habitat acreage and ecological value on at least a 1:1 basis. Replacement entails creating habitat that is similar in extent and ecological value to that displaced by the Project. The replacement habitat must consist of locally occurring, native species and be located either at the City’s Community Sports Park site north of Moody Slough Road or elsewhere as directed and approved by the City. Study expenses shall be born by the applicant.</p> <p>The mitigation ratio for the 0.54 acre of seasonal wetlands that occur in the Highlands Canal shall be at a 1:1 ratio but the mitigation ratio for the 0.81 acre of wetlands that occur outside the Highlands Canal shall be mitigated at a 2:1 ratio (creation of 1.62 acres of new wetlands). The 0.81 acre of seasonal wetlands are dominated by native species and either provide known habitat or potential habitat for federally listed vernal pool crustaceans. These seasonal wetlands represent</p>	Significant and Unavoidable

IMPACTS	SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		<p>one of the few areas in the western part of Yolo County and nearby area of Solano County known to support federally listed vernal pool crustaceans.</p> <p>The applicant shall develop and submit to the City of Winters a written plan that describes the actions to be taken to identify an appropriate site to construct 2.16 acres of seasonal wetlands, the construction procedures and a monitoring plan with performance criteria to document that the constructed seasonal wetlands achieve the desired habitat conditions.</p> <p>The format of the plan shall follow the format prescribed by the Corps of Engineers for wetland mitigation and monitoring plans. The plan shall contain the following sections:</p> <ul style="list-style-type: none"> • Detailed description of the proposed mitigation site, including the location, ownership status, presence of any jurisdictional areas, topography and hydrology of the proposed site, soils (subsurface soil information to confirm that the soils are appropriate for wetland construction), vegetation and wildlife habitat and use of the proposed site, present and historical uses of the proposed mitigation site, and present and planned use of areas adjacent to the proposed mitigation site. • Description of the seasonal wetland habitat to be created, including the mitigation ratio, long-term goals, anticipated future site topography and hydrology, vegetation, and anticipated wildlife habitat on the proposed mitigation site. • Performance criteria and monitoring protocol to document that the constructed seasonal wetland habitat are meeting or exceeding the performance criteria, including a detailed description of the monitoring methods and justification of the methods, the monitoring schedule and other means of documenting the development of the mitigation (e.g., photo documentation). • An implementation plan that describes in detail the physical preparation of the site, the planting plan, irrigation (if necessary) and the implementation schedule. The surface soils at the seasonal wetlands at the Project site that support primarily native species shall be collected and used to inoculate the constructed pools, especially the three largest pools at the Project site. • A maintenance plan that describes the actions to be taken to address 	

IMPACTS	SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
<p>Impact 4.3-6. Potential disturbance to nesting Swainson’s hawk and other raptors species due to Project construction.</p>	<p>Significant</p>	<p>or prevent adverse conditions, such as invasion by undesirable vegetation, control of erosion of bare ground. This plan shall present a maintenance schedule and identify the party responsible for the maintenance, which will be the applicant unless another party agreeable to the City of Winters is selected.</p> <ul style="list-style-type: none"> • A contingency plan that identifies measures to be taken if the constructed seasonal wetlands are not performing according to the established standards. This plan shall be adaptive and identify how monitoring data will be used to define future actions to achieve the performance criteria. The contingency plan shall also identify the funding mechanism for the initial monitoring period and the endowment that will be provided by the applicant for the long-term management of the site. <p>The applicant shall work with the City of Winters to identify an acceptable third-party entity (e.g., Yolo Land Trust, Wildlife Heritage Foundation) to manage the mitigation site once the initial monitoring period has been completed. The applicant will be responsible for the site until the performance criteria have been met and will work with the third-party entity to develop the long-term management endowment.</p> <p>Mitigation Measure 4.3-6(a). The applicant shall mitigate for potential Project-related impacts to nesting raptors by conducting a pre-construction survey of all trees suitable for use by nesting raptors on the subject property or within 500 feet of the Project boundary as allowable. The preconstruction survey shall be performed no more than 30 days prior to the implementation of construction activities. The preconstruction survey shall be conducted by a qualified biologist familiar with the identification of raptors known to occur in the vicinity of the City of Winters. If active raptor nests are found during the preconstruction survey, a 500-foot buffer zone shall be established around the nest and no construction activity shall be conducted within this zone during the raptor nesting season (typically March-August) or until such time that the biologist determines that the nest is no longer active. The buffer zone shall be marked with flagging, construction lathe, or other means to mark the boundary of the buffer zone. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. Implementation of this mitigation measure shall be confirmed by the City of Winters prior to the initiation of construction activity.</p> <p>If an active Swainson’s hawk nest is encountered during the pre-construction</p>	<p>Less Than Significant</p>

IMPACTS	SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
Impact 4.3-7. Loss or disturbance of northern harriers and their habitat due to Project construction.	Significant	surveys, the buffer zone shall be 0.25 miles (1,320 feet) and it shall be fenced. This exclusion zone shall remain active until fledglings have left the nest or until such time that the biologist determines that the nest is no longer active. Mitigation Measure 4.3-7(a). Implement Mitigation Measure 4.3-3(a).	Less Than Significant
Impact 4.3-8. Loss of grassland foraging habitat for grassland birds and raptors due to Project construction.	Significant	Mitigation Measure 4.3-8(a). Implement Mitigation Measure 4.3-3(a).	Less Than Significant
Impact 4.3-9. Impact to riparian corridor along Dry Creek and western end of the Highlands Canal due to extension of Valley Oak Drive to the north and filling of the City-owned portion of the Highlands Canal.	Significant	Mitigation Measure 4.3-9(a). The applicant shall prepare and submit to the City for its approval a riparian restoration plan for restoring riparian trees and shrubs along a 50-foot section of Dry Creek on either side of where the outlet from the Highlands Canal is constructed. This plan shall be similar in content to the wetland mitigation and monitoring plan described for Mitigation Measure 4.3-5(a) and shall be approved by the City prior to issuance of the grading permit. The proposed modifications to Dry Creek shall be coordinated with representatives of the California Department of Fish and Game, U.S. Army Corps of Engineers, and Central Valley Regional Water Quality Control Board, as necessary, to obtain the required permits and authorizations.	Less Than Significant
Initial Study 5a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	Potentially Significant	Mitigation Measure 4. If cultural resources (historic, archeological, paleontological, and/or human remains) are encountered during construction, workers shall not alter the materials or their context until an appropriately trained cultural resource consultant has evaluated the situation. Project personnel shall not collect cultural resources. Prehistoric resources include chert or obsidian flakes, projectile points, mortars, pestles, dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or adobe foundations or walls, structures and remains with square nails, and refuse deposits often in old wells and privies.	Less Than Significant
Initial Study 5b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Potentially Significant	Mitigation Measure 4. If cultural resources (historic, archeological, paleontological, and/or human remains) are encountered during construction, workers shall not alter the materials or their context until an appropriately trained cultural resource consultant has evaluated the situation. Project personnel shall not collect cultural resources. Prehistoric resources include chert or obsidian flakes, projectile points, mortars, pestles, dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or adobe foundations or walls, structures and remains with square nails, and refuse deposits often in old wells and privies.	Less Than Significant
Initial Study 5c. Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	Potentially Significant	Mitigation Measure 4. If cultural resources (historic, archeological, paleontological, and/or human remains) are encountered during construction, workers shall not alter the materials or their context until an appropriately trained cultural resource consultant has evaluated the situation. Project personnel shall not collect cultural resources. Prehistoric resources include chert or obsidian flakes, projectile points, mortars, pestles, dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or adobe foundations or walls, structures and remains with square nails, and refuse deposits often in old wells and privies.	Less Than Significant
Initial Study 5d. Disturb any human remains, including those interred outside of formal cemeteries.	Potentially Significant	Mitigation Measure 4. If cultural resources (historic, archeological, paleontological, and/or human remains) are encountered during construction, workers shall not alter the materials or their context until an appropriately trained cultural resource consultant has evaluated the situation. Project personnel shall not collect cultural resources. Prehistoric resources include chert or obsidian flakes, projectile points, mortars, pestles, dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or adobe foundations or walls, structures and remains with square nails, and refuse deposits often in old wells and privies.	Less Than Significant
Initial Study 6a. Expose people or	Potentially Significant	Mitigation Measure 5. Special preparation of subgrades and reinforcement of	Less Than Significant

IMPACTS	SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	Significant	foundations and floor slabs shall be conducted in full and as described in the Geotechnical Engineering Report Winters Highlands (January 9, 1990, and February 22, 1994, Wallace-Kuhl & Associates) for the Proposed Project.	Significant
iii. Seismic-related ground failure, including liquefaction?			
Initial Study 6c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			
Initial Study 6d. Be located on expansive soils, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			
Initial Study 9b. Conflict with any applicable land use plans, policies, or regulations of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating on environmental effect?	Potentially Significant	Mitigation Measure 6. The City Council shall: a) direct that 6 medium density units be added to the project; b) find the project to be in substantial compliance with the density range of the Medium Density Residential (MR) designation; or c) approve a citywide General Plan amendment to change the density range for the proposed Medium Density Residential (MR) designation from 5.4 – 8.8 dwelling units per acre, back to 4.1 – 6.0 dwelling units per acre.	Less Than Significant
Initial Study 12a. Induce substantial growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Potentially Significant	Mitigation Measure 7. All aspects of the project shall be subject to design review to ensure compatibility with the surrounding area and satisfaction of the Community Design Guidelines and other applicable principles of good neighborhood design. Prior to issuance of a building permit for each phase of construction of the project, the applicant shall submit full architectural renderings, including building elevations and floor plans, for design review and approval.	
		Mitigation Measure 8. The applicant shall enter into a Development Agreement with the City that includes provisions acceptable to the City Council for controlling the pace of growth on an annual basis. Provisions for the design, funding, and construction of necessary infrastructure to accommodate allowed growth shall also be addressed. Threshold requirements for the construction of affordable units shall be included to ensure that the development of affordable units reasonably keep pace with the development of market-rate units within the project.	Less Than Significant

IMPACTS	SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
<p>Initial Study 13. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p> <ul style="list-style-type: none"> a. Fire protection? b. Police protection? d. Parks? e. Other public facilities? 	Potentially Significant	<p>Mitigation Measure 9. The applicant shall enter into a Development Agreement with the City that includes provisions acceptable to the City Council for mitigating the projected fiscal deficit. This may include an on-going Mello-Roos Community Facilities District (CFD) to fund eligible services, a Lighting and Landscaping District which could fund eligible park and landscaping expenses, establishment of an annuity the interest proceeds of which would cover the projected deficit, or other acceptable mechanisms.</p> <p>Mitigation Measure 10. The project park site shall be designed and constructed to meet the design and specifications of the City of Winters. Park phasing and a final date by which the park shall be completed, operational, and accepted by the City shall be established in the project Development Agreement.</p>	Less Than Significant
<p>Initial Study 14a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</p>	Potentially Significant	<p>Mitigation Measure 10. The project park site shall be designed and constructed to meet the design and specifications of the City of Winters. Park phasing and a final date by which the park shall be completed, operational, and accepted by the City shall be established in the project Development Agreement.</p>	Less Than Significant
<p>Initial Study 14b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?</p>	Potentially Significant	<p>Mitigation Measure 11 – a) Install a traffic signal at the intersection of Grant Avenue/I-505 Northbound Ramps. The traffic signal would need to be installed after construction and occupancy of 40 single family dwelling unit “equivalents” citywide (i.e., multi-family housing units are 0.6 single family dwelling unit “equivalents”);</p> <p>b) Install a traffic signal at the intersection of Grant Avenue/Walnut Lane. The traffic signal would need to be installed after construction and occupancy of 380 single family dwelling unit “equivalents” citywide (i.e., multi-family housing units are 0.6 single family dwelling unit “equivalents”). A preliminary review of traffic volumes indicates that conditions at this intersection would likely not meet the warrants, or criteria, applied by Caltrans for installation of traffic signals on a state highway. OR Prohibit left turn movements from southbound Walnut Lane</p>	Less Than Significant

IMPACTS	SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
designated roads or highways?	Potentially Significant	<p>onto eastbound Grant Avenue. Southbound vehicles on Walnut Lane would be forced to turn right and make a u-turn at the signalized intersection of Grant Avenue/Railroad Avenue;</p> <p>c) Install a traffic signal at the intersection of Grant Avenue/West Main Street. The traffic signal would need to be installed after construction and occupancy of 50 single family dwelling unit “equivalents” from this project and/or Hudson/Ogando, Callahan Estates, or Creekside(i.e., multi-family housing units are 0.6 single family dwelling unit “equivalents”);</p> <p>d) The applicant shall pay a fair share of the cost for design and installation of a traffic signal at the intersection of Railroad Avenue/Main Street at buildout.</p> <p>Mitigation Measure 12. The applicant shall be required to complete full roadway improvements, including traffic calming, to City Standards. Where phasing of improvements is allowed to support phased construction of residences, interim phased improvements shall be to the satisfaction of the City Engineer.</p> <p>Mitigation Measure 13. The proposed systems for conveying project sewage, water, and drainage shall be finalized and approved by the City Engineer prior to final map. The project is required to fund and construct off-site improvements necessary to support the development. Such improvements could include, but not be limited to a water well, water lines, sewer lines and storm drainage lines. Should property acquisition or additional CEQA clearance be required for off-site improvements, this will be the responsibility of the developer.</p> <p>Mitigation Measure 14. The proposed project shall contribute its fair share toward expansion of the City of Winters Wastewater Treatment Plant, consistent with the Wastewater Treatment Plant Master Plan. An acceptable financing mechanism shall be in place for the WWTP expansion prior to acceptance of a final map. Building permits for each phase of development shall be issued only after the City has established that WWTP capacity will be available to serve that phase of development.</p> <p>Mitigation Measure 15. The applicant shall offer three alternative locations, satisfactory to the City, for locating a new well to serve the subdivision. Upon determination of an acceptable site, the City will release unused sites back to the applicant. At the City’s discretion, the City may waive the requirement for an on-site location, should an acceptable off-site location be acquired and cleared procedurally (e.g. CEQA, etc.) for construction. If determined to be necessary, a separate CEQA analysis shall be conducted to clear the well site for construction. The applicant shall fund the up-front costs of design and construction of the well</p>	Less Than Significant
<p>Initial Study 16b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p> <p>Initial Study 16d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</p> <p>Initial Study 16e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?</p>			

IMPACTS

**SIGNIFICANCE
BEFORE
MITIGATION**

MITIGATION MEASURES

**SIGNIFICANCE
AFTER
MITIGATION**

(including CEQA clearance), subject to later fair share reimbursement.

Advice 4611-G
May 25, 2022

Attachment 6

CEQA Notice of Determination

NOTICE OF DETERMINATION
California Environmental Quality Act

FILED
YOLO COUNTY CLERK/RECORDER
JAN 23 2015
BY FREDDIE OAKLEY, CLERK
DEPUTY
JOSIE RAMIREZ

TO: Clerk-Recorder
Yolo County
625 Court Street, Room B01
Woodland, CA 95695

FROM: Lead Agency
CITY OF WINTERS
318 First Street
Winters, CA 95694

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

PROJECT TITLE: Modifications to the Winters Highlands project
STATE CLEARINGHOUSE #: 2004012109

PROJECT LOCATION: The project site is located in the northwest area of the City south of Moody Slough Road and east of Castle View Lane and consists of Assessor Parcel Numbers 030-220-17, 030-220-19, 030-220-49, and 030-220-50.

PROJECT APPLICANT: Towne Development of Sacramento
Jeffrey Pemstein - #(916) 782-2424

PROJECT DESCRIPTION: The project would modify the Winters Highlands project by replacing 36 duplex lots with 18 single family lots and revising the Affordable Housing Requirement from 66 units to 60 units that can be accommodated both on- and off-site.

LEAD AGENCY – CONTACT: David Dowswell, Contract Planner - #(530) 794-6714

This notice is to advise that the **City Council of the City of Winters** approved the above-described project on January 20, 2015 and made the following determinations:

1. The project would not have a significant adverse effect on the environment.
2. An Addendum to the Winters Highlands Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. A Statement of Overriding Considerations was not adopted for this project.
4. Findings were made as part of the original Winters Highlands EIR pursuant to the provisions of CEQA.

The EIR Addendum, EIR, and record of project approval are available for review at the City of Winters Community Development Department at 318 First Street, Winters.

City of Winters

By 

David Dowswell, AICP, Contract Planner

Date: January 20, 2015

POSTED JAN 23 2015 TO FEB 23 2015

N15-10

MAYOR:
Dan Martinez
MAYOR PRO TEM:
Woody Fridae
COUNCIL:
Harold Anderson
Steve Godden
Tom Stone



MAYOR EMERITUS:
J. Robert Chapman
TREASURER:
Margaret Dozier
CITY CLERK:
Nanci Mills
CITY MANAGER:
John W. Donlevy, Jr.

NOTICE OF DETERMINATION

To: County Clerk/Recorder
County of Yolo
625 Court Street, Rm 150
Woodland, CA 95695

From: City of Winters
Community Development Department
318 First Street
Winters, CA 95694

Office of Planning and Research
1400 Tenth Street
P.O. Box 3044
Sacramento, CA 95812-3044

FILED
YOLO COUNTY CLERK/RECORDER

APR 19 2006

FREDDIE OAKLEY, CLERK
BY EILEIGH FAGEY
DEPUTY

STATE CLEARINGHOUSE NUMBER: 2004012109

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 (Local Agencies) of the Public Resources Code.

FEES: X EIR \$850.00 plus \$25.00 (\$875)
 ND \$1250.00 plus \$25.00 (\$1,275)
 ND w/DeMinimus (\$25.00)
 Processing Only (\$25.00) -- DFG Fees Previously Paid Receipt # _____

Project Title: Winters Highlands Subdivision

Project Applicant: Larry John, Applicant and Owner, Granite Bay Holdings, LLC, 4230 Douglas Blvd., Ste. 100, Granite Bay, CA 95746, (916) 960-1650

Project Location: The Project is located on 102.6 acres comprised of APNs 030-220-17 (48.1 acres), 030-220-19 (21.0 acres), and 030-220-33 (33.5 acres) located south of Moody Slough Road (County Road 33), at the southeastern quadrant of future Valley Oak Drive and Moody Slough Road.. City of Winters, Yolo County, California.

Project Description: The Project is residential subdivision of about 102.6 acres to create 413 single family lots (including 36 "duplex" lots) on 49.49 acres, a 2.01 acre multifamily lot for thirty apartments, a 10.63 acre park site, and a 7.43 acre wetlands/open space area, an exchange parcel of 0.04 acre to the Callahan property to the south; and 32.81 acres in public roads.

Notice: This is to advise that on April 4, 2006 the Winters City Council took final action on items (1) and (2), and on April 18, 2006 took final action on items (3) and (4): (1) Adopted Resolution No. 2006-08 approving CEQA findings of fact, adopting a statement of overriding considerations, adopting a mitigation monitoring plan, and certifying the final environmental impact report for the Winters Highlands Project. (2) Adopted Resolution No. 2006-09 approving the project by enacting the following: a) Approval of a General Plan Amendment (applicable citywide) to change the density range for the Medium Density Residential (MR) designation from 5.4 - 8.8 dwelling units per acre to 4.1 - 6.0 dwelling units per acre. b) Approval of a General Plan Amendment to change the Land Use Map for the project site (102.6 acres) as follows: 1) 7.81 acres designated Low Density Residential (LR) to Medium/High Density Residential (MHR); 2) 25.26 acres designated LR to Medium Density Residential (MR); 3) 3.19 acres designated MR to LR; 4) 7.11 acres designated MR to MHR; 5) 3.89 acres designated MR to Recreation and Parks (RP); 6) 0.31 acres designated MR to High Density Residential (HR); 7) 11.47 acres from LR to RP; 8) 0.37 acres from LR to Public/Quasi-Public (PQP); 9) 4.99 acres from PQP to MR; 10) 2.39 acres from RP to HR; 11) 4.71 acres from RP to MR; 12) 0.23 acres from PQP to MHR; 13) 6.66 acres from RP to MHR; 14) 1.51 acres from OS to RP; and 15) 1.34 acres from RP to OS. c) Approval of a General Plan Amendment to change Land Use Map for land off-site as follows: 1) 0.22 acres designated Recreation and Parks (RP) to Open Space (OS); 2) 0.02 acres designated Public/Quasi-Public (PQP) to OS; 3) 2.44 acres designated PQP to RP; 4) 0.29 acres designated PQP to Medium/High Density Residential (MHR); 5) 3.84 acres designated Low Density Residential (LR) to

POSTED APR 19 2006

NOG-35

PQP; 6) 0.32 acres designated PQP to Neighborhood Commercial (NC); 7) 0.48 acres from PQP to High Density Residential (HR); 8) 2.09 acres from RP to HR; 9) 1.25 acres from NC to HR; 10) 1.94 acres from HR to LR; 11) 4.67 acres from RP to LR; 12) 0.48 acres from RP to PQP; 13) 0.07 acres from PQP to LR; and 14) 3.16 acres from Rural Residential (RR) to LR. d) Approval of a General Plan Amendment to modify the General Plan Flood Overlay Area. e) Approval of a General Plan Amendment to redesignate Moody Slough Road as a Primary Collector in the Circulation Element and General Plan. f) Exclusion from the West Central Master Plan. g) Approval of the Tentative Subdivision Map No. 4507 on 102.6 acres creating 413 single family lots (including 36 "duplex" lots) on 49.45 acres; 2.01 acres for 30 apartments; 10.63 acres for park land (plus a 10,000 square foot well site; 7.43 acres for open space and wetlands; an exchange parcel of 0.04 acres to the Callahan property to the south; and 32.81 acres in public roads (see Attachment A, Tentative Subdivision Map). h) Approval of a Lot Line Adjustment on the south property line to exchange property with the adjoining Callahan Estates property. i) Amendment of the Rancho Arroyo Storm Drain District Master Plan to modify the Rancho Arroyo drainage shed. j) Amendment of the Circulation Master Plan (May 19, 1992) and Standard Street Cross Sections (adopted October 2, 2001; City Council Resolution 2001-61) to remove the requirement for on-street Class II bike lanes on West Main Street and replace with off-street Class I bike path. k) Amendment of the Bikeway System Master Plan (November 19, 2002) text and Figure 3 to identify a Class I bike path along West Main Street, Niemann Street, Anderson Avenue, Valley Oak Drive, and Taylor Avenue where these streets border or intersect the Project. l) Approval of Findings of Fact and Conditions of Approval. (3) Introduce and waive the first reading of Ordinance No. 2006-03 approving various rezonings described below: a) Change the Zoning Map for the project site (102.6 acres) as follows: 1) 7.81 acres designated Single Family Residential, 7,000 SF Ave Minimum (R-1) to Single and Multi-Family Residential/Planned Development (R-3/PD); 2) 25.26 acres designated R-1 to Single Family Residential, 6,000 SF Ave Min (R-2); 3) 3.19 acres designated R-2 to R-1; 4) 7.11 acres designated R-2 to R-3/PD; 5) 3.89 acres designated R-2 to Parks and Recreation (P-R); 6) 0.31 acres designated R-2 to High Density Multi-Family Residential (R-4); 7) 11.47 acres from R-1 to P-R; 8) 0.37 acres from R-1 to Public/Quasi-Public (PQP); 9) 4.99 acres from PQP to R-2; 10) 2.39 acres from P-R to R-4; 11) 4.71 acres from P-R to R-2; 12) 0.23 acres from PQP to R-3/PD; 13) 6.66 acres from P-R to R-3/PD; 14) 1.51 acres from OS to P-R; and 15) 1.34 acres from P-R to OS. b) Change the Zoning Map for land off-site as follows: 1) 0.22 acres designated Parks and Recreation (PR) to Open Space (OS); 2) 0.02 acres designated Public/Quasi-Public (PQP) to OS; 3) 2.44 acres designated PQP to PR; 4) 0.29 acres designated PQP to Single and Multi-Family Residential (R-3); 5) 3.84 acres designated Single Family Residential, 7,000 SF Ave Minimum (R-1) to PQP; 6) 0.32 acres designated PQP to Neighborhood Commercial (C-1); 7) 0.48 acres from PQP to High Density Multi-Family Residential (R-4); 8) 2.09 acres from PR to R-4; 9) 1.25 acres from C-1 to R-4; 10) 1.94 acres from R-4 to R-1; 11) 4.67 acres from PR to R-1; 12) 0.48 acres from PR to PQP; 13) 0.07 acres from PQP to R-1; and 14) 3.16 acres from Rural Residential (R-R) to R-1. c) Adoption of Planned Development (PD) Permit No. 2006-01 allowing for modification of minimum lot area, lot width, and lot depth for R-3 lots as identified on the tentative map. (4) Introduce and waive the first reading of Ordinance No. 2006-04 authorizing execution of the Winters Highlands Development Agreement.

Pursuant to Section 15094 (NODs for EIRs) of the CEQA Guidelines, the following determinations have been made regarding the above-described project:

- The project as conditioned will have a significant effect on the environment.
- An EIR was prepared and certified pursuant to the provisions of CEQA.
- Mitigation measures were included as conditions of the approval for this project and a Mitigation Monitoring Plan was adopted.
- Findings were made pursuant to CEQA Guidelines Section 15091.
- A Statement of Overriding Considerations was adopted for the project.
- A copy of the final EIR and the record of project approval may be examined at the Winters City Community Development Department.

This Notice, as filed with the County Clerk, shall be available for public inspection and shall be posted within 24 hours of receipt for a period of at least 30-days. Thereafter it shall be returned to the City of Winters with a notation of the period during which it was posted. The City shall retain the Notice for not less than 9 months. This Notice, as filed with OPR, shall be available for public inspection and shall be posted for a period of at least 30 days. For further information contact Dan Sokolow, Community Development Director at (530) 795-4910 x114.


 Heidi Tschudin, Contract Planner
 City of Winters
 April 18, 2006

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT
DFG 753.5a (8-03)

262163

Agency: CITY OF WINTERS

Date: 9/19/2006

State Agency of Filing: YOLO

Document No.: NOG-35

Title: WINTERS HIGHLANDS SUBDIVISION

Applicant Name: ~~XXXXXXXXXX~~ LARRY JOHN

Phone Number: (916) 960-1650

Applicant Address: 4230 DOUGLAS BLVD., STE 100 GRANITE BAY CA 95746

Applicant (check appropriate box):
Local Public Agency School District Other Special District
State Agency Private Entity

HECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report	\$850.00	\$ <u>850.00</u>
<input type="checkbox"/> Negative Declaration	\$1,250.00	\$ _____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ _____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs	\$850.00	\$ _____
<input checked="" type="checkbox"/> County Administrative Fee	\$25.00	\$ <u>25.00</u>
<input type="checkbox"/> Project that is exempt from fees		

TOTAL RECEIVED \$ 875.00

Name and title of person receiving payment: [Signature] DEPUTY

WHITE-PROJECT APPLICANT YELLOW-DFG/FASB PINK-LEAD AGENCY GOLDENROD-STATE AGENCY OF FILING

**PG&E Gas and Electric
Advice Submittal List
General Order 96-B, Section IV**

AT&T
Albion Power Company

Alta Power Group, LLC
Anderson & Poole

Atlas ReFuel
BART

Barkovich & Yap, Inc.
Braun Blasing Smith Wynne, P.C.
California Cotton Ginners & Growers Assn
California Energy Commission

California Hub for Energy Efficiency
Financing

California Alternative Energy and
Advanced Transportation Financing
Authority
California Public Utilities Commission
Calpine

Cameron-Daniel, P.C.
Casner, Steve
Center for Biological Diversity

Chevron Pipeline and Power
City of Palo Alto

City of San Jose
Clean Power Research
Coast Economic Consulting
Commercial Energy
Crossborder Energy
Crown Road Energy, LLC
Davis Wright Tremaine LLP
Day Carter Murphy

Dept of General Services
Don Pickett & Associates, Inc.
Douglass & Liddell

East Bay Community Energy Ellison
Schneider & Harris LLP
Engineers and Scientists of California

GenOn Energy, Inc.
Goodin, MacBride, Squeri, Schlotz &
Ritchie
Green Power Institute
Hanna & Morton
ICF
International Power Technology

Intertie

Intestate Gas Services, Inc.
Kelly Group
Ken Bohn Consulting
Keyes & Fox LLP
Leviton Manufacturing Co., Inc.

Los Angeles County Integrated
Waste Management Task Force
MRW & Associates
Manatt Phelps Phillips
Marin Energy Authority
McClintock IP
McKenzie & Associates

Modesto Irrigation District
NLine Energy, Inc.
NRG Solar

OnGrid Solar
Pacific Gas and Electric Company
Peninsula Clean Energy

Pioneer Community Energy

Public Advocates Office

Redwood Coast Energy Authority
Regulatory & Cogeneration Service, Inc.
SCD Energy Solutions
San Diego Gas & Electric Company

SPURR
San Francisco Water Power and Sewer
Sempra Utilities

Sierra Telephone Company, Inc.
Southern California Edison Company
Southern California Gas Company
Spark Energy
Sun Light & Power
Sunshine Design
Stoel Rives LLP

Tecogen, Inc.
TerraVerde Renewable Partners
Tiger Natural Gas, Inc.

TransCanada
Utility Cost Management
Utility Power Solutions
Water and Energy Consulting Wellhead
Electric Company
Western Manufactured Housing
Communities Association (WMA)
Yep Energy