Lippi Ranch Subdivision Project

SCH# 2023030579

Draft Environmental Impact Report

Prepared for
City of Galt

August 2023

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1. Introduction

1. INTRODUCTION

1.1 TYPE AND PURPOSE OF THE EIR

The Lippi Ranch Subdivision Project Environmental Impact Report (EIR) has been prepared in accordance with the California Environmental Quality Act (CEQA) of 1970, Public Resources Code (PRC) Sections 21000-21178, as amended, and the Guidelines for Implementation of the California Environmental Quality Act, California Code of Regulations (CCR) Title 14, Sections 15000-15387 (CEQA Guidelines). The City of Galt is the lead agency for the environmental review of the Lippi Ranch Subdivision Project (proposed project) evaluated herein and has the principal responsibility for reviewing the impacts and considering approval of the proposed project. As required by Section 15121 of the CEQA Guidelines, this EIR will (a) inform public agency decision-makers, and the public generally, of the significant environmental effects of the project, (b) identify possible ways to minimize the significant adverse environmental effects, and (c) describe reasonable and feasible project alternatives which reduce environmental effects. The public agency shall consider the information in the EIR along with other information that may be presented to the agency.

As provided in the CEQA Guidelines Section 15021, public agencies are charged with the duty to avoid or minimize environmental damage where feasible. The public agency has an obligation to balance a variety of public objectives, including economic, environmental, and social issues. CEQA requires the preparation of an EIR prior to approving any project that may have a significant effect on the environment. For the purposes of CEQA, the term "project" refers to the whole of an action, which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]). With respect to the proposed project, the City has determined that the proposed development is a "project" within the definition of CEQA, which has the potential for resulting in significant environmental effects.

The lead agency is required to consider the information in the EIR along with any other available information in deciding whether to approve the application. The basic requirements for an EIR include discussions of the environmental setting, environmental impacts, mitigation measures, alternatives, growth-inducing impacts, and cumulative impacts.

The CEQA Guidelines identify several types of EIRs, each applicable to different project circumstances. This EIR has been prepared as a *project-level EIR* pursuant to CEQA Guidelines Section 15161, which is an analysis that examines the environmental impacts of a specific development project. A *project-level EIR* focuses primarily on the changes in the environment that would result from the development of the project, and examines all phases of the project, including planning, construction, and operation.

1.2 KNOWN RESPONSIBLE AND TRUSTEE AGENCIES

"Responsible agency" means a public agency that proposes to carry out or approve a project for which a lead agency is preparing or has prepared an EIR or Negative Declaration. For the purpose of CEQA, the term responsible agency includes all California public agencies other than the lead agency that have discretionary approval power over the project or an aspect of the project. The

Sacramento Metropolitan Air Quality Management District (SMAQMD), South Sacramento Conservation Agency – Joint Powers Authority (JPA), and Central Valley Regional Water Quality Control Board (RWQCB) are identified as potential responsible agencies for the proposed project.

"Trustee agency" means a State agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. The only known possible trustee agency for the proposed project is the California Department of Fish and Wildlife (CDFW).

1.3 PROJECT SUMMARY

The following sections include summaries of the project location and setting, and project description.

Project Location and Setting

The City of Galt is located within Sacramento County and is approximately 27 miles south of the City of Sacramento and 10 miles north of the City of Lodi. State Route (SR) 99 runs in a north-south direction through the City of Galt and provides regional access to the City. The 8.99-acre project site is located east of Freedom Boulevard/2nd Street at the terminus of 3rd Street and west of the Union Pacific Railroad (UPRR) tracks in the City of Galt. The project site is identified by Assessor's Parcel Numbers (APNs) 150-0101-046; and 150-0274-006, -007-, and -011. The site is designated Low Density Residential (LDR) in the City's General Plan and is zoned Low Density Single-Family Residential (R1A).

The northern portion of the project site is currently developed with two single-family residences, a dingbat-style apartment building, a barn, and a groundwater pumphouse; the remainder of the project site is undeveloped with fallow agricultural land and limited trees. The project site is generally bound by vacant land and UPRR tracks to the east; multi-family residences and a pre-school to the north; a senior mobile home community to the west; and single-family residences to the south. Other surrounding existing uses include a nursing home to the northwest and an approved residential project, currently under construction, to the east, beyond the UPRR tracks.

Project Description

The proposed project would include demolition of all existing on-site structures; removal of 60 trees, including four protected oak trees; and subsequent development of the site with 94 single-family residential units, five bio-retention basins, landscaping, and an internal circulation network. The proposed project would require approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, and Design Review.

The details of the proposed project, including required approvals, are described in further detail in Chapter 3, Project Description, of this EIR.

1.4 EIR PROCESS

The EIR process begins with the decision by the lead agency to prepare an EIR, either during a preliminary review of a project or at the conclusion of an Initial Study. Once the decision is made to prepare an EIR, the lead agency sends a Notice of Preparation (NOP) to appropriate government agencies and, when required, to the State Clearinghouse (SCH) in the Office of Planning and Research (OPR), which will ensure that responsible and trustee State agencies reply within the required time. The SCH assigns an identification number to the project, which then becomes the identification number for all subsequent environmental documents on the

project. Commenting agencies have 30 days to respond to the NOP and provide information regarding alternatives and mitigation measures they wish to have explored in the Draft EIR and to provide notification regarding whether the agency will be a responsible agency or a trustee agency for the project. The NOP completed for the proposed project was circulated to the public; local, State, and federal agencies; and other known interested parties for a 30-day review period from March 22, 2023 to April 20, 2023 (see Appendix A).

Upon completion of the Draft EIR and prior to circulation to State and local agencies and interested members of the public, a notice of completion is filed with the SCH and a public notice of availability is published to inform interested parties that a Draft EIR is available for agency and public review. In addition, the notice provides information regarding the location where copies of the Draft EIR are available for public review and any public meetings or hearings that are scheduled. The Draft EIR is circulated for a minimum period of 45 days, during which time reviewers may submit comments on the document to the lead agency. The lead agency must respond to comments in writing. If significant new information, as defined in CEQA Guidelines Section 15088.5, is added to an EIR after public notice of availability is given, but before certification of the EIR, the revised EIR or affected chapters must be recirculated for an additional public review period with related comments and responses.

A Final EIR will be prepared, containing public comments on the Draft EIR and written responses to those comments, as well as a list of changes to the Draft EIR text necessitated by public comments, as warranted. The Final EIR will also include the Mitigation Monitoring and Reporting Program (MMRP) prepared for the proposed project in accordance with PRC Section 21081.6. Before approving a project, the lead agency must certify that the EIR (consisting of the Draft EIR and Final EIR) has been completed in compliance with CEQA, and that the EIR has been presented to the decision-making body of the lead agency, which has reviewed and considered the EIR. The lead agency must also certify that the EIR reflects the lead agency's independent judgment and analysis.

The findings prepared by the lead agency must be based on substantial evidence in the administrative record and must include an explanation that bridges the gap between evidence in the record and the conclusions required by CEQA. If the decision-making body elects to proceed with a project that would have unavoidable significant impacts, then a Statement of Overriding Considerations explaining the decision to balance the benefits of the project against unavoidable environmental impacts must be prepared.

1.5 SCOPE OF THE EIR

Pursuant to CEQA Guidelines, the scope of this EIR addresses specific issues and concerns identified as potentially significant in the Initial Study prepared for the proposed project (see Appendix A). Accordingly, the section of the CEQA Guidelines Appendix G Checklist identified for study in this EIR includes the following:

- Cultural and Historic Resources.

Chapter 4.1 of this EIR is divided into the following four sections: Introduction, Existing Environmental Setting, Regulatory Context, and Impacts and Mitigation Measures. The Impacts and Mitigation Measures section addresses both project-specific and cumulative impacts. Impacts that are determined to be significant in Chapter 4.1, and for which feasible mitigation measures are not available to reduce those impacts to a less-than-significant level, are identified as

significant and unavoidable. Chapter 5 of the EIR presents a discussion of growth-inducing impacts, summary of cumulative impacts, and significant irreversible, as well as significant and unavoidable environmental changes associated with the project. Alternatives to the proposed project are discussed in Chapter 6 of the EIR.

1.6 DEFINITION OF BASELINE

According to CEQA Guidelines Section 15125, an EIR must include a description of the existing physical environmental conditions in the vicinity of the project to provide the "baseline physical conditions" against which project-related changes could be compared. In addition, CEQA Guidelines Section 15126.2(a) states that an EIR shall identify and focus on the significant environmental effects of the proposed project. The CEQA Guidelines, Section 15126.2(a), states in pertinent part:

> An EIR shall identify and focus on the significant environmental effects of the proposed project. In assessing the impact of a proposed project on the environment, the lead agency should normally limit its examination to changes in the existing physical conditions in the affected area as they exist at the time the notice of preparation is published, or where no notice of preparation is published, at the time environmental analysis is commenced.

Normally, the baseline condition is the physical condition that exists when the NOP is published. The NOP for the proposed project was published on March 22, 2023. Therefore, conditions existing at that time are considered to be the baseline against which changes that would result from the proposed project are evaluated. Impacts could include both direct and indirect physical changes to the baseline condition. The baseline condition for the proposed project site is described in Chapter 3, Project Description, of this EIR. The baseline conditions pertaining to cultural and historic resources are described in the "Existing Environmental Setting" section of Chapter 4.1, Cultural and Historic Resources, of this EIR.

1.7 NOTICE OF PREPARATION AND SCOPING

In accordance with CEQA Guidelines Section 15082, an NOP, as well as an attached Initial Study (see Appendix A) was circulated to the public, local, State and federal agencies, and other known interested parties for a 30-day public and agency review period from March 22, 2023 to April 20, 2023 (see Appendix A). The purpose of the NOP was to provide notification that an EIR for the proposed project was being prepared and to solicit public input on the scope and content of the document.

In addition, pursuant to CEQA Guidelines Section 15082, the City of Galt held an NOP scoping meeting for the EIR during the 30-day review period, on April 13, 2023, for the purpose of receiving comments on the scope of the environmental analysis to be prepared for the proposed project. Agencies and members of the public were invited to attend and provide input on the scope of the EIR. Verbal comments pertinent to the scope of the EIR were not received at the NOP scoping meeting. A total of six written comment letters were submitted during the NOP public review period. The comment letters are provided as Appendix B to this EIR. All comments were taken into consideration during the preparation of this EIR. A summary of the NOP comments received, is provided in Section 1.8 below.

1.8 COMMENTS RECEIVED ON THE NOTICE OF PREPARATION

As noted above, the City of Galt received six comment letters during the NOP public review period from March 22, 2023 to April 20, 2023. A copy of each letter is provided in Appendix B of this EIR.

The comment letters received were authored by the following representatives of public agencies and groups:

Public Agencies

- Central Valley RWQCB – Peter Minkel;
- Department of Toxic Substances Control (DTSC) – Gavin McCreary;
- Native American Heritage Commission (NAHC) – Pricilla Torres-Fuentes; and
- SMAQMD – Rich Muzzy.

Groups

- Earthjustice – Matt Vespa and Rebecca Barker; and
- Galt Area Historical Society.

The following list, categorized by issue, summarizes the concerns brought forth in the comment letters received on the scope of the EIR:

Cultural and Historic Resources (Chapter 4.1)	Concerns related to: • Demolition of the historic structures on the Lippi Ranch property. • Contacting the appropriate information centers regarding archaeological records searches and field surveys.
Initial Study (Appendix A to this EIR)	Concerns related to: • Inconsistencies between the results of the project's air quality modeling, included as Appendix A of the Initial Study, and the analysis presented in the Air Quality section of the Initial Study. • Inclusion of measures from SMAQMD's Basic Construction Emission Control Practices (BCECP). • Exposure of future residents to toxic air contaminant emissions from the adjacent rail line. • The feasibility of building electrification. • Inefficient use of energy and increases in GHG emissions due to operation of gas appliances in future residences. • Potential for historic or future activities on/near project site to release hazardous wastes/substances, including lead-based paint, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. • Potential presence of fertilizers/pesticides resulting from former agricultural uses at site. • Changes to drainage patterns. • Flood risk at the project site. • Surface and groundwater quality during construction and operation. • Compliance with Assembly Bill 52 and Senate Bill 18 requirements. • Conducting a Sacred Lands File search and attaining a Native American Tribal Consultation list from the NAHC. • Inadvertent discovery of Native American cultural items and/or human remains.

All of the foregoing concerns related to cultural and historic resources are addressed in this EIR. All other concerns are addressed in the Initial Study (see Appendix A) prepared for the proposed project.

1.9 DRAFT EIR AND PUBLIC REVIEW

This Draft EIR is being circulated for public review and comment for a period of 45 days. During this period, the general public, organizations, and agencies can submit comments to the Lead Agency on the Draft EIR's accuracy and completeness. Release of the Draft EIR marks the beginning of a 45-day public review period pursuant to CEQA Guidelines Section 15105. The public can review the Draft EIR at the City's website at:

https://www.cityofgalt.org/government/community-development/planning/development-projects-environmental-documents

or at following address during normal business hours:

City of Galt, Community Development Department
495 Industrial Drive
Galt, CA 95632

Comments may be submitted both in written form and/or orally at the public hearing on the Draft EIR. Notice of the time and location of the hearing will be published in local newspapers, mailed to property owners and residents surrounding the project, emailed to residents that have requested to be placed on the project's email notification list, posted on the City's website, and posted at and adjacent to the site prior to the hearing.

All comments or questions regarding the Draft EIR should be addressed to:

Kristyn Bitz, Associate Planner
City of Galt
495 Industrial Drive
Galt, CA 95632
(209) 366-7230
kbitz@cityofgalt.org

1.10 ORGANIZATION OF THE DRAFT EIR

The EIR is organized into the following sections:

Chapter 1 – Introduction

The Introduction chapter of the EIR provides an introduction and overview describing the intended use of the EIR and the review and certification process, as well as summaries of the chapters included in the EIR and summaries of the issues and concerns received from the public and public agencies during the NOP review period.

Chapter 2 – Executive Summary

The Executive Summary chapter of the EIR summarizes the elements of the project and the environmental impacts that would result from implementation of the proposed project, describes proposed mitigation measures, and indicates the level of significance of impacts after mitigation. In addition, the Executive Summary includes a summary of the project alternatives and areas of known controversy.

Chapter 3 – Project Description
The Project Description chapter of the EIR provides a detailed description of the proposed project, including the project's location, background information, objectives, and technical characteristics.

Chapter 4.0 – Introduction to the Analysis
The Introduction to the Analysis chapter of the EIR provides a summary of the environmental issues that were addressed in the Initial Study and are therefore not addressed further in the EIR The chapter also presents the format of the technical chapter.

Chapter 4.1 – Cultural and Historic Resources
The Cultural and Historic Resources chapter of the EIR evaluates archaeological and historical resources known to be located within the project area. The chapter summarizes the existing setting with respect to the aforementioned resources, identifies thresholds of significance and project-specific and cumulative impacts to such resources, and sets forth mitigation measures that would be necessary to reduce impacts to the maximum extent feasible.

Chapter 5 – Statutorily Required Sections
The Statutorily Required Sections chapter of the EIR provides discussions required by CEQA regarding impacts that would result from the proposed project, including a summary of cumulative impacts, potential growth-inducing impacts, significant and unavoidable impacts, and significant irreversible changes to the environment.

Chapter 6 – Alternatives Analysis
The Alternatives Analysis chapter of the EIR provides a comparative analysis of the alternatives to the proposed project, their respective comparative environmental effects, and a determination of the environmentally superior alternative. It should be noted that the alternatives are analyzed at a level of detail less than that of the proposed project; however, the analyses include sufficient detail to allow for a meaningful comparison of impacts.

Chapter 7 – EIR Authors and Persons Consulted
The EIR Authors and Persons Consulted chapter of the EIR lists EIR and technical report authors who provided technical assistance in the preparation and review of the EIR.

Chapter 8 – References
The References chapter of the EIR provides bibliographic information for all references and resources cited.

Appendices
The Appendices include the NOP with the Initial Study attached, comments received during the NOP comment period, and technical reports prepared for the proposed project.

2. Executive Summary

2. EXECUTIVE SUMMARY

2.1 INTRODUCTION

The Executive Summary chapter of the EIR provides an overview of the proposed project (see Chapter 3, Project Description, for further details) and provides a table summary of the conclusions of the environmental analysis provided in Chapter 4.1. This chapter also summarizes the alternatives to the proposed project that are described in Alternatives Analysis chapter, and identifies the Environmentally Superior Alternative. Table 2-1 contains the environmental impacts associated with the proposed project, the significance of the impacts, the proposed mitigation measures for the impacts, and the significance of impacts after the implementation of the mitigation measures.

2.2 SUMMARY DESCRIPTION OF THE PROPOSED PROJECT

The City of Galt is located within Sacramento County and is approximately 27 miles south of the City of Sacramento and 10 miles north of the City of Lodi. State Route (SR) 99 runs in a north-south direction through the City of Galt and provides regional access to the City. The 8.99-acre project site is located east of Freedom Boulevard/2nd Street at the terminus of 3rd Street and west of the Union Pacific Railroad (UPRR) tracks in the City of Galt. The project site is identified by Assessor's Parcel Numbers (APNs) 150-0101-046; and 150-0274-006, -007-, and -011. The site is designated Low Density Residential (LDR) in the City's General Plan and is zoned Low Density Single-Family Residential (R1A).

The northern portion of the project site is currently developed with two single-family residences, a dingbat-style apartment building, a barn, and a groundwater pumphouse; the remainder of the project site is undeveloped with fallow agricultural land and limited trees. The project site is generally bound by vacant land and UPRR tracks to the east; multi-family residences and a pre-school to the north; a senior mobile home community to the west; and single-family residences to the south. Other surrounding existing uses include a nursing home to the northwest and an approved residential project, currently under construction, to the east, beyond the UPRR tracks.

The proposed project would include demolition of all existing on-site structures; removal of 60 trees, including four protected oak trees; and subsequent development of the site with 94 alley-loaded single-family residential units, five bio-retention basins, landscaping, and an internal circulation network. The single-family lots would range in size from 2,228 square feet (sf) to 4,395 sf and the 94 proposed two-story, single-family residences would range in size from 1,494 sf to 1,826 sf. Three floorplans are proposed: Plan 1 (three-bedroom/2.5-bathroom); Plan 2 (three-bedroom/three-bathroom); and Plan 3 (four-bedroom/three-bathroom). Each unit would include a two-car garage and private, four-foot-long driveway. Primary site access would be provided by a landscaped roundabout located at the terminus of 3rd Street, which would connect to a new, private loop road ("Amadeo Circle"). A series of 13 private alleyways would branch out from Amadeo Circle between rows of residences, providing access to the units' two-car garages.

The proposed project would include construction of new eight-inch water lines throughout the project site. The existing four- and six-inch water lines within 3rd Street would be upgraded to a 12-inch water line. The proposed project would also include construction of new eight-inch

sanitary sewer lines and sanitary sewer manholes throughout the project site. The existing six-inch sanitary sewer line within 3rd Street would be upgraded to an eight-inch sanitary sewer line. Four bio-retention basins would be located along the eastern portion of the site and west of Amadeo Circle; one bio-retention basin would be located in the southwest corner of the project site. To facilitate utility access to the project site, the proposed project would include off-site improvements to replace existing water and sanitary sewer lines within 3rd Street. In addition, a portion of the new sidewalk would extend from the entrance of the project site and connect to the existing sidewalk on the west side of 3rd Street.

Implementation of the proposed project would require the following discretionary actions by the City of Galt:

- Approval of a General Plan Amendment from LDR to Medium High Density Residential (MHDR);
- Approval of a Rezone from R1A to Medium High Density Multiple Family Residential-Planned Development (R3-PD);
- Approval of a Tentative Subdivision Map; and
- Approval of a Design Review.

Please refer to Chapter 3, Project Description, of this EIR for a detailed description of the proposed project and entitlements, as well as a full list of the project objectives.

2.3 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Under CEQA, a significant effect on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, mineral, flora, fauna, ambient noise, and objects of historic or aesthetic significance. Mitigation measures must be implemented as part of the proposed project to reduce potential adverse impacts to a less-than-significant level. Such mitigation measures are noted in this EIR and are found in the Cultural and Historic Resources chapter. The mitigation measures presented in the Initial Study and EIR will form the basis of the Mitigation Monitoring and Reporting Program. Any impact that remains significant after implementation of mitigation measures is considered a significant and unavoidable impact.

A summary of the identified impacts in the Initial Study and the technical chapter (Chapter 4.1, Cultural and Historic Resources) of the EIR is presented in Table 2-1, included at the end of this chapter. In addition, Table 2-1 includes the level of significance of each impact, any mitigation measures required for each impact, and the resulting level of significance after implementation of mitigation measures for each impact.

2.4 SUMMARY OF PROJECT ALTERNATIVES

The following section presents a summary of the evaluation of the alternatives considered for the proposed project, which include the following:

- No Project (No Build) Alternative;
- Avoidance Alternative; and
- Avoidance and Clustered Units Alternative.

For a more thorough discussion of project alternatives, please refer to Chapter 6, Alternatives Analysis, of this EIR.

No Project (No Build) Alternative

The City has decided to evaluate a No Project (No Build) Alternative, which, for the purposes of this analysis, assumes that the current conditions of the project site would remain, and that development of the site would not occur. Approximately 2.34 acres of the northern portion of the site are currently developed with two single-family residences, a dingbat-style apartment building, a barn, and a groundwater pumphouse; the remainder of the project site is undeveloped. The No Project (No Build) Alternative would not require approval of the entitlements required for the proposed project, such as a General Plan Amendment, Rezone, Tentative Subdivision Map, and Design Review. The No Project (No Build) Alternative would not meet any of the project objectives and would not meet the overall intent of the General Plan's land use designation for this site.

Because land disturbance would not occur under the No Project (No Build) Alternative, the Alternative would not involve demolition of the existing on-site barn that has been identified as eligible for inclusion in the National Register of Historic Properties (NRHP)/California Register of Historic Resources (CRHR). Therefore, the significant and unavoidable impact identified for the proposed project in this EIR related to cultural and historic resources would not occur, and Mitigation Measure 4.1-1 would not be required. Overall, the impacts identified for the proposed project related to cultural and historic resources would not occur under the No Project (No Build) Alternative.

Avoidance Alternative

Under the Avoidance Alternative, the development area on the project site would be adjusted to avoid disturbance of the existing on-site structures, including the barn that has been determined to be eligible for listing on the NRHP/CRHR. While an opportunity exists to preserve only the barn structure and develop around said structure, due to the location of the barn in relation to the other existing structures and the proposed residences, a reasonable assumption has been made that all existing on-site structures located in the northern portion of the project site would remain under the Avoidance Alternative. As the existing structures would be preserved, the disturbance area under the Avoidance Alternative would be reduced by 2.34 acres,[1] and the total number of proposed single-family residential units would be reduced by 25 as a result. Accordingly, the remaining 6.65 acres of the project site would be developed with 69 single-family residential units.

The residential density of the project under the Avoidance Alternative would generally remain the same as the proposed project, with a slight reduction from 10.44 dwelling units per acre (du/ac) to 10.37 du/ac. Consequently, a General Plan Amendment to change the land use designation to MHDR and a Rezone to change the zoning district to R3-PD would still be required under the Alternative to allow development of the proposed project.

While the site plan would need to be reconfigured under the Avoidance Alternative, all other aspects of the proposed project, such as development of a new loop road, walking paths with paseos and benches, and off-site improvements would be similar under the Avoidance Alternative.

1 The 2.34-acre preservation area is based on the location of the existing on-site structures, which is provided in Appendix D of ECORP's *Cultural Resources Inventory and Evaluation Report for the Lippi Ranch Project* (June 2023).

Because the Avoidance Alternative would include similar development as the proposed project, but with 25 less units, all of the project objectives would be fully or partially met under the Alternative.

In addition, because the Avoidance Alternative would involve a smaller disturbance area and would avoid disturbance of the existing on-site structures, including the barn that has been determined to be eligible for listing on the NRHP/CRHR, the significant and unavoidable impact identified for the proposed project in this EIR related to cultural and historic resources would not occur, and Mitigation Measure 4.1-1 would not be required. Overall, the impacts identified for the proposed project related to cultural and historic resources would be fewer under the Avoidance Alternative as compared to the proposed project.

Avoidance and Clustered Units Alternative

Similar to the Avoidance Alternative, the development area on the project site under the Avoidance and Clustered Units Alternative would be adjusted to avoid the existing on-site structures, including the barn, which is eligible for listing on the NRHP/CRHR. Again, an assumption has been made that all existing on-site structures located in the northern portion of the project site would remain under the Avoidance and Clustered Units Alternative. The disturbance area under the Avoidance and Clustered Units Alternative would be reduced by 2.34 acres. The remaining 6.65 acres of the project site would be developed with the same number of residential units as the proposed project (i.e., a total of 94 single-family residential units), but clustered to more closely resemble condominiums. The overall density of the project site would increase from 10.44 du/ac to 14.13 du/ac under the Avoidance and Clustered Units Alternative. Consequently, the Alternative would require approval of a General Plan Amendment to change the land use designation of the site to High Density Residential (HDR), which allows for a density range from 14 to 24 du/ac; and a Rezone to change the zoning district to High Density Multiple-Family Residential District (R4), which allows for a density range from 14 to 24 du/ac. While the site plan would need to be reconfigured under the Avoidance and Clustered Units Alternative, all other aspects of the proposed project, such as development of a new loop road, walking paths with paseos and benches, and off-site improvements would be similar under the Avoidance and Clustered Units Alternative.

The Avoidance and Clustered Units Alternative would include similar development as the proposed project and, thus, would generally meet the majority of the project objectives. However, development under the Avoidance and Clustered Units Alternative would increase the density from medium-high density residential to high-density residential development; therefore, the Avoidance and Clustered Units Alternative would not meet Objective #1.

The Avoidance and Clustered Units Alternative would involve a smaller disturbance area and would avoid disturbance of the existing on-site structures, including the barn that has been determined to be eligible for listing on the NRHP/CRHR. Because the existing on-site structures would be preserved under the Avoidance and Clustered Units Alternative, Mitigation Measure 4.1-1 would not be required and the significant and unavoidable impact identified for the proposed project would not occur. Overall, the impacts identified for the proposed project related to cultural and historic resources would be fewer under the Avoidance and Clustered Units Alternative as compared to the proposed project.

Environmentally Superior Alternative

An EIR is required to identify the environmentally superior alternative from among the range of reasonable alternatives that are evaluated. Section 15126(e)(2) of the CEQA Guidelines requires that an environmentally superior alternative be designated and states, "If the environmentally superior alternative is the 'no project' alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives." The No Project (No Build) Alternative would be considered the environmentally superior alternative, because the project site is assumed to remain in its current condition under the alternative. Consequently, none of the impacts resulting from the proposed project would occur under the No Project (No Build) Alternative. However, the No Project (No Build) Alternative would not meet any of the project objectives. Furthermore, given that a 'no project' alternative shall not be selected as the environmentally superior alternative, the No Project (No Build) Alternative may not be chosen as the environmentally superior alternative, and the environmentally superior alternative among the other alternatives should be chosen.

Both the Avoidance Alternative and the Avoidance and Clustered Units Alternative would avoid the significant and unavoidable impact identified for the proposed project related to cultural and historic resources. However, the Avoidance Alternative would be capable of generally meeting the project objectives, while the Avoidance and Clustered Units Alternative would not meet Objective #1. Therefore, the Avoidance Alternative would be considered the Environmentally Superior Alternative.

2.5 AREAS OF CONTROVERSY

The CEQA Guidelines, Section 15123(b), require that this EIR consider areas of controversy known to the lead agency, including issues raised by agencies and the public. Areas of controversy that were identified in NOP comment letters on the proposed project should be considered, as well. The areas of known controversy for the proposed project relate to the following:

- Demolition of the historic structures on the Lippi Ranch property.
- Concerns related to exposure of future residents to toxic air contaminant emissions from the adjacent rail line.
- Concerns related to inefficient use of energy and increases in greenhouse gas (GHG) emissions due to operation of gas appliances in future residences.
- Concerns related to the potential for historic or future activities on/near project site to release hazardous wastes/substances on the project site.
- Impacts to existing drainage patterns, surface and groundwater quality, and increased risks of flooding at the project site.
- Potential for the presence of tribal cultural resources to be discovered on the project site.

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
4.1 Cultural and Historic Resources			
4.1-1 Would the project cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5.	S	*4.1-1 The following language shall be noted on project Improvement Plans, subject to review and approval by the City of Galt Community Development Department:* *Prior to initiation of ground-disturbing activities, a qualified historian shall document LR-02 (Barn) following the Historic American Building Survey (HABS) "short form" format and content standards of HABS documentation, as outlined by the National Parks Service. The developer shall prepare two historic interpretive panels for future installation at the Lippi Ranch Subdivision site. The interpretive panels shall include, but not be limited to, current condition photographs, drone photographs, historic photographs (if available), and text related to the history of the property and the Lippi family. The "Lippi" and "Galt Winery" signs that remain evident on LR-02 shall be preserved. If possible, these signs shall be integrated with or displayed alongside the interpretive panels; otherwise, the signs shall be accessioned by the Galt Area Historical Society as historical artifacts.*	SU
4.1-2 Would the project cause a cumulative loss of cultural resources.	LS	*None required.*	N/A

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact		Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
Initial Study Impacts Requiring Mitigation				
IV-a	**Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**	S	*Obtain an SSHCP Permit* *IV-1. Before the approval of grading and improvement plans and before any groundbreaking activity associated with the project, the project applicant shall ensure that authorization pursuant to SSHCP will be obtained. To obtain such authorization, the SSHCP Permit Application shall include the following components as identified in Chapter 10, Section 10.4.2, of the SSHCP:* • *Applicant Information;* • *Project Description and Map;* • *Land Cover Type Map;* • *Wetland Delineation Map;* • *Modeled Species Habitat Map;* • *Description of How the Development Complies with the SSHCP Avoidance and Minimization Measures outlined in Chapter 5, Section 5.4, of the SSHCP;* • *Proposed Mitigation; and* • *Results of Covered Species (special-status species) Pre-Construction Surveys.* *Swainson's Hawk* *IV-2. Prior to and during all ground-disturbing activities, the project applicant shall comply with SSHCP SWHA-1 (Swainson's Hawk Surveys) and SSHCP SWHA-2 (Swainson's Hawk Pre-construction Surveys), and based on the results of surveys*	LS

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		conducted under those measures, comply with SSHCP SWHA-3 (Swainson's Hawk Nest Buffer) and SSHCP SWHA-4 (Swainson's Hawk Nest Buffer Monitoring). *Covered Raptor Species, including White-Tailed Kite* *IV-3. Prior to and during all ground-disturbing activities, the project applicant shall comply with SSHCP AMMs RAPTOR-1 (Raptor Surveys) and RAPTOR-2 (Raptor Pre-Construction Surveys), and based on the results of surveys conducted under those measures, comply with RAPTOR-3 (Raptor Nest/Roost Buffer), and RAPTOR-4 (Raptor Nest/Roost Buffer Monitoring.* *Nesting Raptors and Migratory Birds* *IV-4. A qualified biologist shall conduct a preconstruction nesting bird survey of all areas associated with construction activities, and a 100-foot buffer around these areas, within 14 days prior to commencement of construction if construction occurs during the nesting season (February 1 through August 31). These surveys can be conducted concurrently with surveys required under IV-3. The results of the preconstruction nesting bird survey shall be submitted to the City of Galt. If nests are not found during the survey, further measures shall not be required. If active nests are found, a no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified*	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		biologist in consultation with the CDFW. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary. *Greater Sandhill Crane* *IV-5. Prior to and during all ground-disturbing activities, the project applicant shall comply with SSHCP GSC-1 (Greater Sandhill Crane Surveys) and SSHCP GSC-2 (Greater Sandhill Crane Pre-construction Surveys), and based on the results of surveys conducted under those measures, comply with SSHCP GSC-3 (Greater Sandhill Crane Roosting Buffer), SSHCP GSC-4 (Greater Sandhill Crane Visual Barrier), and SSHCP GSC-5 (Greater Sandhill Crane Roosting Buffer Monitoring).* *Tricolored Blackbird* *IV-6 Prior to and during all ground-disturbing activities, the project applicant shall comply with SSHCP TCB-1 (Tricolored Blackbird Surveys) and SSHCP TCB-2 (Tricolored Blackbird Pre-construction Surveys), and based on the results of surveys conducted under those measures, comply with SSHCP TCB-3 (Tricolored Blackbird Nest Buffer) and SSHCP TCB-4 (Tricolored Blackbird Nest Buffer Monitoring)*	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Western Red Bat *IV-7* *Prior to and during all ground-disturbing activities, the project applicant shall comply with SSHCP BAT-1 (Maternity Roost Surveys) and SSHCP BAT-2 (Maternity Roost Pre-construction Surveys), and based on the results of the surveys conducted under those measures, comply with SSHCP BAT-3 (Maternity Roost Buffer) and SSHCP BAT-4 (Bat Eviction Methods for Non-Maternity and Non-Hibernaculum Roosts).* *Other Special-Status Bats* *IV-8.* *An approved biologist shall conduct a survey of trees on-site for other bat species. Should bat species be observed, SSHCP BAT-4 shall be implemented.* *Western Burrowing Owl* *IV-9.* *Prior to and during all ground-disturbing activities, the project applicant shall comply with SSHCP WBO-1 (Western Burrowing Owl Surveys) and SSHCP WBO-7 (Rodent Control).*	
IV-e Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	S	*IV-10.* *Prior to the removal of any protected trees, a tree removal permit shall be obtained from the City of Galt, and the project applicant shall comply with all of the conditions of the permit. If the project applicant determines that one or more of the protected trees may be retained, a tree preservation plan shall be prepared for the proposed project identifying all*	LS

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		protection and mitigation measures to be taken. The measures shall remain in place for the duration of the construction activities at the project site. The tree preservation plan shall be submitted to and approved by the City of Galt Community Development Department.	
V-b. Would the project cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5; or disturb any human remains, including those interred outside of dedicated cemeteries? **V-c. Would the project disturb any human remains, including those interred outside of dedicated cemeteries.**	S	*V-1.* *Prior to grading permit issuance, the developer shall submit plans to the City of Galt Community Development Department for review and approval which indicate (via notation on the improvement plans) that if historic and/or cultural resources are encountered during site grading or other work within the project site or off-site improvement areas, all such work shall be halted immediately within 100 feet and the developer shall immediately notify the Community Development Department, representatives of the Wilton Rancheria, and the appropriate Federal and State agencies of the discovery. In such case, the developer shall be required, at their own expense, to retain the services of a qualified archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, as well as Native American Representatives and Monitors from traditionally and culturally affiliated Native American Tribes, for the purpose of assessing the significance of the find and recommending further evaluation and treatment as necessary, which may include recording, protecting, reburial, or curating the discovery as appropriate. The archaeologist shall be*	LS

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		required to submit to the Community Development Department for review and approval a report of the findings and method of curation or protection of the resources. Further grading or site work within the area of discovery shall not be allowed until the preceding work has occurred. *V-2.* *If human remains, or remains that are potentially human, are found during construction, a professional archeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance, all such work shall be halted immediately within 100 feet and the developer shall immediately notify the Community Development Department, representatives of the Wilton Rancheria, and the appropriate Federal and State agencies of the discovery. The archaeologist shall notify the City of Galt Community Development Department and the Sacramento County Coroner (per §7050.5 of the State Health and Safety Code). The provisions of §7050.5 of the California Health and Safety Code, §5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§5097.98 of the Public Resources Code). The designated MLD will*	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the applicant does not agree with the recommendations of the MLD, the NAHC can mediate (§5097.94 of the Public Resources Code). If an agreement is not reached, the qualified archaeologist or most likely descendent must rebury the remains where they will not be further disturbed (§5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center, using an open space or conservation zoning designation or easement, or recording a reinternment document with the county in which the property is located (AB 2641). Work cannot resume within the no-work radius until the Galt Community Development Department, through consultation as appropriate, determines that the treatment measures have been completed to their satisfaction.	
VII-f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	S	*VII-1.* *Should construction or grading activities result in the discovery of unique paleontological resources, all work within 100 feet of the discovery shall cease. The Community Development Department shall be notified, and the resources shall be examined by a qualified archaeologist, paleontologist, or historian, at the developer's expense, for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist, paleontologist, or historian shall submit to the Community Development Department for review and approval a*	LS

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures		Level of Significance After Mitigation
			report of the findings and method of curation or protection of the resources. Work may only resume in the area of discovery when the preceding work has occurred.	
VIII-a. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses? **VIII-b. Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?**	S	*VIII-1.*	*Prior to the start of construction activities, the project applicant shall submit a construction equipment inventory list to the City Engineer demonstrating compliance with U.S. EPA Tier 4 engine requirements as outlined in the City's Sustainability Checklist and CAP. The use of alternatively fueled construction equipment, such as hybrid electric or natural gas-powered equipment, would be acceptable, given that such technologies are implemented to a level sufficient to achieve similar emission reductions as would occur with the use of Tier 4 engines.*	LS
IX-b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	S	*IX-1.*	*Prior to initiation of construction activities on the proposed project site, the project applicant shall complete an analysis of on-site soils to determine whether substantial concentrations of organochloride pesticides, arsenic, or other soil contaminants are present above the applicable direct exposure Environmental Screening Levels (ESLs) set by the Regional Water Quality Control Board, the residential screening levels set by the*	LS

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Department of Toxic Substances Control's Human Health Risk Assessment Note 3, and/or the U.S. Environmental Protection Agency's Regional Screening Levels for Region 9. If contaminants are not detected above applicable ESLs/RSLs, then further mitigation is not required. If contaminants are detected above the applicable ESLs/RSLs, then the soils shall be remediated by off-hauling to a licensed landfill facility. Such remediation activities shall be performed by a licensed hazardous waste contractor (Class A) and contractor personnel that have completed 40-hour OSHA hazardous training. Impacted soils shall be managed in accordance with the recommendations of applicable federal, State, and local standards, to the satisfaction of the City of Galt and the Sacramento County Environmental Management Department. The results of soil sampling and analysis, as well as verification of proper remediation and disposal, shall be submitted to the City of Galt Community Development Department for review and approval. *IX-2. Prior to issuance of grading permits, the site shall be examined for existing septic systems. If septic systems are not found, no further mitigation is required. In the event of a discovery, the system shall be abandoned in consultation with the Sacramento County Environmental Management Department. The results of any surveys and proof of abandonment shall be provided to the City*	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Community Development Department and City Engineer. *IX-3. Prior to initiation of any ground disturbance activities, a survey shall be performed to inspect the site for abandoned wells. If wells are not found, no further mitigation is required. If any wells are found, the applicant shall hire a licensed well contractor to obtain a well abandonment permit from Sacramento County Environmental Management Department and properly abandon the on-site wells to the satisfaction of the Sacramento County Environmental Health Department. The results of any surveys and proof of abandonment shall be provided to the City Community Development Department and City Engineer.* *IX-4. Prior to issuance of a demolition permit by the City for any on-site structures, the project applicant shall provide a site assessment that determines whether any structures to be demolished contain lead-based paint (LBP), asbestos, mercury, or polychlorinated biphenyl caulk. Sampling shall be conducted in accordance with the California Department of Toxic Substances Control's 2006 Interim Guidance Evaluation of School Sites with Potential Contamination from Lead based Paint, Termiticides, and Electrical Transformers. If structures do not contain the aforementioned chemicals, further mitigation is not required; however, if LBP is found,*	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with CARB recommendations and OSHA requirements. If asbestos is found, all construction activities shall comply with all requirements and regulations promulgated through the National Emission Standards for Hazardous Air Pollutants (NESHAP) enforced by SMAQMD local district Rule 902 Asbestos. The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead and/or asbestos. The contractor shall follow all work practice standards set forth in the Asbestos National Emission Standards for Hazardous Air Pollutants (Asbestos NESHAP, 40 CFR, Part 61, Subpart M) regulations, as well as Section V, Chapter 3 of the OSHA Technical Manual. Should mercury or polychlorinated biphenyl caulk be detected, the removal, demolition, and disposal of such chemicals shall be conducted in compliance with California environmental regulations and policies. Work practice standards generally include appropriate precautions to protect construction workers and the surrounding community, and appropriate disposal methods for construction waste containing lead paint or asbestos in accordance with federal, State, and local regulations subject to approval by the City Engineer.	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact		Level of Significance Prior to Mitigation	Mitigation Measures		Level of Significance After Mitigation
IX-f.	**Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**	S	*IX-5.*	*Prior to initiation of construction activities, the project applicant shall prepare a Construction Traffic Control Plan for review and approval by the City Engineer. The plan shall include the following:* • *A project staging plan to maximize on-site storage of construction materials and equipment;* • *A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak hours; lane closure proceedings; signs, cones and other warning devices for drivers; and designation of construction access routes;* • *Provisions for maintaining adequate emergency access to the project site;* • *Permitted construction hours;* • *Designated locations for construction staging areas;* • *Identification of parking areas for construction employees, site visitors, and inspectors, including on-site locations;* • *Provisions for street sweeping to remove construction-related debris on public streets; and* • *Provisions to ensure that access to the preschool north of the project site is provided during off-site construction activities on 3rd Street.*	LS

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact		Level of Significance Prior to Mitigation	Mitigation Measures		Level of Significance After Mitigation
				A copy of the Construction Traffic Control Plan shall be submitted to local emergency response agencies, and the agencies shall be notified at least 14 days prior to the commencement of construction that would partially or fully obstruct roadways.	
X-a.	**Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**	S	*X-1.*	*Prior to the issuance of grading permits, the developer shall obtain and comply with the NPDES general construction permit including the submittal of a Notice of Intent (NOI) and associated fee to the SWRCB and the preparation of a SWPPP that includes both construction stage and permanent storm water pollution prevention practices, in conformance with the SQIP, to be submitted to the City Engineer for review.*	LS
XIII-a.	**Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**	S	*XIII-1.*	*Construction activities shall comply with the City of Galt Noise Ordinance and shall be limited to the hours set forth below:* *Monday-Friday 6:00 AM to 8:00 PM* *Saturday and Sunday 7:00 AM to 8:00 PM* *The above criteria shall be included in the grading plan submitted by the applicant/developer for review and approval of the Public Works Department prior to issuance of grading permits. Exceptions to allow expanded construction activities shall be reviewed on a case-by-case basis as determined by the Chief Building Official and/or City Engineer.*	LS

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		XIII-2. *Construction activities shall adhere to the requirements of the City of Galt with respect to hours of operation, muffling of internal combustion engines, and other factors that affect construction noise generation and the associated effects on noise-sensitive land uses. Prior to issuance of grading permits, these criteria shall be included in the grading plan submitted by the applicant/developer for the review and approval of the Public Works Department.* *XIII-3.* *During construction, the applicant/developer shall designate a disturbance coordinator and conspicuously post the person's number around the project site and in adjacent public spaces. The disturbance coordinator will receive all public complaints about construction noise disturbances and will be responsible for determining the cause of the complaint, and implement feasible measures to be taken to alleviate the problem. The disturbance coordinator shall report all complaints and corrective measures taken to the Community Development Director.*	
XVII-c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or	S	*XVII-1.* *Implement Mitigation Measure IX-5.*	LS

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
incompatible uses (e.g., farm equipment)?			
XVII-d. Would the project result in inadequate emergency access?			
XVIII-a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	S	*XVIII-1. Implement Mitigation Measures V-1 and V-2.*	LS
XVIII-b. Would the project cause a substantial adverse change			

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Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			

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3. Project Description

3. PROJECT DESCRIPTION

3.1 INTRODUCTION

The Project Description chapter of the EIR provides a comprehensive description of the proposed Lippi Ranch Subdivision Project (proposed project). A detailed description of the background, the project location, the project objectives, the project components, and required public approvals is presented below.

3.2 PROJECT LOCATION

The City of Galt is located within Sacramento County and is approximately 27 miles south of the City of Sacramento and 10 miles north of the City of Lodi. State Route (SR) 99 runs in a north-south direction through the City of Galt and provides regional access to the City. The 8.99-acre project site is located east of Freedom Boulevard/2nd Street at the terminus of 3rd Street and west of the Union Pacific Railroad (UPRR) tracks in the City of Galt (see Figure 3-1 and Figure 3-2). The project site is identified by Assessor's Parcel Numbers (APNs) 150-0101-046; and 150-0274-006, -007-, and -011.

3.3 PROJECT SETTING AND SURROUNDING LAND USES

Section 15125 of the CEQA Guidelines requires an EIR to include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation (NOP) is published, from a local and regional perspective. Knowledge of the existing environmental setting is critical to the assessment of environmental impacts. Pursuant to CEQA Guidelines Section 15125, the description of the environmental setting shall not be longer than necessary to understand the potential significant effects of the project.

The existing setting of the project site and the surrounding land uses in the project vicinity are discussed below. Please note that detailed discussions of the existing setting in compliance with CEQA Guidelines Section 15125, specific to each environmental resource area, are included in each corresponding technical chapter of this EIR.

The northern portion of the project site is currently developed with two single-family residences, a dingbat-style apartment building, a barn, and a groundwater pumphouse; the remainder of the project site is undeveloped with fallow agricultural land and limited trees. The project site is generally bound by vacant land and UPRR tracks to the east; multi-family residences and a pre-school to the north; a senior mobile home community to the west; and single-family residences to the south. Other surrounding existing uses include a nursing home to the northwest and an approved residential project, currently under construction, to the east, beyond the UPRR tracks. The site is designated Low Density Residential (LDR) in the City's General Plan and is zoned Low Density Single-Family Residential (R1A).

Figure 3-1
Regional Project Location



Figure 3-2
Project Site Boundaries



3.4 PROJECT OBJECTIVES

The following project objectives have been developed by the project applicant:

1. Create an economically integrated community with medium-high density residential homes that seamlessly blend in with the diversity of population and income levels in the surrounding neighborhoods;
2. Provide a neighborhood with compact and efficient homes, including alley-loaded attainable housing options that minimize energy and water consumption;
3. Build a walkable neighborhood with an interconnecting trail to promote a healthy lifestyle;
4. Develop a neighborhood in an area already planned for urban growth and in close proximity to jobs and services;
5. Reduce greenfield development in outlying areas by utilizing Lippi's infill property opportunity which has accessible infrastructure, and consistent with City of Galt's current infrastructure plans and growth policies;
6. Provide a neighborhood that will establish a transition from lower density residential areas to multi-family and commercial areas nearby; and
7. Implement thoughtful theming through the landscape plan to preserve and celebrate the historic identity of the Lippi Ranch property and its former winery operation.

3.5 PROJECT COMPONENTS

The proposed project would include demolition of all existing on-site structures; removal of 60 trees, including four protected oak trees; and subsequent development of the site with 94 single-family residential units, five bio-retention basins, landscaping, and an internal circulation network (see Figure 3-3). The proposed project would require approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, and Design Review, each of which are described in further detail below.

General Plan Amendment

The proposed project would require a General Plan Amendment to change the land use designation of the project site from LDR to Medium High Density Residential (MHDR). The MHDR land use designation provides for single-family detached and attached homes, secondary residential units, public and quasi-public uses, and similar, compatible uses. The MHDR land use designation provides a transition from lower density residential areas and is often close to commercial/office professional areas, and arterial streets. The allowable residential density for the MHDR land use designation ranges from eight to 14 dwelling units per acre (du/ac) with a minimum lot size of 2,000 square feet (sf). The residential density of the proposed project is 10.44 du/ac.

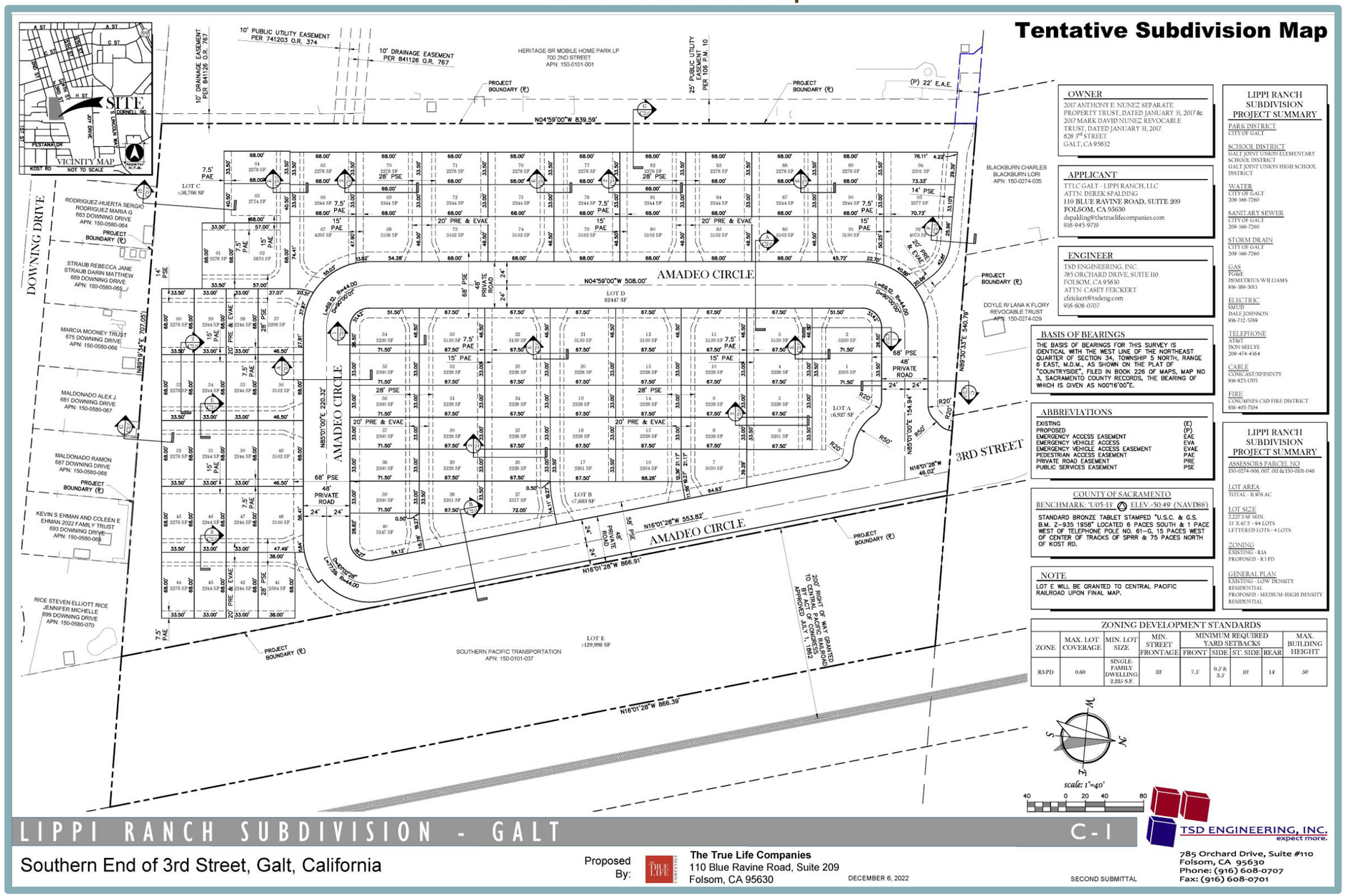
Rezone

The proposed project would require a Rezone to change the zoning designation of the project site from R1A to Medium High Density Multiple Family Residential-Planned Development (R3-PD). The R3 zoning district provides a medium high density residential environment for condominiums and apartments. The R3 zoning district allows for a transition from lower-density residential areas and is often close to commercial/office professional areas, and arterial streets. The allowable residential density for the R3 zoning district ranges from eight to 14 du/ac, consistent with the MHDR land use designation.

Figure 3-3
Site Plan



Figure 3-4
Tentative Subdivision Map



The intent of the PD combining district is to encourage a creative and efficient approach to the use of land; maximize choice in the type of development available in the City; encourage the efficient allocation and maintenance of open space; provide for the redistribution of overall density where such rearrangement is desirable; and provide the means for greater creativity and flexibility in design than are provided under the strict application of the other zoning district regulations, while at the same time preserving the public interest, health, safety, welfare, and property values. Requirements for the PD combining district, such as a Development Plan and Design Standards, would be established as part of the adoption of the R3-PD zoning district for the project site. Following approval of the Rezone, the proposed project would comply with the adopted Final Development Plan of the R3-PD zoning district for the project site, which would include project-specific development standards.

Tentative Subdivision Map

The Tentative Subdivision Map would subdivide the project site into 94 alley-loaded single-family residential lots, five bio-retention basins, landscaping, and an internal circulation network (see Figure 3-4). The single-family lots would range in size from 2,228 sf to 4,395 sf. Below is additional detail regarding the site access and circulation, landscaping, utility infrastructure, and off-site improvements.

Site Access and Circulation

Primary site access would be provided by a landscaped roundabout located at the terminus of 3rd Street, which would connect to a new, private loop road ("Amadeo Circle"). The right-of-way for Amadeo Circle would be 48 feet wide and would include five-foot-wide sidewalks on both sides, three-foot-wide curbs and gutters, and 16-foot-wide travel lanes (see Figure 3-5). A series of 13 private alleyways would branch out from Amadeo Circle between rows of residences, providing access to the units' two-car garages. Each alley would provide access to the garages of between five and 13 units. Overall, the proposed project would include 188 covered parking spaces (garage spaces) and 34 uncovered parking spaces on Amadeo Circle for guests, for a total of 222 parking spaces.

The internal sidewalks along Amadeo Circle would connect to the existing sidewalk on the west side of 3rd Street. Four-foot-wide walking paths would connect the sidewalks on Amadeo Circle to the porches located at the first-floor entry of each unit.

Emergency vehicle access would be provided by the roundabout at the terminus of 3rd Street, as well as a new gated driveway off of Freedom Boulevard/2nd Street, which would connect to the northernmost residential alley in the northwestern corner of the site (see Figure 3-6 and Figure 3-7). The gated driveway in the northwestern corner of the site would be for emergency vehicle access only and would not be accessible to the general public.

Landscaping

A total of 138 trees currently exist throughout the project site. The on-site trees are primarily located along the western and southern boundaries of the project site, with a few scattered trees in the center of the site. Existing trees are also located along the northern boundary of the project site and are clustered around the existing on-site structures. As part of the proposed project, 60 of the existing on-site trees would be removed, including four protected oak trees. Landscaping improvements would be provided throughout the site and a variety of trees, shrubs, and drought-tolerant landscaping would be provided along the new Amadeo Circle, as well as the frontage of the residential lots (see Figure 3-8). Native oak woodlands would be planted along the western

Figure 3-5
Preliminary Roadway Sections

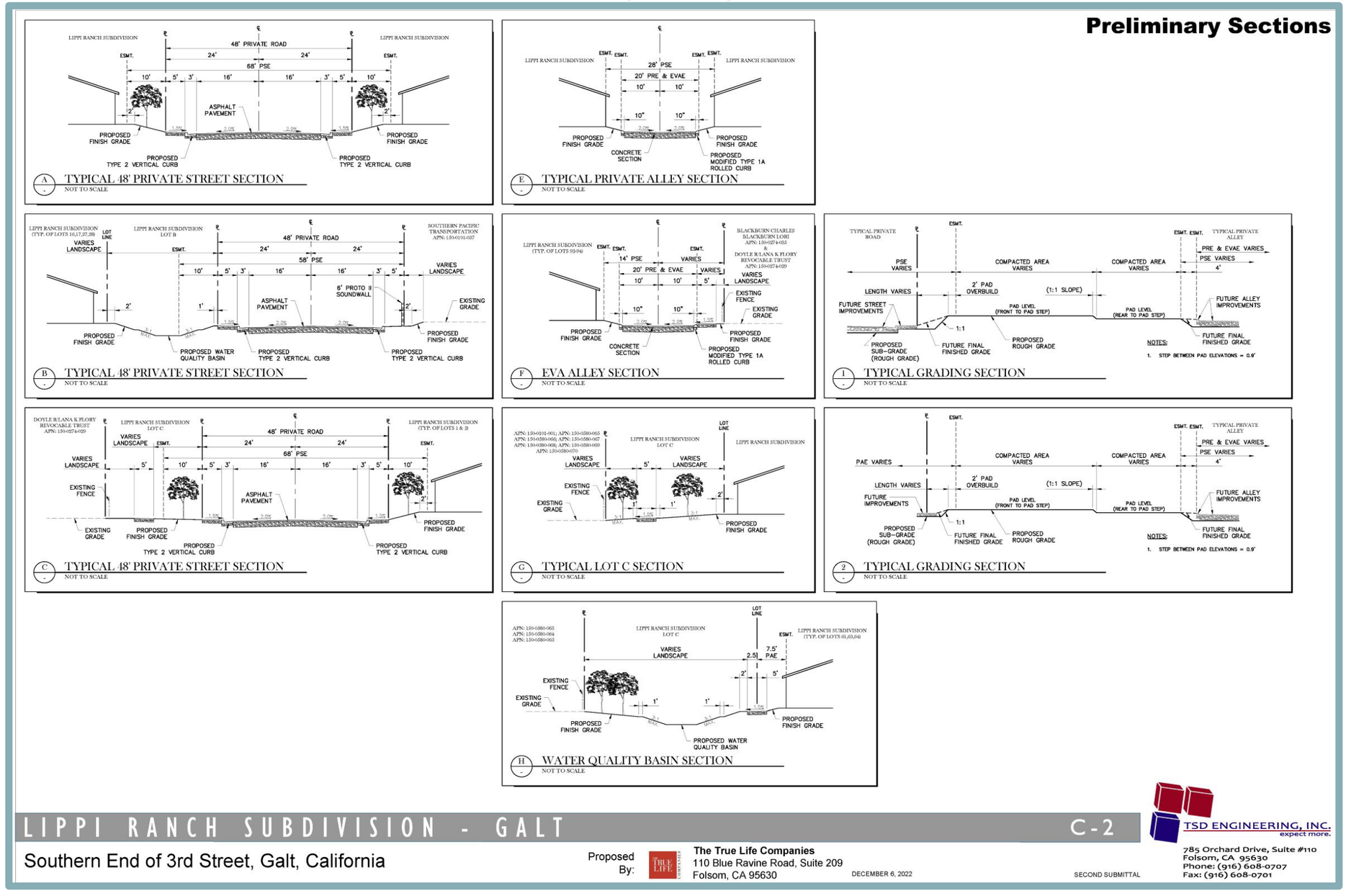


Figure 3-6
Emergency Vehicle Access Exhibit

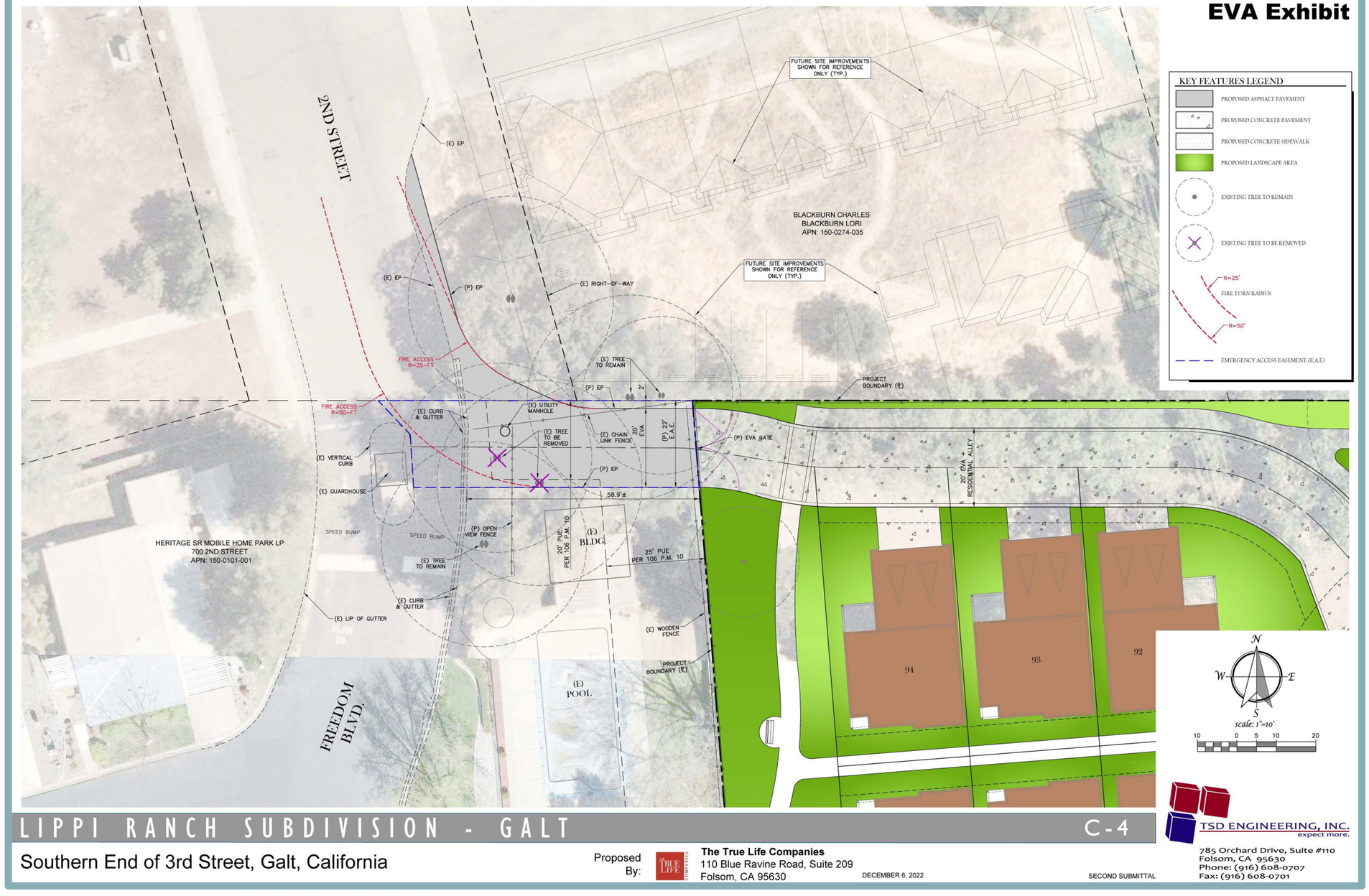


Figure 3-7
Preliminary Fire Access Plan

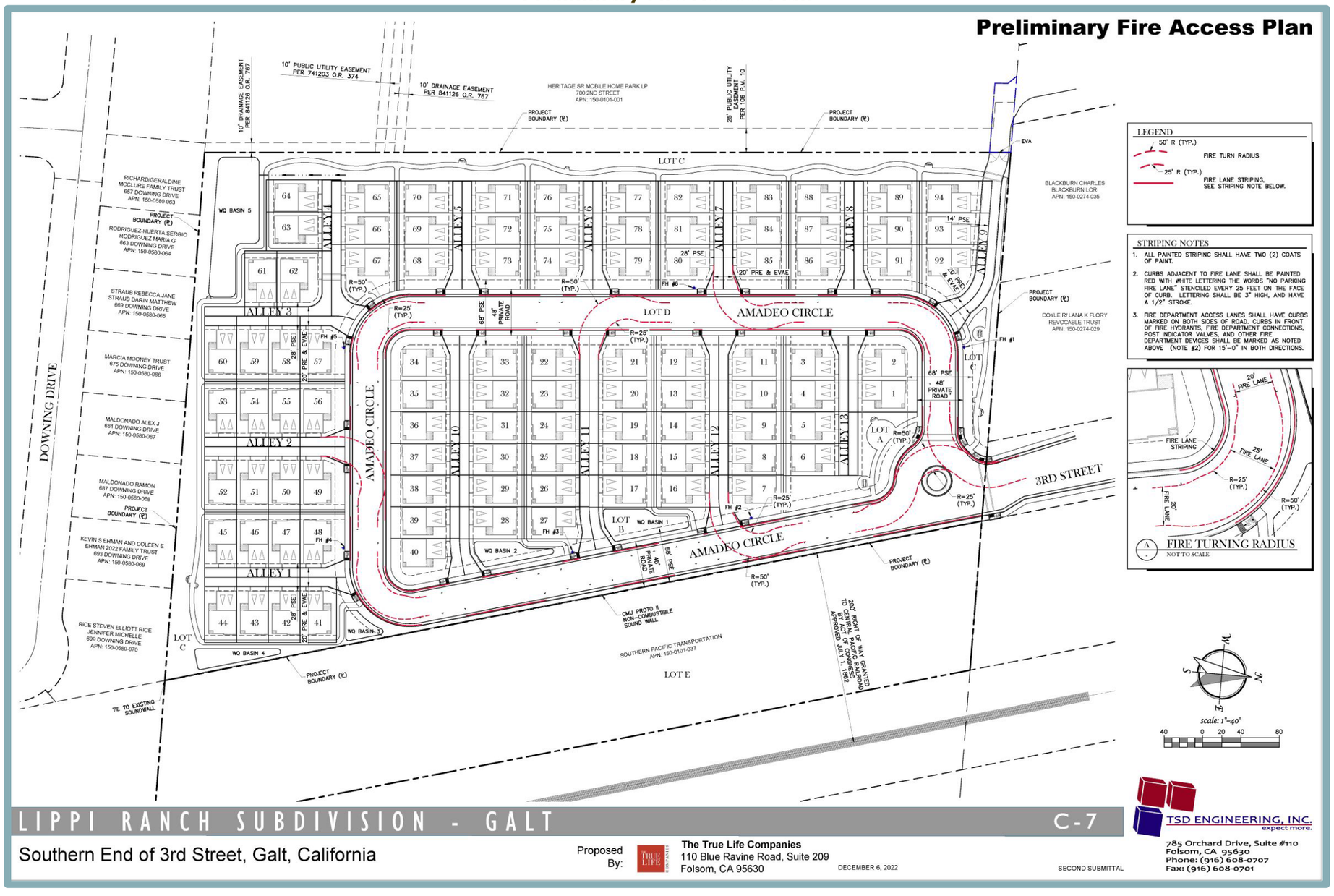


Figure 3-8
Landscape Plan



TREE SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ACE AUT	3	Acer rubrum 'Autumn Flame' / Autumn Flame Red Maple	15 gal
	LAG TUS	16	Lagerstroemia x 'Tuscarora' / Crape Myrtle Coral Pink - Standard	15 gal
	NYS SYL	18	Nyssa sylvatica / Sour Gum	15 gal
	PRU PUR	18	Prunus cerasifera 'Purple Pony' / Dwarf Flowering Plum	15 gal
	PRU KWA	15	Prunus serrulata 'Kwanzan' / Kwanzan Japanese Flowering Cherry	15 gal
	QUE STR	9	Quercus robur x alba 'JFS-KNIGX' / Streetspire Oak	15 gal
	QUE WIS	13	Quercus wislizenii / Interior Live Oak	36"box
	ZEL VIL	13	Zelkova serrata 'Village Green' / Sawleaf Zelkova	24" box

PLANTING AREAS LEGEND

PLANTING AREA	QTY	BOTANICAL / COMMON NAME
	63,530 sf	HOA-Maintained Planting Area
	23,059 sf	Native Oak Woodland Plantings
	28,616 sf	Private Back Yard
ROCK	QTY	BOTANICAL / COMMON NAME
	648 sf	Accent Cobble
SOD	QTY	BOTANICAL / COMMON NAME
	10,668 sf	Biofiltration Grass Blend

boundary of the site, adjacent to a five-foot-wide concrete walking path, which would wrap around the southern and western boundaries of the project site, adjacent to the existing single-family residences and senior mobile home community, respectively. Paseos and benches would be provided along the walking path route. As previously noted, a landscaped roundabout would be located at the entrance to the site off of 3rd Street. Two landscaped areas would be located west of the roundabout. The northernmost landscaped area would include a picnic table and the second landscaped area would include a bike rack, picnic table, bench, and play structure with an art element. All landscaping would comply with the State's Model Water Efficient Landscape Ordinance (MWELO).

Utilities

Treated water service for the project would be provided by the City of Galt. The proposed project would include construction of new eight-inch water lines throughout the project site, with connections to the existing eight-inch water main north of the project boundary, which connects to the six- and eight-inch water mains in Freedom Boulevard/2nd Street and 3rd Street, respectively. The existing four- and six-inch water line within 3rd Street would be upgraded to a 12-inch water line. On-site water would be routed to the new 12-inch water line within 3rd Street. Additionally, six new fire hydrants would be provided throughout the project site (see Figure 3-9).

Sanitary sewer service for the proposed project would also be provided by the City of Galt. The City operates and maintains the sewer system, which collects wastewater flows from individual developments within the City and conveys them to the City's wastewater treatment plant (WWTP) located at 10059 Twin Cities Road. The proposed project would include construction of new eight-inch sanitary sewer lines and sanitary sewer manholes throughout the project site. The existing six-inch sanitary sewer line within 3rd Street would be upgraded to an eight-inch sanitary sewer line. On-site sewage would be routed to the new eight-inch sewer line within 3rd Street.

Stormwater draining off impervious surfaces such as roofs, parking areas, and drive aisles within the project site would be captured by curb inlets and routed by way of new storm drain manholes and 12-, 18-, to 24-inch storm drain lines within the project site to five new bio-retention basins (see Figure 3-10). Four bio-retention basins would be located along the eastern portion of the site and west of Amadeo Circle; one bio-retention basin would be located in the southwest corner of the project site. Each bio-retention basin would be planted with sod grass and would provide for treatment and detention of stormwater prior to discharging to the City's existing 72-inch storm drain line located along the eastern boundary of the project site.

Off-Site Improvements

To facilitate utility access to the project site, the proposed project would include off-site improvements to replace existing water and sanitary sewer lines within 3rd Street (see Figure 3-10 and Figure 3-11). Specifically, the proposed project would include replacement of the existing six-inch sanitary sewer line within 3rd Street from the northern boundary of the project site to F Street with an eight-inch sanitary sewer line. In addition, the existing six-inch water line within 3rd Street from the northern boundary of the project site to F Street and the existing four-inch water line from F Street to D Street would be replaced with a new 12-inch water line. The new 12-inch water line would extend to the existing 12-inch water line at C Street. In addition, a portion of the new sidewalk would extend from the entrance of the project site and connect to the existing sidewalk on the west side of 3rd Street.

Figure 3-9
Utility Plan



Figure 3-10
Preliminary Grading and Drainage Plan

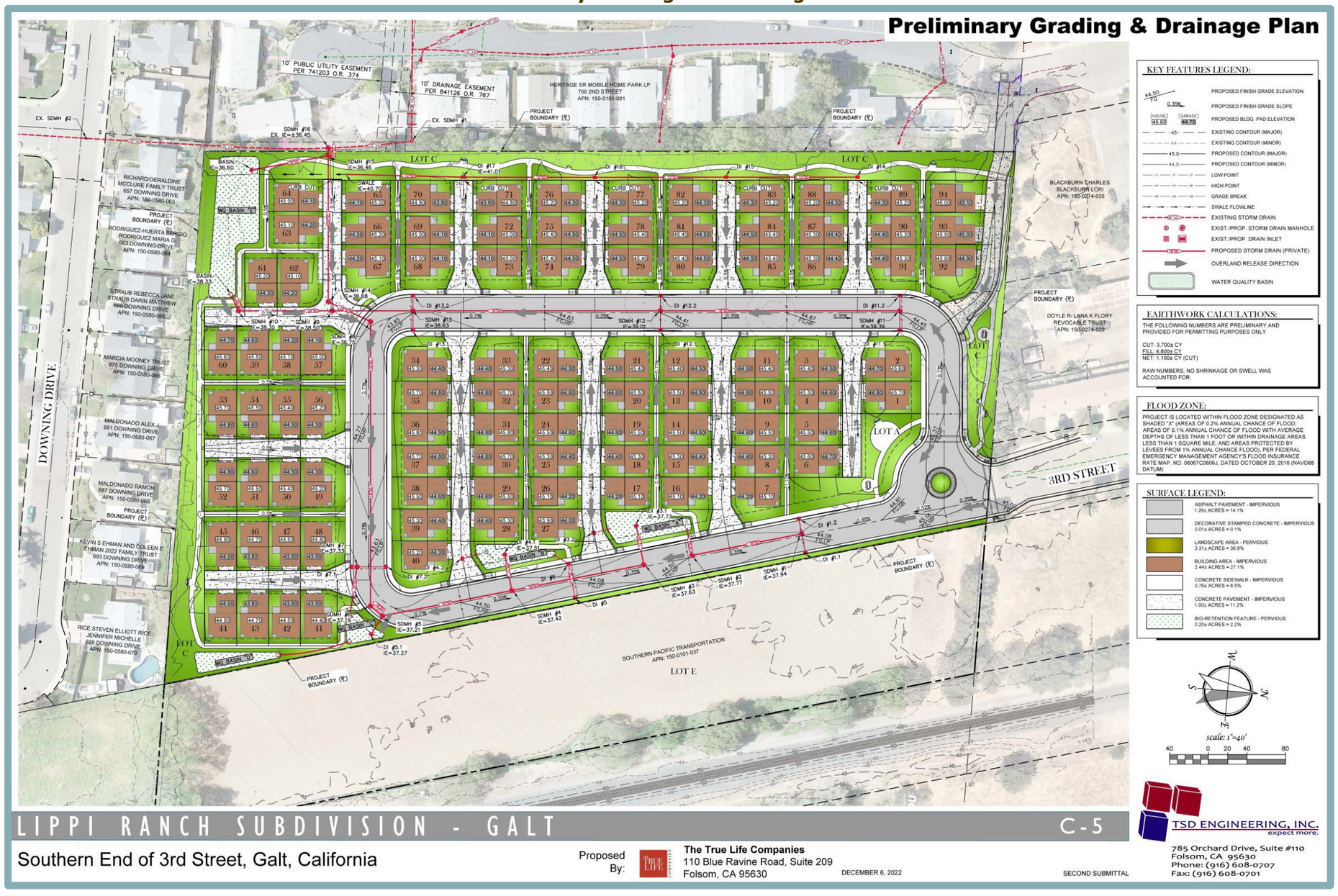
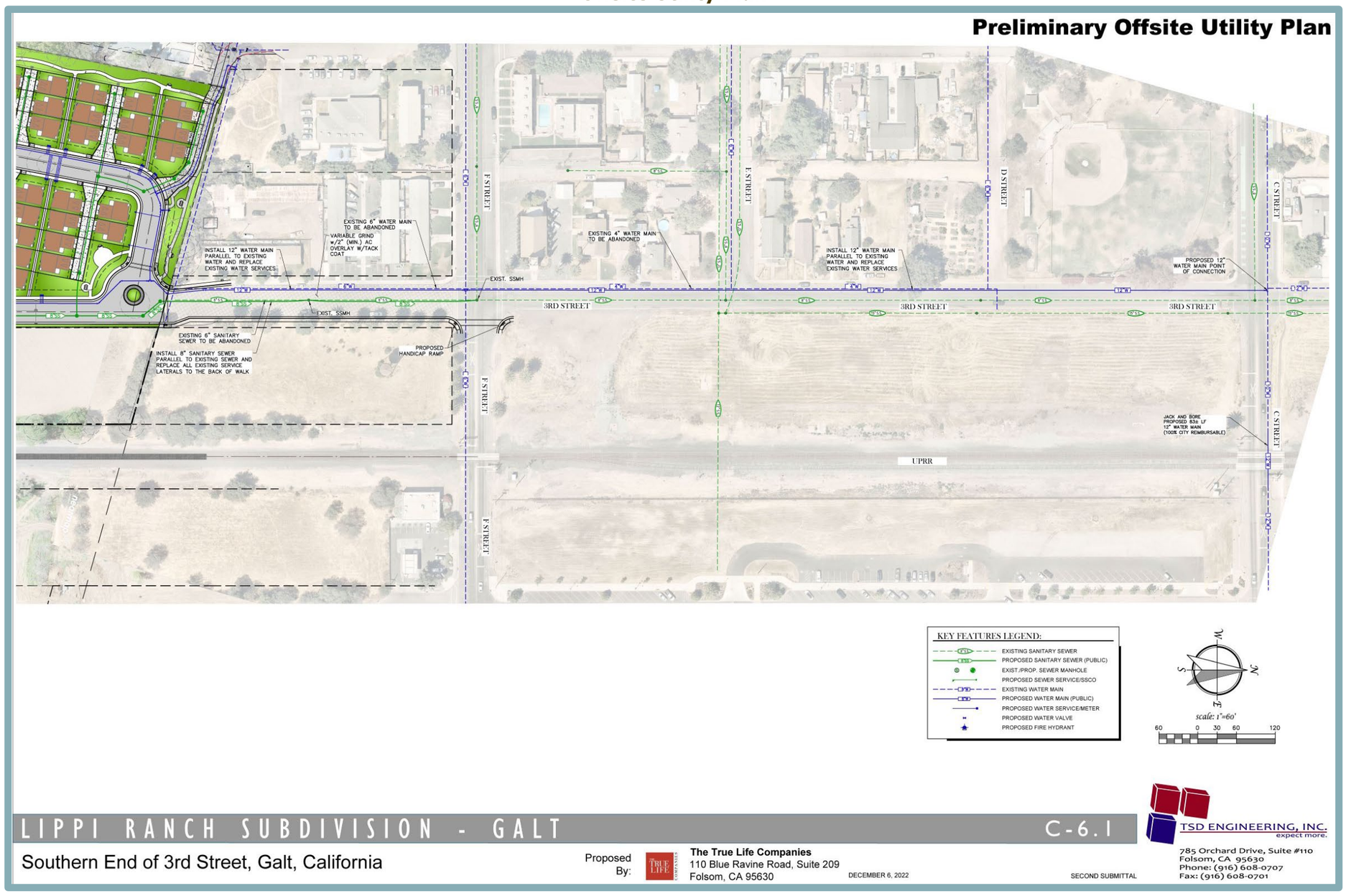


Figure 3-11
Offsite Utility Plan



Design Review

Pursuant to Section 18.68.100 of the Development Code, the project would be subject to Design Review by the City. The purpose of Design Review is to establish procedures and standards to promote excellence in site planning and building design, to encourage the harmonious appearance of buildings and sites, to ensure that new and modified uses will be compatible with existing and potential development of the surrounding area, to ensure that projects comply with the design standards and intent of specific plans, and to produce and environment of stable and desirable character. Additional detail regarding the proposed residences is provided below.

Proposed Residences

The 94 proposed two-story, single-family residences would range in size from 1,494 sf to 1,826 sf. Three floorplans are proposed: Plan 1 (three-bedroom/2.5-bathroom); Plan 2 (three-bedroom/three-bathroom); and Plan 3 (four-bedroom/three-bathroom). Each unit would include a two-car garage and private, four-foot-long driveway. The residences would be arranged around, and set back approximately 33 feet from, the proposed Amadeo Circle. In accordance with zoning development standards for the R3 district, each residence would be a maximum of 50 feet in height. The front elevations of each unit are proposed to be constructed with various building materials, including stucco; board and batten siding, James Hardie siding, or horizontal siding; stone or brick veneer; and composition tile roofing, and would be painted a variety of colors.

Demolition, Grading, and Construction Details

Construction of the proposed project would include grading of the 8.99-acre project site, as well as trenching for utility improvements. The project would also require demolition of all existing structures on-site and the removal of 60 on-site trees. In addition, a total of 100 cubic yards of soil would be exported during site preparation.

3.6 REQUIRED DISCRETIONARY APPROVALS

Implementation of the proposed project would require the following discretionary actions by the City of Galt:

- Certification of the EIR, including adoption of Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program;
- Approval of a General Plan Amendment from LDR to MHDR;
- Approval of a Rezone from R1A to R3-PD;
- Approval of a Tentative Subdivision Map; and
- Approval of a Design Review.

4.0 Introduction to the Analysis

4.0 INTRODUCTION TO THE ANALYSIS

4.0.1 INTRODUCTION

The technical chapter of this EIR analyzes the potential impacts of buildout of the proposed project on cultural and historic resources. Chapter 4.1 of the EIR describes the focus of the analysis, references and other data sources for the analysis, the environmental setting related to cultural and historic resources, project-specific impacts and mitigation measures, and the cumulative impacts of the project related to cultural and historic resources. The format of the technical chapter is described at the end of this chapter. It should be noted that the technical report prepared for the proposed project is attached to this EIR, and is also available by request from the City of Galt, or available on the City's website at:

https://www.cityofgalt.org/government/community-development/planning/development-projects-environmental-documents

4.0.2 DETERMINATION OF SIGNIFICANCE

Under CEQA, a significant effect is defined as a substantial or potentially substantial adverse change in the environment (Public Resources Code [PRC] Section 21068). The CEQA Guidelines require that the determination of significance be based on scientific and factual data. The specific criteria for determining the significance of a particular impact are identified within the technical chapter, and are consistent with significance criteria set forth in the CEQA Guidelines or as based on the professional judgment of the EIR preparers.

Significance Criteria

The CEQA Guidelines define a significant effect on the environment as "a substantial, or potentially substantial adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic and aesthetic significance." In addition, the Guidelines state, "An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant." (CEQA Guidelines Section 15382).

As presented in Section 4.0.5 below, the level of significance of an impact prior to mitigation is included at the end of each impact discussion within the technical chapter of this EIR. The following levels of significance prior to mitigation are used in this EIR:

1) Less than Significant: Impacts that may be adverse, but that do not exceed the specified thresholds of significance;
2) Significant: Impacts that exceed the defined standards of significance and require mitigation;
3) Less than Cumulatively Considerable: Where cumulative impacts have been identified, but the project's incremental contribution towards the cumulative impacts would not be considered significant; and

4) Cumulatively Considerable: Where cumulative impacts have been identified and the project's incremental contribution towards the cumulative impacts would be considered significant.

If an impact is determined to be significant or cumulatively considerable, mitigation is included, if available, in order to reduce the specific impact to the maximum extent feasible. A statement of the level of significance of an impact after mitigation is also included in each impact discussion throughout the technical chapters of this EIR. The following levels of significance after implementation of mitigation are used in the EIR:

1) Less than Significant: Impacts that exceed the defined standards of significance but can be eliminated or reduced to a less-than-significant level through the implementation of feasible mitigation measures;
2) Less than Cumulatively Considerable: Where the project's incremental contribution towards cumulative impacts would be eliminated or reduced to a less than cumulatively considerable level through the implementation of feasible mitigation measures; and
3) Significant and Unavoidable Impact: An impact (project-level or cumulative) that cannot be eliminated or reduced to a less-than-significant or less than cumulatively considerable level through the implementation of feasible mitigations measures.

The distinct set of significance criteria used to assess impacts to cultural and historical resources are identified at the beginning of the Impacts and Mitigation Measures section within the technical chapter of this EIR.

4.0.3 ENVIRONMENTAL ISSUES DISMISSED IN THE INITIAL STUDY

The Initial Study prepared for the proposed project (see Appendix A to this EIR) includes a detailed environmental checklist addressing a range of technical environmental issues. For each technical environmental issue, the Initial Study identifies the level of impact for the proposed project. The Initial Study identifies the environmental effects as "no impact," "less than significant," "less than significant with mitigation incorporated," and "potentially significant."

Impacts identified in the Initial Study as less than significant with mitigation incorporated, less than significant, or no impact are presented below. All remaining issues identified in the Initial Study as potentially significant are discussed in the subsequent technical chapter of this EIR.

- *Aesthetics (All Checklist Questions):* According to the City of Galt General Plan, scenic vistas are not located in the vicinity of the project site, and, therefore, would not be affected by the proposed project. Additionally, according to the California Scenic Highway Mapping System, the project site is located 11.33 miles west of State Route (SR) 160, which is the nearest officially designated State Scenic Highway to the project site. Therefore, the project site is not visible from SR 160. In addition, while the project would require a General Plan Amendment and Rezone, the proposed development would be generally consistent with the type of development anticipated in the General Plan EIR and surrounding area. Following approval of the Rezone, the proposed project would comply with the adopted Final Development Plan of the Medium High Density Multiple Family Residential-Planned Development (R3-PD) zoning district for the project site. The project would also require Design Review, which would ensure that the proposed project would be consistent with design standards related to scenic quality. Finally, while redevelopment of the project site with 94 residences would add new sources of light and glare to the site, compliance with

applicable General Plan goals and polices, as well as the Design Review process would ensure that the light and glare created by the proposed project would be consistent with the levels of light and glare currently emitted in the surrounding area and would not affect the existing residences surrounding the site. Overall, the proposed project would result in *no impact* or impacts that are *less than significant* related to aesthetics.

- *Agriculture and Forest Resources (All Checklist Questions):* According to the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP), the northern portion of the project site is designated as "Urban and Built Up Land," while the remainder of the project site is designated as "Farmland of Local Importance." The project site and off-site improvement areas do not contain, and are not located adjacent to, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The City of Galt General Plan does not identify farmland resources within the project area. Additionally, the project site is currently zoned Low Density Single-Family Residential (R1A) and, thus, is not zoned for agricultural use and is not under a Williamson Act contract. Furthermore, the project site is not considered forest land (as defined in PRC section 12220[g]), timberland (as defined by PRC section 4526), and is not zoned Timberland Production (as defined by Government Code section 51104[g]). Therefore, the proposed project would have *no impact* or a *less-than-significant* impact with regard to the aforementioned impacts related to agricultural and forest resources.

- *Air Quality (All Checklist Questions):* Based on the results of the air quality modeling conducted for the proposed project, the estimated construction and operational emissions resulting from implementation of the proposed project would be below the Sacramento Metropolitan Air Quality Management District's (SMAQMD) applicable thresholds of significance. In addition, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State ambient air quality standards. The Initial Study also determined that the proposed project would not expose any sensitive receptors to substantial concentrations of pollutants, including localized carbon monoxide (CO), toxic air contaminants (TACs), or criteria air pollutants during construction or operation of the project. Furthermore, the proposed residential uses would not introduce any land uses that have the potential to generate considerable odors. Construction activities often include diesel-fueled equipment and heavy-duty trucks, which could create odors associated with diesel fumes that may be considered objectionable, as well as emissions of dust. However, the proposed project would be subject to all relevant State and local regulations related to odors. With respect to dust, construction of the proposed project is required to comply will all applicable SMAQMD rules and regulations, as well as the SMAQMD's Basic Construction Emission Control Practices (BCECPs). Compliance with SMAQMD rules and regulations and BCECPs would help to ensure that dust is minimized during project construction. Overall, the proposed project would have a *less-than-significant* impact with regard to the aforementioned impacts related to air quality.

  It should be noted that a comment letter on the Notice of Preparation (NOP) by SMAQMD was received on April 17, 2023, which provided several recommendations regarding the air quality analysis included in the Initial Study prepared for the proposed project. The majority of the recommendations included in the letter were general suggestions related to revisions of the text that would not change the conclusions of the analysis. As noted within the comment letter, due to an error in the text, the construction timing and the operational emissions presented in Table 2 of the Initial Study differ from what is included

in the modeling included in Appendix A of the Initial Study. However, updating the construction timing and the operational emissions to be consistent with the modeling included in Appendix A would not change the conclusions of the analysis, as the emissions would still be below the applicable thresholds of significance. Furthermore, the project would be required to implement the SMAQMD's BCECPs. While the proposed project's construction emissions would be below the applicable SMAQMD thresholds of significance, the City will require implementation of the BCECP through a condition of project approval to ensure that the project complies with the BCECPs during construction activities. It should also be noted that the air district's recommendations included in their August 26, 2022 letter were taken into consideration during the preparation of the Initial Study, and applicable recommendations, such as providing vegetative barriers that comply with the SMAQMD's Landscaping Guidance for Improving Air Quality Near Roadways, would be considered by the City as a condition of project approval.

- *Biological Resources (All Checklist Questions):* The project site is located within the boundaries of the South Sacramento Habitat Conservation Plan (SSHCP) area. Due to lack of suitable habitat at the project site, special-status plants do not have the potential to occur on-site or at the off-site improvement area and, thus, would not be impacted by the proposed project. However, the project site provides potential habitat for Swainson's hawk and white-tailed kite, and contains suitable nesting trees for other raptors, western red bats, and migratory birds protected by the Migratory Bird Treaty Act (MBTA) of 1918. While habitat for western burrowing owl, tricolored blackbird, and the greater sandhill crane were not encountered on-site, the project site is within the SSHCP modeled habitat for the aforementioned species. Thus, construction activities associated with the proposed project could have an adverse effect, either directly or indirectly through habitat modifications, on species identified as special-status species in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS). However, the Initial Study determined that with implementation of Mitigation Measures IV-1 through IV-9, impacts related to special-status species would be reduced to a less-than-significant level. In addition, given implementation of Mitigation Measures IV-1 through IV-3 and Mitigation Measures IV-5 through IV-9, as well as payment of required development fees, if applicable, the proposed project would not conflict with the applicable provisions of the SSHCP

  Potentially jurisdictional habitats, riparian habitats, federally protected wetlands, and other sensitive natural communities, as well as aquatic features were not found on the project site or within the off-site improvement areas associated with 3rd Street. In addition, the project site is located in an urbanized area and is generally bound by vacant land and Union Pacific railroad (UPRR) tracks, a pre-school, and residential developments. The developed nature of the surrounding area precludes the use of the project site as a migratory corridor. Finally, while four oak trees that are to be removed as part of the proposed project are considered protected trees, the proposed project would be required to comply with Section 18.52.060 of the City's Municipal Code by acquiring the appropriate permits prior to tree removal, as well as General Plan Policy COS-3.2: Mature Tree and Woodland Preservation. Implementation of Mitigation Measure IV-10 would ensure compliance with such regulations and would reduce any impacts associated with the project's conflicts with local policies or ordinances protecting biological resources. Overall, the proposed project would result in *no impact,* or impacts that are *less than significant,* or *less than significant with mitigation incorporated* related to biological resources.

- *Cultural Resources (Checklist Questions b and c):* Portions of the Lippi Ranch property could be considered historic-period cultural resources; however, the Native American Heritage Commission (NAHC) conducted a records search of the Sacred Lands File (SLF), which indicated that archaeological and other cultural resources are not known to be present in the project vicinity. In addition, the Cultural Resources Inventory and Evaluation Report prepared for the project site determined that a low to moderate potential exists for buried resources to occur on the project site. While the project site has been subject to ground disturbance associated with past agricultural activities and development, unknown archeological resources, such as human remains, have the potential to be uncovered during construction and excavation activities at the subject property. Therefore, Mitigation Measures V-1 through V-2 were included in the Initial Study to ensure that if previously unknown resources are encountered during construction activities, the proposed project would not cause a substantial adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines Section 15064.5 and/or disturb human remains, including those interred outside of dedicated cemeteries. Therefore, the proposed project would result in impacts that are *less than significant with mitigation incorporated* with regard to the aforementioned impacts related to cultural resources.

- *Energy (All Checklist Questions):* The proposed project is anticipated to result in increased energy usage during construction and operations of the project. However, the energy usage would not be considered a wasteful, inefficient, or unnecessary consumption of energy resources and would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Thus, the proposed project would result in a *less-than-significant* impact related to energy.

- *Geology and Soils (All Checklist Questions):* According the City of Galt General Plan EIR, the City of Galt is not located within an Alquist-Priolo Earthquake Fault Zone and is not located in the immediate vicinity of an active fault. Conformance with California Building Standards Code (CBSC) design standards, which is required by General Plan Policy SS-1.7 and enforced through building plan review and approval by the City, would ensure that impacts related to seismic surface rupture or strong seismic ground shaking would be less than significant. In addition, the proposed project would not be subject to substantial risks related to liquefaction, landslides, lateral spreading, or expansive soils, and compliance with regulations included in the CBSC would ensure that the proposed project would not directly or indirectly cause potential substantial adverse effects related to settlement. Furthermore, while the potential exists for the project to result in the uncovering of previously unknown paleontological resources, the Initial Study determined that implementation of Mitigation Measure VII-1 would ensure that, in the event that any such resources are encountered during construction, significant impacts would not occur. Finally, because the proposed project would connect to existing City sewer lines in the project vicinity, the construction or operation of septic tanks or other alternative wastewater disposal systems is not included as part of the proposed project, and no impact would occur regarding the capability of soil to adequately support the use of such systems. Overall, the proposed project would have *no impact,* or result in impacts that are *less than significant,* or *less than significant with mitigation incorporated* with regard to the aforementioned impacts related to geology and soils.

- *Greenhouse Gas (GHG) Emissions (All Checklist Questions):* SMAQMD has adopted qualitative thresholds of significance for GHG emissions during operations of projects. However, SMAQMD's CEQA Guidelines note that where local jurisdictions have adopted thresholds or guidance for analyzing GHG emissions, the local thresholds should be used for the project analysis. The City of Galt has adopted a Climate Action Plan (CAP), which provides a jurisdiction-wide approach to the analysis of GHG emissions. The City of Galt CAP includes a sustainability checklist to be used in analyzing the consistency of new development projects within the City of Galt with the City's CAP, which is included as Appendix E to the Initial Study. The proposed project was determined to comply with the majority of the requirements included in Section 1 of the Galt CAP sustainability checklist, and all of the requirements in Section 2 of the Galt CAP sustainability checklist. However, consistent with CAP Transportation Measure 9, the project construction fleet would be required to include a percentage of construction equipment meeting the U.S. Environmental Protection Agency's (EPA) Tier 4 standards. Because the construction fleet engine tiers are not known at this time, the Initial Study included Mitigation Measure VIII-1 to ensure compliance with U.S. EPA Tier 4 engine requirements as outlined in the City's Sustainability Checklist and CAP. Thus, the proposed project's impacts related to GHG emissions would be *less-than-significant with mitigation incorporated*.

- *Hazards and Hazardous Materials (All Checklist Questions):* The proposed project would not create a significant hazard to the public or the environment through the routine use transport, use, or disposal of hazardous materials because common household cleaning products, fertilizers, and herbicides associated with future operations of the proposed residences would be expected to be used in accordance with label instructions and regulations governing the use of such products. The potential exists for persistent pesticides and arsenic to be present in on-site soils, and existing septic systems and/or water wells may be located on-site. In addition, because the proposed project would involve the demolition of the existing on-site structures, which were constructed between the 1910s and the 1960's, the potential exists for construction workers to be exposed to asbestos-containing materials, lead-based paints (LBPs), and caulk containing polychlorinated biphenyls (PCB) or mercury during demolition activities. The project site is also located within one-quarter mile of existing schools. However, the Initial Study determined that implementation of Mitigation Measures IX-1 through IX-4would reduce the impacts associated with hazardous materials being released into the environment to a less-than-significant level. Furthermore, the project site and off-site improvement areas are not located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5. The project site is not located within two miles of any public airports, and does not fall within an airport land use plan area. The Initial Study concluded that implementation of Mitigation Measure IX-5 would ensure preparation of a Construction Traffic Control Plan, development of the proposed project would not impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Finally, the proposed project would not expose people or structures to the risk of loss, injury or death involving wildland fires. Overall, the proposed project would result in *no impact*, *less than significant* impacts, or impacts that are *less-than-significant with mitigation incorporated* related to hazards and hazardous materials.

- *Hydrology and Water Quality (All Checklist Questions):* The proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater

recharge and would not conflict with an applicable groundwater management plan or water quality control plan. While the proposed project would alter the existing drainage pattern of the site through the addition of impervious surfaces, the project would comply with applicable standards related to stormwater management and would not result in substantial risks related to flooding or erosion. Due to the project's distance from the coast and other large bodies of water, impacts related to tsunamis or seiches would not occur. The Initial Study determined that a potentially significant impact with regard to violation of water quality standards and degradation of water quality could occur. However, the Initial Study determined that implementation of Mitigation Measure X-1 would reduce such impacts to a less-than-significant level. Overall, the proposed project would result in *no impact*, *less-than-significant* impacts, or impacts that are *less than significant with mitigation incorporated* related to hydrology and water quality.

- *Land Use and Planning (All Checklist Questions):* The proposed project would not physically divide an established community or conflict with City policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect. The project would be consistent with nearby urban development, and would provide improved connectivity within the project area. As such, the proposed project would result in a *less-than-significant* impact.

- *Mineral Resources (All Checklist Questions):* According to the Sacramento County General Plan, the mineral zone closest to the project site is located near New Hope Road, approximately 3.8 miles to the east. The project site is not known to contain mineral resources and the construction of the proposed project would not result in the loss of any known mineral resources. Therefore*, no impact* to mineral resources would occur.

- *Noise (All Checklist Questions):* Operation of the proposed project would not result in the generation of a substantial permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the City's General Plan and the Municipal Code. However, the Initial Study determined that construction noise could result in a significant impact, should activities not adhere to the requirements of the City of Galt Noise Ordinance. Therefore, Mitigation Measures XIII-1 through XIII-3 were included in the Initial Study to ensure compliance with the applicable standards during construction of the proposed project. In addition, vibration generated by construction activities associated with the proposed project would fall below the threshold at which vibration levels become distinctly perceptible. Furthermore, the project site is not located within an airport land use plan or in the vicinity of a private airstrip. Overall, the proposed project would result in *no impact*, *less-than-significant* impacts, or impacts that are *less than significant with mitigation incorporated* related to noise.

- *Population and Housing (All Checklist Questions):* The proposed project would accommodate approximately 303 new residents. Based on 2020 Census Data, the Initial Study determined that the increase in population associated with the proposed project would constitute an approximately 1.2 percent increase in the total population of the City, which would not be considered substantial growth. The proposed project would require demolition of two existing single-family residences, a dingbat-style apartment building, a barn, and a groundwater pumphouse. However, the removal of these residences and a small-scale apartment building would not be considered to result in the displacement of a substantial number or existing people or housing, necessitating the construction of

replacement housing elsewhere. Therefore, impacts related to population and housing were determined to be *less-than-significant*.

- *Public Services (All Checklist Questions):* The project would be required to comply with General Plan policies and to pay all applicable fees, including development impact fees and public safety fees that support police and fire protection services. In addition, the City requires as a condition approval that new development projects annex into a Communities Facilities District for public facilities and services to ensure that the proposed project does not result in impacts associated with fire protection services nor police protection services. The project would also be required to pay applicable fees to the Galt Joint Union Elementary School District and the Galt Joint Union High School District. Furthermore, the proposed project would be subject to compliance with Section 18.64.080B of Galt's Municipal Code, which requires the applicant to pay a fee in-lieu of land dedication or include parkland in the proposed development. Overall, the proposed project would result in a *less-than-significant* impact related to public services.

- *Recreation (All Checklist Questions):* Section 18.64.080B of Galt's Municipal Code requires developments that include subdivision of land to either dedicate parkland or pay in-lieu fees. Development of the project would include 94 single-family residences, housing approximately 303 persons. Therefore, the Initial Study determined that the proposed project would be required to dedicate at least 1.52 acres of parkland. Because the proposed project would not include the dedication of parkland, the project would be subject to the payment of in-lieu park fees, which would be used to fund park facilities throughout the City. The payment of such fees would ensure that adequate parkland be provided with the City, and existing recreational facilities would not experience impacts due to increased population growth. Thus, the proposed project would result in a *less-than-significant* impact related to recreational facilities.

- *Transportation (All Checklist Questions):* Adequate transit, roadway, bicycle, and pedestrian facilities would be available for the proposed project and the project would not conflict with any existing or planned transportation facilities in the project vicinity. In addition, based on the City's Residential Vehicle Miles Traveled (VMT) per Capita Screening Map, the project site is located in an area determined to result in an average residential VMT per capita of 24.5, which is 29 percent below the City's existing average residential VMT per capita of 34.5 and exceeds the Governor's Office of Planning and Research's (OPR) recommended impact threshold of 15 percent below the existing VMT levels. As such, residential development on the project site is anticipated to result in a less-than-significant VMT impact. Furthermore, the proposed project would not substantially increase hazards due to a design feature, or incompatible uses, or result in emergency access. While the Initial Study determined that without proper planning of construction activities, construction traffic could interfere with existing roadway operations during the construction phase, the Initial Study determined that implementation of Mitigation Measure XVII-1 would ensure that risks to public safety would not occur during construction of the proposed project. Overall, the proposed project would result in *less-than-significant* impacts, or impacts that are *less than significant with mitigation incorporated* related to transportation.

- *Tribal Cultural Resources (All Checklist Questions):* Based on the history of disturbance at the project site as a result of past development and agricultural uses, as well as the lack

of identified tribal cultural resources at the site and within the off-site improvement areas, tribal cultural resources are not expected to occur within the proposed improvement areas. Nevertheless, in the event that tribal cultural resources are discovered on the site during construction, the Initial Study determined that implementation of Mitigation Measure XVIII-1 would sufficiently reduce any potential impacts to a *less-than-significant* level.

- *Utilities and Service Systems (All Checklist Questions):* Based on the City's Urban Water Management Plan (UWMP), sufficient water supplies would be available to accommodate buildout of the City under normal year, single year, and multiple-dry year demand scenarios. While the proposed project would increase the City's estimated current local population of 25,239 by 308 residents, such an increase in population is well within the City's anticipated population growth, and thus, within the City's available water supply. In addition, the City of Galt's wastewater treatment plant (WWTP) currently has a remaining capacity of approximately 1.0 million gallons per day (mgd), and while the proposed project includes a General Plan Amendment and Rezone to increase the density of the project site, buildout of the site with residential development was anticipated in the City's General Plan. Thus, increased wastewater flows associated with the project site have been generally anticipated within the City's General Plan and wastewater related analyses, such as the City's Sanitary Sewer Management Plan and the City's WWTP Facilities Master Plan. Furthermore, implementation of the proposed project would include provision of adequate on-site stormwater infrastructure, and the existing off-site infrastructure would be sufficient to meet the demand from the project. The proposed project would connect to existing electrical, natural gas, and telecommunication infrastructure, and the existing utility infrastructure would meet increased demand associated with the proposed project. Therefore, the proposed project would not require the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, and increased demand for water sewer, or other utilities as a result of the proposed project can be accommodated by the City of Galt's existing utility capacity. Finally, solid waste from the proposed project would be disposed of at the Sacramento County Landfill, which has a remaining capacity of 112,900,000 cubic yards (cy) out of a total permitted capacity of 117,400,000, or 96 percent remaining capacity. As such, the proposed project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals and would comply with federal, State, and local management and reduction statutes and regulations related to solid waste. Overall, the proposed project would result in a *less-than-significant* impact related to utilities and service systems.

- *Wildfire (All Checklist Questions):* According to the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, the project site is not located within or near a State responsibility area or lands classified as a Very High Fire Hazard Severity Zone (VHFHSZ). Therefore, the proposed project would not be subject to substantial risks related to wildfires, and a *less-than-significant* impact would occur.

- *Mandatory Findings of Significance (Checklist Questions b and c):* As demonstrated in the Initial Study, all potential environmental impacts that could occur as a result of project implementation, with the exception of impacts to cultural resources, would result in no impact or a less-than-significant level through compliance with applicable General Plan policies, Municipal Code Standards, and mitigation measures included in this Initial Study, as well as other applicable local and State regulations. While some cultural resources may

have regional significance, the resources themselves are site-specific, and impacts to them are project-specific. In addition, the proposed project is within the realm of what has been anticipated for the site by the City. Therefore, when viewed in conjunction with other closely related past, present, or reasonably foreseeable future projects, development of the proposed project would not result in a cumulatively considerable contribution to cumulative impacts. Furthermore, as discussed in Section III, Air Quality; Section VII, Geology and Soils; Section IX, Hazards and Hazardous Materials; and Section XIII, Noise, of the Initial Study, the proposed project would not cause substantial effects to human beings, including effects related to exposure to air pollutants, hazardous materials, noise, and transportation. Therefore, a *less-than-significant* impact would occur.

4.0.4 ENVIRONMENTAL ISSUES ADDRESSED IN THIS EIR

The EIR provides the analysis necessary to address the environmental impacts of the proposed project. The only environmental issue area addressed in this EIR is Cultural and Historic Resources. See Section 5.3, Cumulative Impacts, of Chapter 5, Statutorily Required Sections, for additional information on the scope of the cumulative impact analysis for addressed in the EIR.

4.0.5 TECHNICAL CHAPTER FORMAT

The technical chapter addressing the specific environmental issue of Cultural and Historic Resources begins with an **introduction** describing the purpose of the section. The introduction is followed by a description of the project's **existing environmental setting** as the setting pertains to the issue. The setting description is followed by the **regulatory context** and the **impacts and mitigation measures** discussion, which contains the **standards of significance**, followed by the **method of analysis**. The **project-specific impact and mitigation measures** discussion includes an impact statement prefaced by a number in bold-faced type (for both project-specific and cumulative analyses). An explanation of the impact and an analysis of the impact's significance follows the impact statement. All mitigation measures pertinent to the individual impact follow directly after the impact statement (see below). The degree of relief provided by identified mitigation measures is also evaluated. An example of the format is shown below.

Project-Specific Impacts and Mitigation Measures

The following discussion of impacts is based on the implementation of the proposed project in comparison with the standards of significance.

4.X-1 Statement of Project-Specific Impact

Discussion of impact for the proposed project in paragraph format.

Statement of ***level of significance*** of impact prior to mitigation is included at the end of each impact discussion. The following levels of significance are used in the EIR: less than significant, significant, or significant and unavoidable. If an impact is determined to be significant, mitigation will be included in order to reduce the specific impact to the maximum extent feasible. Impacts that cannot be reduced to a less-than-significant level with implementation of all feasible mitigation would be considered to remain significant and unavoidable.

Mitigation Measure(s)

Statement of *level of significance* after the mitigation is included immediately preceding mitigation measures.

4.X-1(a) *Required mitigation measure(s) presented in italics and listed in consecutive order.*

4.X-1(b) *Required additional mitigation measure, if necessary.*

Cumulative Impacts and Mitigation Measures

The following discussion of cumulative impacts is based on implementation of the proposed project in combination with cumulative development within the applicable area or region.

4.X-2 Statement of Cumulative Impact

Discussion of cumulative impacts for the proposed project in paragraph format.

As discussed in detail in Chapter 5, Statutorily Required Sections, of the EIR, the cumulative setting for the proposed project is generally considered to be development anticipated to occur upon buildout of the City of Galt General Plan (i.e., Galt city limits).

Statement of ***level of significance*** of cumulative impact prior to mitigation is included at the end of each impact discussion. The following levels of significance are used in the EIR for cumulative impacts: less than significant, less than cumulatively considerable, cumulatively considerable, or significant and unavoidable. If an impact is determined to be cumulatively considerable, mitigation will be included in order to reduce the specific impact to the maximum extent feasible. Impacts that cannot be reduced to a less than cumulatively considerable level with the implementation of all feasible mitigation would be considered to remain significant and unavoidable.

Mitigation Measure(s)

Statement of *level of significance* after the mitigation is included immediately preceding mitigation measures.

4.X-2(a) *Required mitigation measure(s) presented in italics and listed in consecutive order.*

4.X-2(b) *Required additional mitigation measure, if necessary.*

4.1 Cultural and Historic Resources

4.1. CULTURAL AND HISTORIC RESOURCES

4.1.1 INTRODUCTION

The Cultural and Historic Resources chapter of the EIR addresses known and unknown historic and cultural resources in the vicinity of the project area. Cultural resources can be categorized into prehistoric or historic resources; however, this chapter will focus only on historic resources. Historic resources include structures, features, artifacts, and sites that date from Euroamerican settlement of the region. The chapter summarizes the existing setting with respect to cultural resources, identifies thresholds of significance, evaluates project impacts to such resources, and sets forth mitigation measures. Information presented in the chapter is primarily drawn from the Cultural Resources Inventory and Evaluation Report prepared by ECORP (Appendix C),[1] as well as the City of Galt 2030 General Plan[2], associated Existing Conditions Report,[3] and the General Plan EIR.[4]

4.1.2 EXISTING ENVIRONMENTAL SETTING

The following sections provide further details regarding the historic overview of the project area, as well as a description of any identified cultural resources associated with the project site.

Historic Overview

The following sections provide an overview of the regional and local history associated with the project area.

Regional History

The first Viceroy of New Spain, Antonio de Mendoza, commissioned maritime explorer Hernando de Alarcon to chart the Gulf of California and Colorado River in 1540. Alarcon and his crew became the first Europeans to reach Alta (Upper) California when they set foot on the banks of the Colorado River in what is now Imperial County. In 1542, Juan Rodriguez Cabrillo and his crew, sailing north from Mexico, became the first Europeans to explore the Alta California coastline and visited San Diego Bay, Santa Catalina Island, and San Pedro Bay. In 1579, the English privateer Francis Drake visited Miwok villages north of San Francisco Bay. In 1602, Sebastian Vizcafno, sailed north from Mexico and charted Monterey Bay.

Spanish colonization of Alta California began in 1769 with the Portola land expedition. Led by Captain Gaspar de Portola and Father Junipero Serra, the expedition proceeded north from San Diego on foot to the Santa Clara Valley, where an advanced party of scouts led by Jose Ortega became the first Europeans to discover San Francisco Bay. Spain subsequently established a string of 21 Franciscan missions, four presidios (forts), and four pueblos (towns) in coastal regions

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1 ECORP Consulting, Inc. *Cultural Resources Inventory and Evaluation Report for Lippi Ranch, Sacramento County, California.* June 2023.
2 City of Galt. *City of Galt General Plan Policy Document.* April 2009.
3 City of Galt. *2030 Galt General Plan Existing Conditions Reports.* November 2005.
4 City of Galt. *Environmental Impact Report for the 2030 Galt General Plan.* July 2008.

of Alta California (Starr 2005). In 1808, the explorer Gabriel Moraga led an expedition from San Jose pueblo into the Central Valley. Moraga named the valley's major rivers, including the Sacramento and San Joaquin, but did not make an attempt to establish missions, presidios, or pueblos in Alta California's interior.

The Republic of Mexico achieved independence from Spain in 1821. A year later, Alta California became a territory of Mexico with its capital at Monterey. In 1827, the American fur trapper Jedediah Smith led a party associated with the Rocky Mountain Fur Company across the Mojave Desert to Southern California, further north up the Central Valley, and then east into Nevada. The Rocky Mountain Fur Company's travel demonstrated the possibility of overland travel across the Sierra Nevada.

During the 1830s, the Mexican government confiscated mission lands and expelled Alta California's Franciscan friars. Former mission lands, along with unclaimed lands in the Sacramento and San Joaquin valleys, were granted to retired soldiers and other Mexican citizens. Vast swaths of Alta California's coastal regions and interior valleys became private ranchos, or cattle ranches. Three of the region's Spanish pueblos (Los Angeles, San Jose, and Sonoma) survived as Mexican towns. Small civilian settlements developed around presidios at San Francisco, Monterey, Santa Barbara, and San Diego. Many rancho owners maintained residences in town, while hired vaqueros and unpaid Native American laborers worked on ranchos to produce cow hides and tallow (cow fat) prized by foreign merchants.

After 1821, the Mexican government began welcoming non-Hispanic immigrants to Alta California. Hundreds of merchants from the U.S., Great Britain, and other foreign nations arrived to establish trading relationships; others became naturalized Mexican citizens and applied for land grants. John Sutter, a German-speaking immigrant from Switzerland, built a fort at the confluence of the Sacramento and American rivers in 1839 and petitioned the Mexican governor of Alta California for a land grant. In 1841, John Sutter received nearly 49,000 acres of land along the Sacramento River.

Following the Mexican-American War of 1846-1848, Mexico ceded Alta California to the U.S. Under the Treaty of Guadalupe Hidalgo, the U.S. Congress agreed to honor the property rights of Mexican citizens living within the new boundaries of the U.S and recognized Alta California's Mexican land grants. In 1851, Congress passed the California Land Act, which created the Board of Land Commissioners to determine the validity of individual grants. Thus, the burden of proof was placed on patentees. The Board of Land Commissioners, with assistance from U.S. courts, confirmed most of California's Mexican land grants in subsequent decades.

In January 1848, one of John Sutter's hired laborers, James Marshall, discovered gold in the flume of a lumber mill at Coloma on the South Fork of the American River. News of Marshall's gold discovery spread across the world and lead to the California Gold Rush of 1849. Hundreds of small mining camps sprang up along Sierra Nevada streambeds. The cities of Marysville, Sacramento, and Stockton developed alongside navigable rivers in the Sacramento and San Joaquin valleys as supply centers for the mines; San Francisco became California's largest city and the focal point of Gold Rush culture and commerce. In 1850, following a year of rapid growth, Congress admitted California as the 31st U.S. state. In the following decades, federal surveyors arrived in California to stake out 36-square-mile townships and one-square-mile sections on California's unclaimed public lands. At general land offices, buyers paid cash for public lands. After 1862, many filed homestead applications to obtain 40, 80, and 160-acre tracts at low upfront costs in exchange for establishing farms.



Project Area History

During the California Gold Rush, Chism Cooper Fuggitt from Missouri established a station stop for freighters on the northern side of Dry Creek in southern Sacramento County. Fuggitt named the station "Liberty" for his hometown in Missouri. The station served freighters who transported goods from New Hope Landing in the Sacramento-San Joaquin Delta to gold camps in the Sierra Nevada. The station gradually became a small settlement with a school, church, hotel, boarding house, blacksmith shop, and a population of about 100. In 1861, Liberty became a stagecoach stop on the line between Sacramento and Stockton and served as the main transportation corridor through Sacramento and San Joaquin counties.

The Western Pacific Railroad, a Central Pacific subsidiary, began laying tracks south from Sacramento to Stockton in the spring of 1869. As the railroad approached Dry Creek, Dr. Obed Harvey, a local rancher and physician, acquired acreage along the right-of-way in Section 27 (Township 5 North and Range 6 East), one mile north of Liberty. Harvey worked with Western Pacific officials and subdivided the southeast quarter of Section 27 into a grid of streets and blocks and began selling town lots. Western Pacific officials added freight and passenger depots at the site. Residents of Liberty, bypassed by the railroad, grudgingly purchased lots in Harvey's townsite and arranged to have their houses and commercial buildings moved a mile north. Harvey's townsite inherited Liberty's houses and buildings, and took on the look of an established community. A local rancher, John McFarland, built a brick building at the corner of 4th and B streets. U.S. postal officials established a post office in McFarland's building in June 1870 and gave McFarland the privilege of choosing a name. He chose "Galt" for his former neighborhood in Cambridge, Ontario, Canada.

Galt owed its existence to surrounding farms and ranches in southern Sacramento County. Stockyards south of the town's freight depot became a magnet for ranchers who shipped livestock and hogs on the railroad. Local farmers sold their grain at a mill in Galt, while others deposited sacks of wheat at Galt's grain warehouse. In 1879, southern Sacramento County farmers shipped more than 47,000 sacks of wheat from Galt in a single quarter. Agricultural incomes sustained livelihoods in town. Farmers and ranchers obtained essential goods and services at Galt drug stores, general stores, and other shops that clustered along 4th Street. Galt grew steadily through the late 19th century and, by 1900, the population of Galt approached 1,000. In 1870, the Central Pacific Railroad absorbed the Western Pacific Railroad into its system and in 1885, the line through Galt became integrated into the Southern Pacific's vast western rail network, which linked the town to major markets in California and beyond.

Like other Sacramento Valley towns, Galt prospered during the early 20th century as agriculture modernized. Electricity arrived after 1890 and allowed for electric groundwater pumps to supply southern Sacramento County farmers with irrigation water. With irrigation, low value extensive grain farming and stock raising in southern Sacramento County gave way to high-value intensive tree, vine, and vegetable farming. Fruits and nuts yielded higher prices than wheat and meat. With irrigation, families that previously sustained livelihoods on 160 acres in grain or livestock could now make ends meet on 20 acres dedicated to orchards, vines, or field crops. Accordingly, many of Galt's earliest settlers after 1890 subdivided their large ranches into small farm units of 10, 20, and 40 acres. By 1902, Galt farmers had more than 1,000 acres dedicated to grapes. Most early viticulturalists in Galt produced Tokay table grapes, but a handful of Italian growers such as Chris Boggiano, Columbus Lavagnino, and Amadeo Lippi experimented with black-skinned wine grapes. In 1902, the *San Francisco Chronicle* identified Lippi as Galt's leading winemaker.

Project Site History and Current Uses

The project site is associated with the historic Lippi family. The historical background of the Lippi family and project site, as well as the existing setting of the project site are discussed in detail below.

The Lippi Family and the Galt Winery

Eighteen-year-old Amadeo Lippi left his home in Lucca, Toscana, Italy in 1879. From Genoa, Italy Amadeo Lippi sailed to New York and then traveled by rail to California. After three years in San Francisco, Amadeo Lippi moved to Sacramento to work at the Southern Pacific locomotive shops. Similar to Amadeo Lippi, eighteen-year-old Guiditta Marengo left her home in Italy in 1879. Boarding the same ship as Lippi, she sailed from Genoa, Italy to New York and journeyed by rail to California. Guiditta, her mother, and three siblings, reunited with their father, Augustino Marengo, who had moved from Genoa 10 years earlier and established a prosperous southern Sacramento Valley cattle ranch, approximately three miles northeast of Galt.

Amadeo Lippi and Guiditta Marengo were married in Galt in 1886. In December 1891 the couple acquired a 12-acre farm, south of Galt, opposite the Southern Pacific tracks. In 1894, Amadeo Lippi became a naturalized U.S. citizen. Amadeo and Guiditta built a residence on the 12-acre ranch and raised five children. Amadeo and Guiditta cultivated fruits and vegetables and sold their produce locally. The 1893 Sacramento County directory listed Amadeo as a gardener and the 1900 U.S. Census identified him as a vegetable gardener. After 1900, the couple installed a modern groundwater irrigation system, built a large barn (LR-02), and began planting vines. The Lippi family reconfigured their existing barn to support the winemaking business; the barn became known as “Galt Winery”. A 1907 *Galt Weekly Witness* article noted that the Galt Winery annually produced 10 tons of grapes, 50,000 gallons of wine, and harvested $3,000 worth of vegetables, $300 of berries, and $250 of fruit and nuts. A 1910 report in the *Galt Gazette* praised Lippi as “Galt’s leading wine manufacturer.” After 1910, the Galt Winery was renamed the “Galt Wine Cellar”. Circa approximately 1910, the Lippi family built a new and larger house (LR-01) on the 12-acre farm. The new house accompanies an earlier dwelling built in 1890 at the Lippi Ranch. LR-01, LR-02, and three additional on-site historic-period structures (a pumphouse [LR-03], ranch-style house [LR-04], and dingbat-style apartment building [LR-05]) built by the Lippi family and their descendants are discussed in further detail throughout this chapter. All five structures are located on the northern portion of the project site. Figure 4.1-1 presents the current locations of each historic-period structure.

Amadeo played an active role in Galt civic affairs and served on the board of trustees of the Galt grammar school. Amadeo also served on various Catholic church committees and served as Vice President of the Bank of Galt after 1920. In 1918, Amadeo and Guiditta’s oldest son, George Lippi, died in combat during World War I. In 1920, the Galt Wine Cellar was shut down at the onset of Prohibition. Amadeo and Guiditta’s youngest son, Pio, died in 1922. Amadeo Lippi died at his home in 1923 and Guiditta died in 1928. Amadeo and Guiditta were survived by their three daughters.

Amadeo Lippi’s cousin, Pompeo “Pete” Lippi, arrived in the U.S. in 1898 and, beginning in 1909, assisted Amadeo and Guiditta in their winemaking business at Galt Winery. After Guiditta’s death in 1928, Pete leased the Lippi Ranch from Amadeo and Guiditta’s daughters. After the repeal of Prohibition in 1933, Pete Lippi resumed commercial winemaking in the Lippi Ranch barn and conducted business as the Galt Winery. Pete greatly increased the scale of production at the Galt Winery.

Figure 4.1-1
Current Locations of On-Site Historic-Period Lippi Ranch Structures



By 1950, the Galt Winery produced 125,000 gallons of red table wine, which were sold in barrels to larger commercial brands who bottled the wine under separate labels. Pete Lippi lived in the Lippi Ranch main residence (LR-01) and maintained the property's trees and vineyards until his death in 1953, which signaled the end of farming and winemaking at Lippi Ranch.

Following Pete Lippi's death, Amadeo and Guiditta's three surviving daughters sold the Lippi Ranch property to Amel David "Dave" Olson and Eugenia "Genie" (Puccinelli) Olson. Dave Olson was raised in South Dakota and served as a gunner's mate on the *USS Monterey* during World War II. After the war, Olson reunited with his parents in Galt and in 1951 married Genie, a Galt High School English teacher. After completing his Bachelor of Arts at Sacramento State College, Dave joined Genie as a Galt High School social studies teacher. Genie Olson was the granddaughter of Amadeo and Guiditta Lippi. Raised and educated in Los Angeles, California, Genie returned to Galt in 1949 to teach in her mother's hometown. Both Dave and Genie taught at local high schools until their retirement in 1989. During their retirement years, the couple became active in the Galt Area Historical Society. Dave and Genie did not farm or make wine at the Lippi Ranch property. Shortly after acquiring the property, the Olsons made several modifications to the Lippi Ranch main residence (LR-01), including a porch enclosure and the addition of a second-story. In about 1960, the couple built a conventional ranch-style house on the property (LR-04), which became their main residence. Genie Olson died in 2017 and Dave Olson died in 2020.

Existing Site Conditions

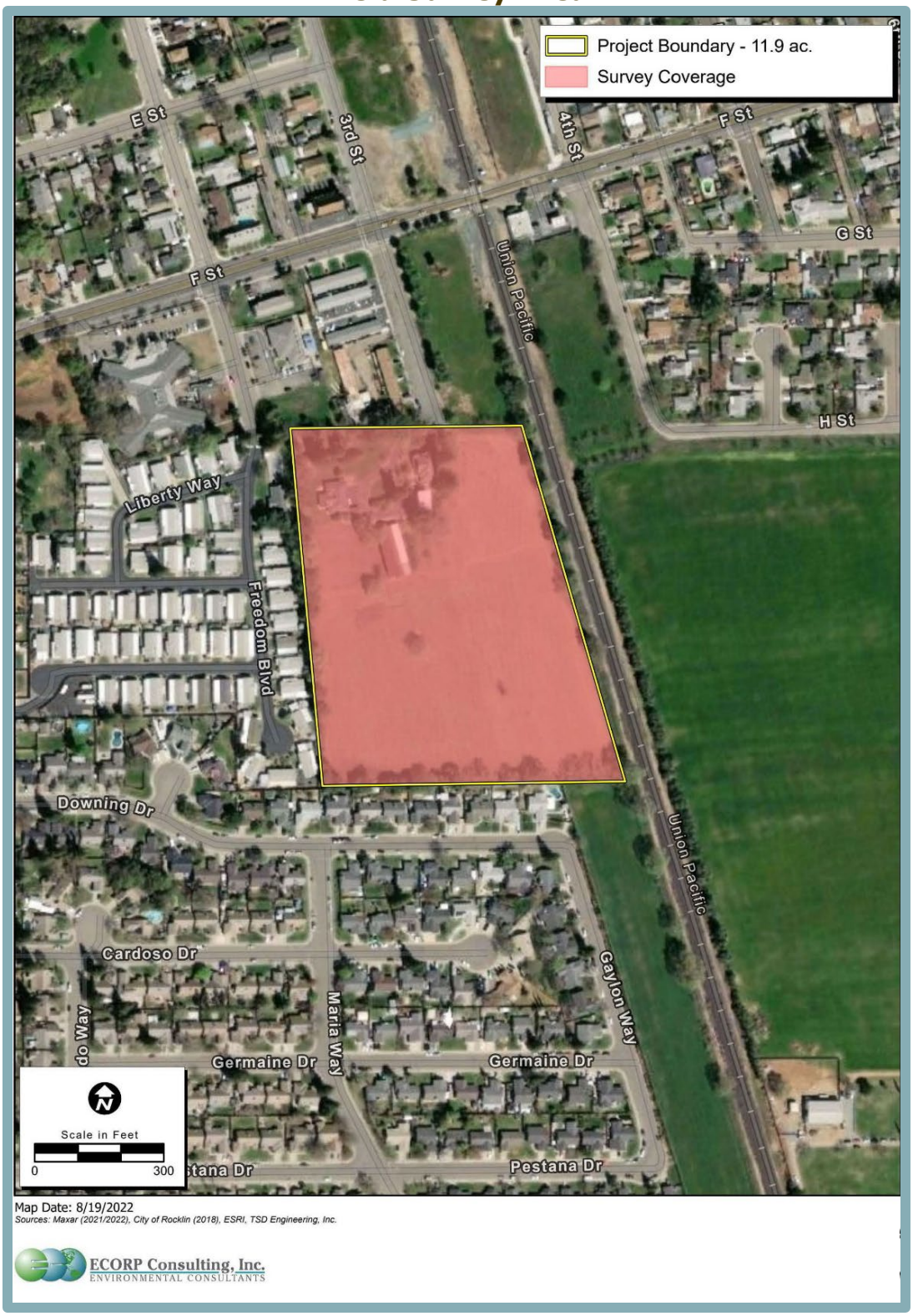
According to the Cultural Resources Inventory and Evaluation Report, the project area is currently in a rural agricultural and suburban environment. As previously discussed, the northern portion of the project site is currently developed with five historic-period structures built by the Lippi family and their descendants, including two single-family residences, a dingbat-style apartment building, a barn, and a groundwater pumphouse; the remainder of the project site is undeveloped with fallow agricultural land and limited trees. Prior to European contact, the project site was historically situated in a floodplain habitat north of Dry Creek. The project site is generally bound by vacant land and Union Pacific Railroad (UPRR) tracks to the east; multi-family residences and a pre-school to the north; a senior mobile home community to the west; and single-family residences to the south. Other surrounding existing uses include a nursing home to the northwest and an approved residential project, currently under construction, to the east, beyond the UPRR tracks.

Known Historic Resources

Archival research was carried out as part of the Cultural Resources Inventory and Evaluation Report prepared by ECORP for the proposed project, including review of available historic documents and a records search. In addition, a field survey of the entire project site was conducted by ECORP on September 29, 2022, to examine indications of surface or subsurface cultural resources (see Figure 4.1-2). According to ECORP, 11 previously recorded historic archaeological resources have been recorded within a 0.5-mile radius of the project site. However, ECORP did not locate any previously recorded pre-contact and historic archaeological sites, architectural resources, or traditional cultural properties within the project site or the off-site improvement areas.

As previously discussed, the Lippi Ranch property is a family farm and winery built by Amadeo and Guiditta Lippi after 1890. The winery was managed by Amadeo's cousin, Pete Lippi after 1928 and was owned by Amadeo and Guiditta's granddaughter, Genie Olson, and her husband, Dave Olson, after 1953.

Figure 4.1-2
Field Survey Area



Source: ECORP, 2023.

During the field survey, ECORP identified five on-site cultural resources associated with the Lippi Ranch property, which exceed 50 years of age: a circa 1910 main residence (LR-01); a circa 1900 barn, known as the Galt Winery (LR-02); a circa 1950 pumphouse (LR-03); a circa 1960 ranch-style house (LR-04); and a circa 1965 dingbat-style apartment building (LR-05).

A description of each cultural resource associated with the Lippi Ranch property, which was identified within the project site, is provided below.

LR-01 – Main Residence

LR-01 is a wood-frame, two-story farmhouse built circa 1910, which exhibits aspects of Queen Anne and National Folk styles with allusions to early modernism through the building's rounded porch (see Figure 4.1-3). Irregular in plan, the house has a low-pitched, hipped roof with cross gables and decorative gable ornaments, eaves with exposed rafter tails and decorative brackets, a hipped roof dormer, louvered gable vents, and composition shingle roofing. The house's character-defining feature, a rounded porch, wraps around house's north and west elevations; the porch was originally shaded with classical columns that supported a roof overhang. The walls of the house are clad in horizontal siding and the house sits on a crawlspace foundation; patterned wood shingles decorate the gables. The house's windows consist of single-hung wood, aluminum sliding, and fixed single-pane with numerous vinyl replacements; many of the windows possess exterior awnings. Access to the house is provided by single-leaf entries on the west and south elevations; the original north elevation entry and porch steps are now enclosed with the rest of the porch. Structural alterations that occurred after the close of the building's period of significance (1891-1953) include the addition of a second-story gable-roof on the west elevation and a porch enclosure with a chimney to vent an interior fireplace. A concrete walk surrounds the house and leads to a rear patio. Landscaping consists of a lawn that surrounds the house with mature shade trees and newly planted saplings.

LR-02 – Barn (Galt Winery)

LR-02 is a wood-frame saltbox barn built circa 1900 (see Figure 4.1-4). Rectangular in plan, the barn has a medium-pitched front gable roof with metal roofing. The walls of the barn are clad in vertical wood siding and the barn sits on a concrete perimeter foundation. The north elevation of the barn has sliding barn doors and the barn's expansion shed has a false front. The east elevation has sliding barn doors, a single-leaf entry, aluminum sliding windows, wall openings, and a roof dormer. The south elevation has modern vinyl sliding windows. The west elevation consists of an expansion shed with a metal roof, wood siding, and aluminum sliding windows. Barn lights set below the eaves illuminate the exterior of the barn. Signs indicating "Lippi" and "Galt Winery" remain evident on the barn. Structurally, the barn shows evidence of deterioration and poor condition in places.

LR-03 – Pumphouse

LR-03 is a wood-frame pumphouse built circa 1950 (see Figure 4.1-5). Square in plan, the building has a steep-pitched gable roof with metal roofing. The walls of the pumphouse are clad in metal siding and the pumphouse sits on a concrete perimeter foundation. On the east elevation, access to the pumphouse is provided by single-leaf wood door.

Water pumped inside the house exits through an eight-inch metal pipe leading to an adjacent concrete standpipe that houses the Lippi Ranch property's irrigation system. An adjacent pole supports a distribution line, meter, and fuse box that powers the interior pump.

Figure 4.1-3
Historic (circa 1915) and Current Photographs of the Lippi Ranch Main Residence (LR-01) Exterior

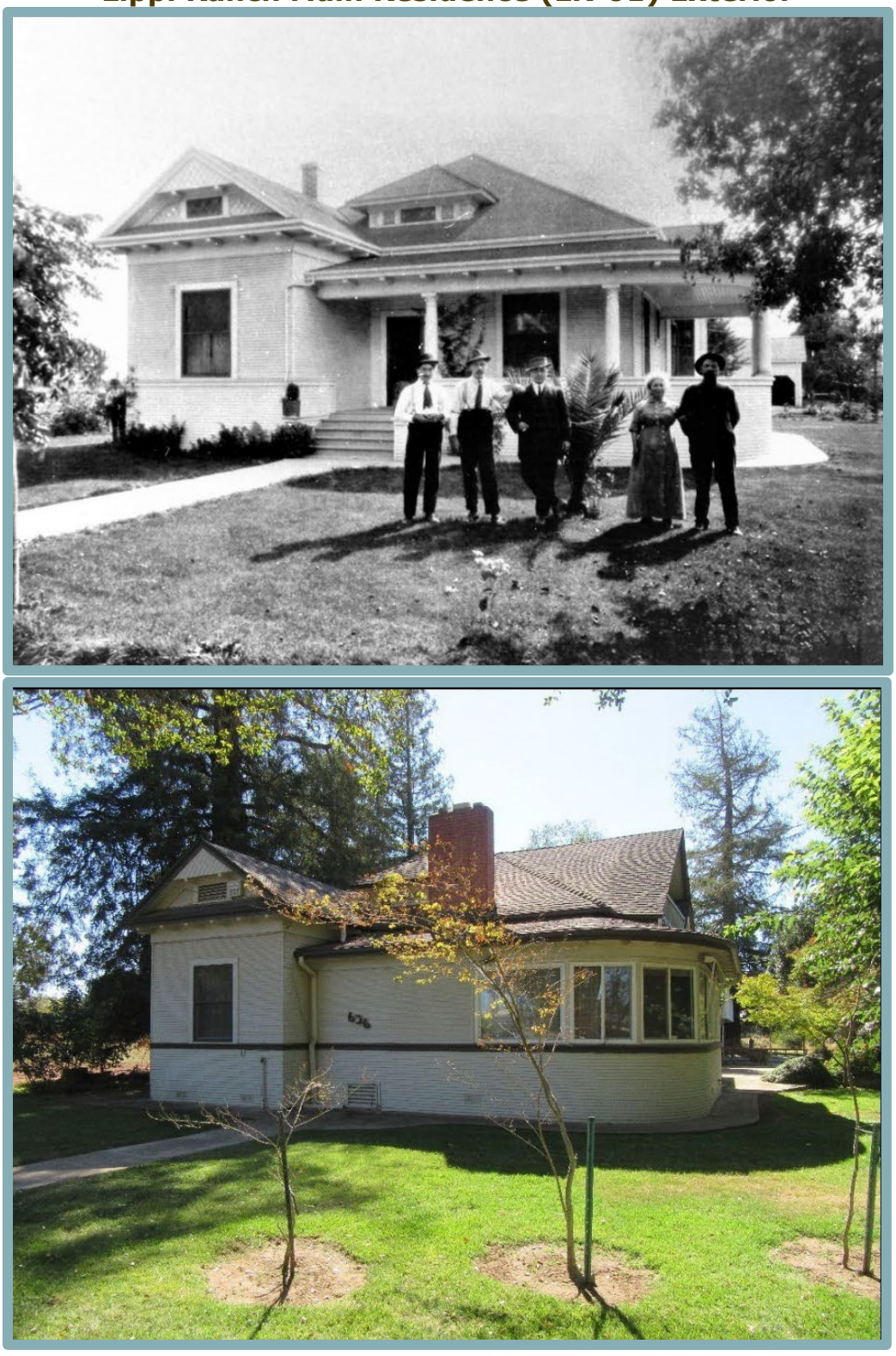
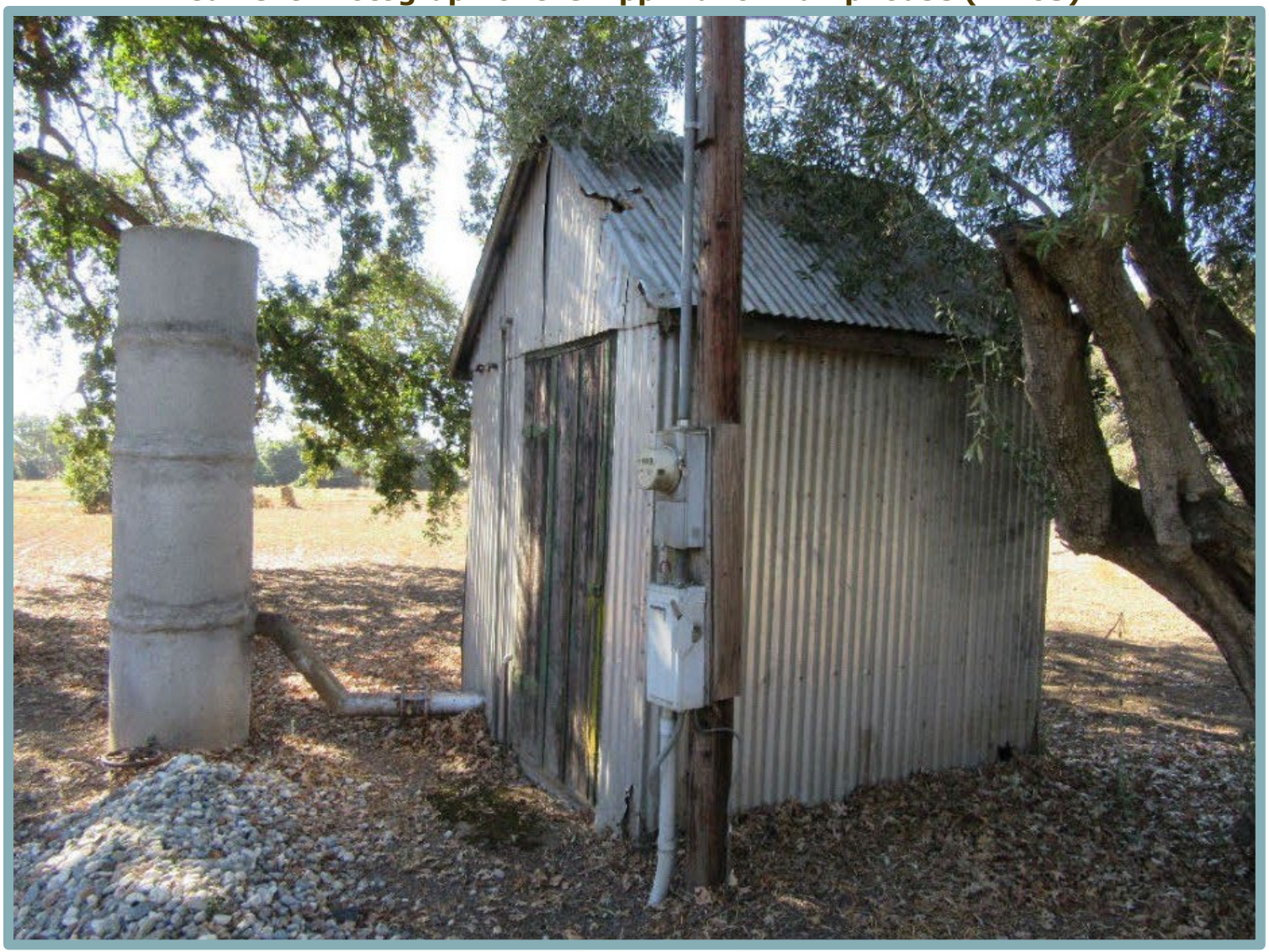


Figure 4.1-4
Historic (circa 1910) Photograph of the Lippi Ranch Barn (LR-02) Interior and Current Photograph of LR-02 Exterior



Figure 4.1-5
Current Photograph of the Lippi Ranch Pumphouse (LR-03)



LR-04 – Ranch-Style House

LR-04 is a wood-frame, one-story ranch-style house built circa 1960 by Dave and Genie Olson (see Figure 4.1-6). Irregular in plan, the house has a medium-pitched, intersecting hipped roof with open, overhanging eaves, and composition shingle roofing. Above the house's inset east (front) elevation, a roof overhang, supported by decorative iron posts, covers a concrete porch. The walls of the house are clad in stucco and the house sits on a crawlspace foundation. The crawlspace exterior is clad in decorative stonework that extends around the base of the house. Two single-leaf entries provide access to the house's east (front) elevation. An exterior masonry chimney with stone veneer vents a fireplace on the west (rear) elevation and an interior masonry chimney exits the roof and vents an interior fireplace. A concrete slab surrounds the house and forms a rear patio, which is accessible by a single-leaf entry and double sliding door entry. On the north elevation, concrete steps with stoop and handrailing lead to a single-leaf entry. The house's windows are vinyl replacements. A detached L-shaped, two-car garage with a roll-up garage door sits immediately southeast of the main house and shares architectural features with the main house. Landscaping consists of a lawn that surrounds the house, along with mature trees, including citrus and conifer varieties, and a mature rose garden immediately northeast of the house.

LR-05 – Dingbat-Style Apartment Building

LR-05 is a wood-frame, two-story dingbat-style apartment building built circa 1965 built by Dave and Genie Olson (see Figure 4.1-7). Rectangular in plan, the building has a medium-pitched, side-gabled roof with overhanging eaves, louvered attic vents, and metal roofing. The walls of the building are clad in stucco and the building sits on a crawlspace foundation. The building's ground level serves as a three-car garage with roll-up doors. The building's upper level serves as living quarters. On the north and south building elevations, the upper-level decks are supported by round metal posts and shaded by shed roofs. An exterior staircase provides pedestrian access to the north-elevation deck and a fixed ladder provides emergency egress to the south elevation deck. On the west elevation, the upper level extends two feet out over the lower level as a structural overhang. Original aluminum slider windows are located on the lower level of the building and windows on the upper level of the building are vinyl replacements shaded by awnings. Landscaping consists of a lawn that surrounds the building, along with mature trees, including deciduous and conifer varieties.

4.1.3 REGULATORY CONTEXT

Federal, State, and local governments have developed laws and regulations designed to protect significant cultural resources that may be affected by actions that they undertake or regulate. The following section contains a summary of basic federal and State laws governing preservation of historic and archaeological resources of national, regional, State, and local significance.

Federal Regulations

The following are the federal environmental laws and policies relevant to cultural resources.

Section 106 for the National Historical Preservation Act of 1966

Federal regulations for cultural resources are governed primarily by Section 106 of the National Historical Preservation Act (NHPA) of 1966. Section 106 of NHPA requires Federal agencies to take into account the effects of their undertakings on historic properties and affords the Advisory Council on Historic Preservation a reasonable opportunity to comment on such undertakings. The Council's implementing regulations, "Protection of Historic Properties," are found in 36 Code of Federal Regulations (CFR) Part 800.

Figure 4.1-6
Current Photographs of the Lippi Ranch Ranch-Style House (LR-04)



Figure 4.1-7
Current Photographs of the Lippi Ranch Dingbat-Style Apartment Building (LR-05)



The goal of the Section 106 review process is to offer a measure of protection to sites, which are determined eligible for listing on the National Register of Historic Places (NRHP). The criteria for determining NRHP eligibility are found in 36 CFR Part 60. Amendments to the Act (1986 and 1992) and subsequent revisions to the implementing regulations have, among other things, strengthened the provisions for Native American consultation and participation in the Section 106 review process. While federal agencies must follow federal regulations, most projects by private developers and landowners do not require this level of compliance. Federal regulations only come into play in the private sector if a project requires a federal permit or uses federal funding.

National Register of Historic Places

NRHP is the nation's master inventory of known historic resources. The NRHP includes listings of resources, including: buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, State, or local level. Resources over 50 years of age could be listed on the NRHP. However, properties under 50 years of age that are of exceptional significance or are contributors to a district could also be included on the NRHP. Four criteria are used to determine if a potential resource may be considered significant and eligible for listing on the NRHP. The criteria include resources that:

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

A resource can be individually eligible for listing on the NRHP under any of the above four criteria, or can be listed as contributing to a group of resources that are listed on the NRHP.

A resource can be considered significant in American history, architecture, archaeology, engineering, or culture. Once a resource has been identified as significant and potentially eligible for the NRHP, the resource's historic integrity must be evaluated. Integrity is a function of seven factors: location, design, setting, materials, workmanship, feeling, and association. The factors closely relate to the resource's significance and must be intact for NRHP eligibility.

Historical buildings, structures, and objects are usually eligible under Criteria A, B, and C based on historical research and architectural or engineering characteristics. Archaeological sites are usually eligible under Criterion D, the potential to yield information important in prehistory or history. An archaeological test program may be necessary to determine whether the site has the potential to yield important data. The lead federal agency makes the determination of eligibility based on the results of the test program and seeks concurrence from the State Historic Preservation Officer (SHPO).

Effects to NRHP-eligible resources (historic properties) are adverse if the project may alter, directly or indirectly, any of the characteristics of an historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.

State Regulations

The following are the State environmental laws and policies relevant to cultural resources.

California Environmental Quality Act and California Register of Historic Places

State historic preservation regulations affecting this project include the statutes and guidelines contained in CEQA (Public Resources Code [PRC] sections 21083.2 and 21084.1 and sections 15064.5 and 15126.4 (b) of the CEQA Guidelines). CEQA requires lead agencies to consider the potential effects of a project on historic resources and unique archaeological resources. A "historic resource" includes, but is not limited to, any object, building, structure, site, area, place, record or manuscript that is historically or archaeologically significant (PRC section 5020.1). Under Section 15064.5 of the CEQA Guidelines, a resource is considered "historically significant" if one or more of the following California Register of Historic Resources (CRHR) criteria have been met:

1. The resource is associated with events that have made a significant contribution to the broad patterns of California history;
2. The resource is associated with the lives of important persons from our past;
3. The resource embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual or possesses high artistic values; or
4. The resource has yielded, or may be likely to yield, important information in prehistory or history.

In addition, the resource must retain integrity. Cultural resources determined eligible for the NRHP by a federal agency are automatically eligible for the CRHR.

CEQA requires preparation of an EIR if a proposed project would cause a "substantial adverse change" in the significance of a historical resource. A "substantial adverse change" would occur if a proposed project would result in physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired (CEQA Guidelines Section 15064.5[b][1]).

In addition to historically significant resources, which can include archeological resources that meet the criteria listed above, CEQA also requires consideration of "unique archaeological resources." If a site meets the definition of a unique archaeological resource, the site must be treated in accordance with the provisions of PRC section 21083.2. Under PRC section 20183.2(g), an archaeological resource is considered "unique" if it:

1) Is associated with an event or person of recognized significance in California or American history or recognized scientific importance in prehistory;
2) Can provide information that is of demonstrable public interest and is useful in addressing scientifically consequential and reasonable research questions;
3) Has a special kind or particular quality such as oldest, best example, largest, or last surviving example of its kind;
4) Is at least 100 years old and possesses substantial stratigraphic integrity; or
5) Involves important research questions that can be answered only with archaeological methods.

CEQA also includes specific guidance regarding the accidental discovery of human remains. Specifically, CEQA Guidelines Section 15064.5(e) requires that if human remains are uncovered, excavation activities must be stopped and that the county coroner be contacted. If the county coroner determines that the remains are Native American, the coroner must contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC identifies the most likely descendant, and that individual or individuals can make recommendations for treatment of the human remains under the procedures set forth in Section 15064.5 of the CEQA Guidelines.

The SHPO maintains the CRHR. Properties that are listed on the NRHP are automatically listed on the CRHR, along with State Landmarks and Points of Interest. The CRHR can also include properties designated under local ordinances or identified through local historical resource surveys.

Local Regulations

The following are the local government's environmental policies that are intended to protect cultural resources by mitigating the potential impacts of new development in areas containing important archaeological or historic resources.

City of Galt General Plan

The City of Galt 2030 General Plan goals and policies relating to the protection of cultural and historical resources that are applicable to the proposed project are presented below.

Goal HRE-1 To preserve and maintain sites and structures that serve as significant, visible connections to Galt's social, cultural, economic, and architectural history.

Policy HRE-1.1 The City should designate natural or human-made features as cultural resources or historic preservation districts if they meet one or more of the following criteria:

- It exemplifies or reflects special elements of the city's cultural, architectural, aesthetic, social, economic, political, artistic, and/or engineering heritage;
- It is identified with persons, businesses, or events significant to local, State, or National history;
- It embodies distinctive characteristics of style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;
- It is representative of the notable work of a builder, designer, engineer, or architect;
- Its unique location or singular physical characteristic represents an established and familiar visual feature of a neighborhood, community, or the city; and/or
- It is a geographically definable area possessing a concentration or continuity of sites, buildings, structures, or objects as unified by past events or aesthetically by plan or physical development.

	Policy HRE-1.2	The City shall encourage the preservation of varied architectural styles that reflect Galt's cultural, social, economic, political, and architectural past. For structures listed on the City's cultural resources list or on the NRHP or CRHR, preservation efforts shall conform to the current Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Building.
	Policy HRE-1.5	The City shall continue to update the Historic Resources Inventory to include all historically or architecturally significant buildings, sites, landscapes, signs, and features within the city limits.
	Policy HRE-1.6	The City shall consult with property owners early in the process of designating properties or buildings as historically and/or architecturally significant.
	Policy HRE-1.7	The City shall require that environmental review consistent with CEQA be conducted on demolition permit applications for buildings designated as, or potentially eligible for designation as, historic structures and shall continue to implement the requirement for a Certificate of Appropriateness as set forth in Appendix A of the Downtown Revitalization and Historic Preservation Specific Plan.
Goal HRE-3	To promote community awareness and appreciation of Galt's history and architecture.	
	Policy HRE-3.2	The City should coordinate historic preservation efforts with other agencies and organizations, including the Galt Historical Society, Chamber of Commerce, and other historical organizations.
Goal HRE-4	To encourage the identification, protection, and enhancement of Galt's archeological resources for their cultural values.	
	Policy HRE-4.1	For future development projects on previously un-surveyed lands, the City shall require a project applicant to have a qualified archeologist conduct the following activities: (1) conduct a record search at the North Central Information Center located at California State University, Sacramento and other appropriate historical repositories, (2) conduct field surveys where appropriate, and (3) prepare technical reports, where appropriate, meeting California Office of Historic Preservation Standards (Archeological Resource Management Reports). These requirements shall be completed prior to the approval of the specific project.

4.1.4 IMPACTS AND MITIGATION MEASURES

The following section describes the standards of significance and methodology used to analyze and determine the proposed project's potential impacts related to cultural and historic resources. In addition, a discussion of the project's impacts, as well as mitigation measures where necessary, is also presented.

Standards of Significance

Consistent with Appendix G of the CEQA Guidelines, an impact related to cultural resources is considered significant if the proposed project would:

- Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5;
- Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5 (see Initial Study); or
- Disturb any human remains, including those interred outside of dedicated cemeteries (see Initial Study).

Issues Not Discussed Further

The Initial Study prepared for the proposed project (see Appendix A) determined that development of the proposed project would result in a less-than-significant impact with mitigation incorporated related to the following:

- Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5; or
- Disturb any human remains, including those interred outside of dedicated cemeteries.

For the reasons cited in the Initial Study (Section V, Cultural Resources), the potential impacts associated with the above are not analyzed further in this EIR. Tribal cultural resources are also addressed in the Initial Study (Section XVIII, Tribal Cultural Resources). For the reasons cited in the Initial Study, potential impacts associated with tribal cultural resources are not analyzed further in this EIR.

Method of Analysis

The impact analysis contained in this chapter is primarily based on the Cultural Resources Inventory and Evaluation Report prepared by ECORP. Preparation of the Cultural Resources Inventory and Evaluation Report included a cultural resources records search, literature review, archival research, consultation with NAHC and the Galt Area Historical Society, and a field survey. The Cultural Resources Inventory and Evaluation Report addresses the entire 12-acre project site. The methods of analysis are described in further detail below.

Records Search Methods

Cultural resource literature searches of the project area were completed at the North Central Information Center (NCIC) of the California Historical Resources Information System (CHRIS) at California State University, Sacramento, on August 23, 2022. The records searches were conducted to determine the extent of previous surveys within a 0.5-mile radius of the project site, and whether previously documented pre-contact or historic archaeological sites, architectural resources, or traditional cultural properties exist within the project area.

In addition to the official records and maps for archaeological sites and surveys in Sacramento County, the following historic references were also reviewed:

- Built Environment Resource Directory (2020);
- Historic Property Data File for Sacramento County (2012);
- National Park Service's National Register Information System (2022);
- California Historical Landmarks (CHL) (1996 and updates);
- California Office of Historic Preservation's CHL (2022);
- California Points of Historical Interest (1992 and updates);
- Directory of Properties in the Historical Resources Inventory (1999);
- Caltrans Local Bridge Survey (California Department of Transportation 2019);
- Caltrans State Bridge Survey (Caltrans 2018); and
- Historic Spots in California (Kyle 2002).

Other Cultural Archival Sources

ECORP examined the RealQuest Property Search, searched the historic General Land Office (GLO) land patent records maintained by the Bureau of Land Management (BLM), and reviewed historical maps and aerial photographs that were not available at the NCIC. The following historic maps and aerials photographs were reviewed:

- 1870 BLM GLO Plat map for Township 5 North, Range 6 East, Mount Diablo Baseline Meridian;
- 1910 U.S. Geological Survey (USGS) Woodbridge, California topographic quadrangle map;
- 1939 USGS Lodi, California topographic quadrangle map;
- 1953 USGS Lodi North, California topographic quadrangle map;
- 1968 USGS Lodi North, California topographic quadrangle map (photo revised); and
- Aerial photographs of 1937, 1952, 1957, 1963 1968, 1984, 1971, and 1981, which provided indications of property usage and built environment.

ECORP conducted research utilizing online resources, historical maps and aerials, and secondary sources that pertained to southern Sacramento County. Earlier surveys of the area were also reviewed. The research was used to provide a historical context for the buildings and structures within the project site and surrounding area.

ECORP found limited historical information pertaining to the buildings and structures within the project area. However, the information obtained from archival research and online research resulted in sufficient information for ECORP to prepare evaluations of the historic-period properties.

In addition to the official records and maps for archaeological sites and surveys reviewed during the records search at the NCIC, ECORP conducted focused property and site-specific online archival research at the following archives and repositories:

- Newspapers.com, which resulted in historical coverage of the project area in Sacramento County and San Joaquin County newspapers;
- Ancestry.com, which resulted in census and city directory research;

- Archive.org, which hosts the digital collections of the Center for Sacramento History and California State Library; and
- Searchworks.stanford.edu and Loc.gov, which host Sacramento County maps.

Galt Area Historical Society

On September 6, 2022, ECORP sent an email to the Galt Area Historical Society to solicit comments and/or obtain historical information that the repository might have regarding events, people, or resources of historical significance in the project area. The Galt Area Historical Society provided ECORP archival photographs and document pertaining to the Lippi and Olson families, which are on file at the Galt Area Historical Society's archive. ECORP utilized these files for the evaluation of the historic-period property.

Field Survey Methods

ECORP conducted an intensive pedestrian survey of the 12-acre site on September 29, 2022, under the guidance of the Secretary of the Interior's Standards for the Identification of Historic Properties (NPS 1983) using 15-meter transects. ECORP examined the ground surface for indications of surface or subsurface cultural resources and inspected the general morphological characteristics of the ground surface for indications of subsurface deposits that may be manifested on the surface, such as circular depressions or ditches. Whenever possible, ECORP examined the locations of subsurface exposures caused by such factors as rodent activity, water or soil erosion, or vegetation disturbances for artifacts or for indications of buried deposits. Subsurface investigations or artifact collections were not undertaken during the pedestrian survey.

As part of the pedestrian survey, ECORP documented the historic-period Lippi Ranch property located within the project site on appropriate Department of Parks and Recreation (DPR) 523 forms. ECORP photographed the exterior and interior of each building and noted architectural details and integrity considerations for the features of residence, including its setting relative to the City of Galt community.

Project-Specific Impacts and Mitigation Measures

The following discussion of impacts is based on implementation of the proposed project in comparison with the standards of significance identified above.

4.1-1 Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5. Based on the analysis below, even with implementation of mitigation, the impact is *significant and unavoidable*.

Historical resources are features that are associated with the lives of historically important persons and/or historically significant events, that embody the distinctive characteristics of a type, period, region or method of construction, or that have yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation. Examples of typical historical resources include, but are not limited to, buildings, farmsteads, rail lines, bridges, and trash scatters containing objects such as colored glass and ceramics. As previously noted above, cultural

resources determined eligible for the NRHP by a federal agency are automatically eligible for the CRHR.

The property's period of significance is 1891 to 1953, which corresponds with the year that Amadeo and Guiditta Lippi obtained the property and lasts until the year Amadeo's cousin, Pete Lippi, died, which brought an end to farming and winemaking activities at the Lippi Ranch property. As discussed above, five historic-period resources were discovered within the Lippi Ranch property during the field survey conducted by ECORP. The resource sites include the main residence (LR-01), a barn (LR-02), a pumphouse (LR-03), a ranch-style house (LR-04), and a dingbat-style apartment building (LR-05). The eligibility of each of the aforementioned resources to be considered a historical resource, pursuant to NRHP/CRHR criteria, is discussed in further detail below.

LR-01 – Main Residence

LR-01 served as the main residence of the Lippi family from approximately 1910 to 1953. While LR-02 housed members of the Lippi family, LR-02 did not, as a single-family residence, shape the agricultural and viticultural history of Galt. According to ECORP, the archival record does not suggest that LR-01 is associated with events that have made a significant contribution to the broad patterns of Galt's history. Therefore, LR-01 is not eligible for inclusion on the NRHP/CRHR under Criteria A/1.

As previously discussed, Amadeo and Guiditta Lippi, who built LR-01 on the Lippi Ranch property, were farmers and winemakers in Galt from 1890 through the 1920s. According to ECORP, based on the level of impact the Lippi family has on Galt, Amadeo and Guiditta Lippi qualify as persons significant in Galt's past. For example, as vegetable farmers, the Lippi family influentially applied modern methods of irrigated agriculture to demonstrate what Galt farmers might accomplish on small farms dedicated to the intensive cultivation of high-value fruits, vegetables, and nuts. The Lippi family also demonstrated the efficacy of winemaking in Galt and contemporaries identified Amadeo Lippi as "Galt's leading wine manufacturer." Due to the association between LR-01 and Amadeo and Guiditta Lippi, who were influential farmers and winemakers in Galt, LR-01 is eligible for inclusion on the NRHP/CRHR under Criteria B/2.

LR-01 is a farmhouse whose design exhibits aspects of Queen Anne and National Folk architectural styles popular among upper-middle-class homebuyers during the early 20th century, which was a period of newfound rural affluence in California. The character-defining feature of LR-01 is the structure's rounded porch, which alludes to early modernism. Amadeo and Guiditta Lippi built LR-01; however, their architect remains unknown. LR-01 represents multiple elements of popular early-20th century upper-middle-class residential architectural styles in a rural California setting and embodies the distinctive characteristics of a type and period. Therefore, LR-03 is eligible for inclusion on the NRHP/CRHR under Criteria C/3.

According to ECORP, the information potential for LR-01 is expressed in the structure's built form and in the historical record. LR-01 has not yielded, nor is likely to yield, information important in history or prehistory. Therefore, LR-01 is not eligible for inclusion on the NRHP/CRHR under Criteria D/4.

LR-01 possesses integrity of location, setting, feeling, and association relative to the structure's period of significance (1910 to 1953). LR-01 remains in its original, rural location, and conveys the aesthetic of a circa 1910 upper-middle-class farmhouse associated with the Lippi Ranch. However, LR-01 does not possess integrity of design, materials, and workmanship and was extensively remodeled by Dave and Genie Olson after 1954. The remodel included the enclosure of LR-01's rounded porch, the addition of a chimney to vent the interior fireplace located within the enclosed porch, and the addition of a second-story gable-roof on the west building elevation. Multiple modern vinyl replacement windows appear throughout the house. The porch enclosure was a significant alteration to the house's character-defining feature and involved the removal of LR-01's original front entry, entry steps, and classical columns that supported a roof overhang. The aforementioned alterations diminished LR-01's integrity of design, materials, and workmanship, and consequently, compromised the overall ability of LR-01 to convey the significance the resource achieved under Criteria B/2 and C/3. As a result, LR-02 is not eligible for inclusion on the NRHP/CRHR under Criteria B/2 and C/3.

Based on the above, ECORP concluded that LR-01 is not eligible for listing on the NRHP/CRHR.

LR-02 – Barn (Galt Winery)

LR-02 facilitated the Galt Winery, later known as the Galt Wine Cellar, from approximately 1900 to 1920, and then again from 1933 to 1953. The Galt Winery, established by Amadeo Lippi in circa 1900 and operated by Pete Lippi after 1933, proved the efficacy of winemaking in Galt and remained a major buyer of Galt wine grapes for much of the first half of the 20th century. Given the role LR-02 had in shaping the history of winemaking and viticulture in Galt, LR-02 is eligible for inclusion on the NRHP/CRHR under Criteria A/1.

Similar to LR-01, LR-02 was built by Amadeo and Guiditta Lippi, who qualify as persons significant in Galt's past. Due to the association between LR-02 and Amadeo and Guiditta Lippi, who were influential farmers and winemakers in Galt, LR-02 is eligible for inclusion on the NRHP/CRHR under Criteria B/2.

LR-02 is a standard saltbox barn, which was built by Amadeo and Guiditta Lippi in circa 1900 and expanded in 1906. According to ECORP, LR-02 does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. Therefore, LR-02 is not eligible for inclusion on the NRHP/CRHR under Criteria C/3.

According to ECORP, the information potential for LR-02 is expressed in the structure's built form and in the historical record and has not yielded, nor is likely to yield, information important in history or prehistory. Therefore, LR-02 is not eligible for inclusion on the NRHP/CRHR under Criteria D/4.

LR-02 possesses integrity of location, setting, design, materials, workmanship, feeling, and association relative to the structure's period of significance, 1900 to 1953. The saltbox design of LR-02 remains intact and the structure remains in its original, rural

location. Except for replacement windows, most of LR-02's original construction materials have been retained. Though replacement windows diminish LR-02's integrity of materials, they alone do not compromise the building's overall integrity. Lastly, LR-02 conveys the aesthetic of a circa 1900 saltbox barn associated with the Galt Winery.

Based on the above, ECORP concluded that LR-02 is potentially eligible for listing on the NRHP/CRHR.

LR-03 – Pumphouse

LR-03 housed an electric groundwater pump and sheltered groundwater pumping activities at the Lippi Ranch but did not, on its own, shape the agricultural and viticultural history of Galt. The archival record does not suggest that LR-03 is associated with events that have made a significant contribution to the broad patterns of Galt's history. Therefore, LR-03 is not eligible for inclusion on the NRHP/CRHR under Criteria A/1.

Pete Lippi was a winemaker in Galt who resumed winemaking at Lippi Ranch in 1933 and used LR-03 as a pumphouse from approximately 1950 until his death in 1953. However, Pete Lippi did not singularly shape the history of Galt and the archival record does not suggest that LR-03 is associated with persons significant in Galt's past. Therefore, LR-03 is not eligible for inclusion on the NRHP/CRHR under Criteria B/2.

LR-03 is a front-gabled pumphouse with metal siding, which does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. Therefore, LR-03 is not eligible for inclusion on the NRHP/CRHR under Criteria C/3.

According to ECORP, the information potential for LR-03 is expressed in the structure's built form and in the historical record. However, LR-03 has not yielded, nor is likely to yield, information important in history or prehistory. Therefore, LR-03 is not eligible for inclusion on the NRHP/CRHR under Criteria D/4.

According to ECORP, LR-03 possesses integrity of location, setting, design, materials, workmanship, feeling, and association relative to its period of significance (1950 to 1953). The original design of LR-03 is intact and evident, and the structure remains in its original, rural location. LR-03 retains its original construction materials and conveys the aesthetic of a circa 1950 pumphouse associated with the Lippi Ranch. Regardless of integrity, due to a lack of historical significance, LR-03 does not meet NRHP or CRHR eligibility criteria as an individual resource and is not listed on any Certified Local Government historic property register.

Based on the above, LR-03 is not eligible for listing on the NRHP/CRHR.

LR-04 – Ranch-Style House

According to ECORP, LR-04 helped to meet increased demand for housing in Galt during the 1950s and 1960s. During this time, the population of the City more than doubled. However, LR-04 did not, on its own, shape patterns of residential development in Galt. The archival record does not suggest that LR-04 is associated

with events that have made a significant contribution to the broad patterns of Galt's history. Therefore, LR-04 is not eligible for the NRHP/CRHR under Criteria A/1.

Local educators, Dave and Genie Olson, resided in LR-04 from approximately 1960 through the 2010s. Both Dave and Genie taught at Galt-area high schools until 1989 and became active with the Galt Area Historical Society during their retirement years. However, the archival record does not suggest that the resource is associated with persons significant in Galt's past. Therefore, LR-04 is not eligible for inclusion on the NRHP/CRHR under Criteria B/2.

The ranch-style house emerged as the dominant single-family residential form in California during the post-World War II period (1945 to 1973). Built on large lots, one-story ranch-style houses emphasized horizontality, with long, low, overhanging roofs, attached garages, rear patios, and bedrooms placed in ranges of wings to evoke rambling haciendas of the historic California countryside. The form became a symbol of the low- density postwar California suburb in an age of an expanding middle class, higher rates of homeownership, and increased demand for larger houses associated with the "baby boom" generation. The form was not rare; rather, the ranch-style house proliferated throughout California. Dave and Genie Olson built LR-04 in circa 1960, but their architect remains unknown. LR-04 is a typical ranch-style house without character defining features. The house does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. Therefore, ECORP determined that LR-04 is not eligible for inclusion on the NRHP/CRHR under Criteria C/3.

The information potential for LR-04 is expressed in the structure's built form and in the historical record. However, LR-04 has not yielded, nor is likely to yield, information important in history or prehistory. Therefore, LR-04 is not eligible for inclusion on the NRHP/CRHR under Criteria D/4.

According to ECORP, LR-04 possesses integrity of location, setting, design, materials, workmanship, feeling, and association. The 1960s ranch-style design of LR-04 is intact and evident, and LR-04 remains in its original, rural location. While the windows have been replaced, LR-04's original construction materials have been retained. In addition, LR-04 conveys the aesthetic of a 1960s ranch-style house which was associated with increased demand for housing in Galt and other California cities during the time period. Regardless of integrity, due to a lack of historical significance, LR-04 does not meet NRHP or CRHR eligibility criteria as an individual resource or as a contributing element of the Lippi Ranch property, which has a period of significance that lasts until 1953. Furthermore, LR-04 is not listed on any Certified Local Government historic property register.

Based on the above, LR-04 is not eligible for listing on the NRHP/CRHR.

LR-05 – Dingbat-Style Apartment Building

According to ECORP, while LR-05 helped to meet an increased demand for housing in Galt in the 1960s, LR-05 did not, on its own, shape patterns of residential development in Galt. The archival record does not suggest that LR-05 is associated

with events that have made a significant contribution to the broad patterns of Galt's history. Therefore, LR-05 is not eligible for the NRHP/CRHR under Criteria A/1.

Furthermore, decades of unidentifiable renters and guests have occupied LR-05 and the archival record does not suggest that the resource is associated with persons significant in our past. Therefore, LR-05 is not eligible for the NRHP/CRHR under Criteria B/2.

The dingbat-style apartment building emerged as a common multifamily residential form in California during the 1960s. Easy and cheap to build with little consideration given to design aesthetics, dingbats remained popular in California until the aftermath of the 1971 San Fernando Earthquake, when building code revisions made them illegal to build. Dave and Genie Olson built LR-05, but the architect of LR-05 remains unknown. According to ECORP, LR-05 does not embody the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction. Thus, LR-05 is not eligible for inclusion on the NRHP/CRHR under Criteria C/3.

The information potential for LR-05 is expressed in the structure's built form and in the historical record. However, LR-05 has not yielded, nor is likely to yield, information important in history or prehistory. Therefore, LR-05 is not eligible for the NRHP/CRHR under Criteria D/4.

According to ECORP, LR-05 possesses integrity of location, setting, design, materials, workmanship, feeling, and association. The 1960s dingbat-style design of LR-05 is intact and evident and the structure has remained at its original, semi-rural location. With the exception of the upper-level windows, which were replaced, the original construction materials for LR-05 have been retained. In addition, LR-05 conveys the aesthetic of a 1960s apartment building associated with increased demand for housing in the City of Galt and other California cities during that time period. Regardless of integrity, due to lack of historical significance, ECORP determined that LR-05 does not meet NRHP or CRHR eligibility criteria as an individual resource or as a contributing element of the Lippi Ranch property, which has a period of significance that lasts until 1953. Furthermore, LR-05 is not listed on any Certified Local Government historic property register.

Based on the above, LR-05 is not eligible for listing on the NRHP/CRHR.

Conclusion

Based on the above, LR-01, LR-03, LR-04, and LR-05 are not eligible for listing on the NRHP/CRHR, nor qualify as historic property or historically significant resources. However, LR-02 is eligible for listing on the NRHP/CRHR. Development of the proposed project would require demolition of LR-02, which would consequently result in a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the CEQA Guidelines. Therefore, a ***significant*** impact would occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would educate the public on the history of the Lippi family and the local level of significance of Lippi Ranch for its association with the development of irrigated agriculture and viticulture in the City of Galt. However, implementation of the following mitigation measure would not reduce the impact to a less-than-significant level, as development of the proposed project would still require demolition of LR-02, which is eligible for listing on the NRHP/CRHR. Therefore, even with implementation of the following mitigation measure, the impact would remain *significant and unavoidable*.

4.1-1 *The following language shall be noted on project Improvement Plans, subject to review and approval by the City of Galt Community Development Department:*

Prior to initiation of ground-disturbing activities, a qualified historian shall document LR-02 (Barn) following the Historic American Building Survey (HABS) "short form" format and content standards of HABS documentation, as outlined by the National Parks Service. The developer shall prepare two historic interpretive panels for future installation at the Lippi Ranch Subdivision site. The interpretive panels shall include, but not be limited to, current condition photographs, drone photographs, historic photographs (if available), and text related to the history of the property and the Lippi family. The "Lippi" and "Galt Winery" signs that remain evident on LR-02 shall be preserved. If possible, these signs shall be integrated with or displayed alongside the interpretive panels; otherwise, the signs shall be accessioned by the Galt Area Historical Society as historical artifacts.

Cumulative Impacts and Mitigation Measures

As defined in Section 15355 of the CEQA Guidelines, "cumulative impacts" refers to two or more individual effects which, when considered together, are considerable, compound, or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects.

4.1-2 Cause a cumulative loss of cultural resources. Based on the analysis below, the cumulative impact is *less than significant*.

Generally, while some cultural resources may have regional significance, the resources themselves are site-specific, and impacts to them are project-specific. For example, impacts to a subsurface archeological find at one project site would not generally be made worse by impacts to a cultural resource at another site due to development of another project. Rather, the resources and the effects upon them are generally independent. A possible exception to the aforementioned general conditions would be where a cultural resource represents the last known example of its kind or is part of larger cultural resources such as a single building along an intact historic Main

Street. For such a resource, cumulative impacts, and the contribution of a project to them, may be considered cumulatively significant.

As discussed throughout this chapter, impacts to cultural and historic resources, as a result of the proposed project, would be limited to impacts to the existing on-site historic Lippi Ranch barn (LR-02), which is eligible for listing on the NRHR/CRHR. While the barn conveys the aesthetic of a circa 1900 saltbox barn, the structure is not the last known example of its kind. Furthermore, while LR-02 is located near the remaining four historic-period Lippi Ranch structures, the structures are independent of each other and LR-02 is not physically connected to the remaining structures. As such, demolition of the barn would not impact the other remaining structures or historic resources located in the surrounding area. Therefore, demolition of the barn is not anticipated to contribute to cumulative impacts to historic resources.

Similar to the proposed project, future development projects within the City of Galt would be required to implement project-specific mitigation to ensure any potential impacts to identified cultural resources are reduced to a less-than-significant level, where possible. Given that cultural resource impacts are generally site-specific and each future project within the City would be required to adhere to City policies, the project's impacts would not combine with other cumulative development such that cumulative buildout of the planning area would result in a significant cumulative impact.

Based on the above, the potential for impacts related to a cumulative loss of cultural and historic resources, to which implementation of the proposed project might contribute, is ***less than significant.***

Mitigation Measure(s)

None required.

5. Statutorily Required Sections

5. STATUTORILY REQUIRED SECTIONS

5.1 INTRODUCTION

The Statutorily Required Sections chapter of the Draft EIR includes discussions regarding those topics that are required to be included in an EIR, pursuant to CEQA Guidelines, Section 15126.2. The chapter includes a discussion of the proposed project's potential to result in growth-inducing impacts; the cumulative setting analyzed in this EIR; significant irreversible environmental changes; and significant and unavoidable impacts caused by the proposed project.

5.2 GROWTH-INDUCING IMPACTS

State CEQA Guidelines section 15126.2(d) requires an EIR to evaluate the potential growth-inducing impacts of a proposed project. Specifically, an EIR must discuss the ways in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Growth can be induced in a number of ways, including the elimination of obstacles to growth, or by encouraging and/or facilitating other activities that could induce growth. Examples of projects likely to have growth-inducing impacts include extensions or expansions of infrastructure systems beyond what is needed to serve project-specific demand, and development of new residential subdivisions or office complexes in areas that are currently only sparsely developed or are undeveloped.

The CEQA Guidelines are clear that while an analysis of growth-inducing effects is required, it should not be assumed that induced growth is necessarily significant or adverse. This analysis examines the following potential growth-inducing impacts related to implementation of the proposed project and assesses whether these effects are significant and adverse (see CEQA Guidelines, Section 15126.2[d]):

1. Foster population and economic growth and construction of housing.
2. Eliminate obstacles to population growth.
3. Affect service levels, facility capacity, or infrastructure demand.
4. Encourage or facilitate other activities that could significantly affect the environment.

Foster Population and Economic Growth and Construction of Housing

As discussed in Section XIV, Population and Housing, of the Initial Study prepared for the proposed project (attached as Appendix A to this EIR), the proposed 94-unit residential development would increase the available housing within the Galt area, which would be expected to increase population in the area. Using the City of Galt average persons per household value for single-family uses of 3.22, the proposed project would result in approximately 303 new residents.[1] In comparison, the General Plan EIR analyzed buildout of the site pursuant to the existing General Plan land use designation of Low Density Residential (LDR), which would involve a maximum density of six dwelling units per acre (du/ac) and approximately 174 new residents (54 units x 3.22 = 173.8). Accordingly, the proposed project would result in an increase of 129 people from what is anticipated for the site by the General Plan. The new residential population would likely patronize local businesses and services in the area, fostering economic growth.

[1] City of Galt. *City of Galt 2021-2021 Housing Element Existing Conditions Report* [pg. 7-20]. May 2022.

Based on the 2020 Census, the Department of Finance estimates the 2021 population of the City of Galt to be approximately 25,239.[2] The increase in population associated with the proposed project would constitute an approximately 1.2 percent increase in the City's total population. A 1.2 percent increase in population would not be considered substantial growth. In addition, the increase in population resulting from the proposed project would be within the Sacramento Area Council of Governments' (SACOG) growth estimates for the region. Furthermore, the City has previously anticipated development of the site with residential uses as part of buildout of the General Plan planning area and evaluated potential impacts associated with such uses in the General Plan EIR. Thus, although the proposed project would increase population from what has been anticipated for buildout of the site under the existing General Plan land use and zoning designations, given that the proposed project is generally consistent with the type of land use anticipated for the site, the increase in population would not be considered substantial unplanned population growth.

While the project would include installation of new utility lines to provide water supply, sewer service, and stormwater conveyance, the project's on-site infrastructure would be sized to accommodate only the proposed 94-unit residential development. To facilitate utility access to the project site, the proposed project would also include off-site improvements to replace existing water and sanitary sewer lines within 3rd Street. However, the utility improvements constructed as part of the proposed project would not directly or indirectly facilitate future construction of additional housing in the project vicinity. Based on the above, the proposed project would not foster population growth that is significant or adverse.

Additionally, the proposed residences would provide short-term employment opportunities in the form of jobs associated with construction activities. Such jobs would likely be filled from the local employee base. However, with the possible exception of a few household and landscape maintenance jobs, permanent jobs would not be created by the proposed single-family residences. Therefore, development of the project site with residential uses would not result in long-term employment growth in the area.

Appendix G of CEQA Guidelines has been recently amended to clarify that unplanned population growth would be considered a potentially significant impact. However, growth that is planned, and the environmental effects of which have been analyzed in connection with a land use plan or a regional plan, should not by itself be considered an impact. Because, as discussed above, the proposed project would not result in substantially more intensive population growth beyond what has been previously analyzed for the site, the environmental effects of such growth would not constitute a significant impact. Thus, the economic growth associated with buildout of the site would be reasonably within what has been anticipated by the City. All physical environmental effects of the proposed project, including single-family residential development and utilities and infrastructure improvements have been addressed throughout this EIR and the Initial Study prepared for the proposed project. Overall, the proposed project would not be expected to generate any new growth-inducing impacts beyond what has been identified within this EIR and the Initial Study.

[2] California Department of Finance. *E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2022, with 2020 Benchmark.* Available at: https://dof.ca.gov/forecasting/demographics/estimates/estimates-e5-2010-2021/. Accessed August 2022.

Eliminate Obstacles to Population Growth

The elimination of either physical or regulatory obstacles to growth is considered to be a growth-inducing effect. A physical obstacle to growth typically involves the lack of public service infrastructure. The extension of public service infrastructure, including roadways, water mains, and sewer lines, into areas that are not currently provided with these services, would be expected to support new development. Similarly, the elimination or change to a regulatory obstacle, including existing growth and development policies, could result in new growth.

As discussed in Section XIX, Utilities and Service Systems, of the Initial Study, development of the proposed project would include construction of new eight-inch water lines throughout the project site, with connections to the existing eight-inch water main north of the project boundary and the existing six- and eight-inch water main in Freedom Boulevard/2nd Street. The existing six-inch water line within 3rd Street from the northern boundary of the project site to F Street and the existing four-inch water line from F Street to D Street would be replaced with a new 12-inch water line. The new 12-inch water line would extend to the existing 12-inch water line at C Street. The proposed project would also include construction of new eight-inch sanitary sewer lines and sanitary sewer manholes throughout the project site, as well as replacement of the existing six-inch sanitary sewer line within 3rd Street from the northern boundary of the project site to F Street with an eight-inch sanitary sewer line. On-site sewage would be routed to the new eight-inch sewer line within 3rd Street. The proposed water and sewer system improvements would be sized to accommodate the increased demand from the proposed project and would be constructed and financed by the project applicant. Thus, the infrastructure improvements are not anticipated to result in the elimination of obstacles to population growth.

The proposed project would also include construction of a new landscaped roundabout located at the terminus of 3rd Street. A new loop road ("Amadeo Circle") would be constructed on the project site to provide access to each unit. Emergency vehicle access (EVA) to the project site would be provided by the roundabout at the terminus of 3rd Street and a new driveway off of Freedom Boulevard/2nd Street. The project would include new curb, gutter, sidewalk, and landscaping along Amadeo Circle and 3rd Street. Implementation of the aforementioned improvements would accommodate the proposed project and would not eliminate obstacles to growth in a manner that would encourage previously unplanned growth in the project vicinity. Furthermore, the proposed project constitutes an infill project and the project vicinity is primarily developed. Therefore, unplanned growth in the project area is not anticipated.

Finally, with regard to the possibility of the project eliminating or changing a regulatory obstacle that would pave the way for new growth, the project would not include such discretionary actions or approvals. As discussed, the proposed project would require approval of a General Plan Amendment to change the land use designation of the project site from LDR to Medium High Density Residential (MHDR). The proposed project would also require a Rezone to change the zoning designation of the project site from Low Density Single-Family Residential (R1A) to Medium High Density Multiple Family Residential-Planned Development (R3-PD).

While the proposed General Plan Amendment and Rezone would increase the residential density at the project site, the proposed project would result in growth relative to what was analyzed in the General Plan EIR. Furthermore, the proposed development would be generally consistent with the type of development anticipated for the site, as well as the existing residential development to the west and south of the site. Following approval of the Rezone, the proposed project would comply with the adopted Final Development Plan of the R3-PD zoning district for

the project site, which would include project-specific development standards. As such, approval of the General Plan Amendment and Rezone would not result in new and unplanned growth.

In addition, the proposed project would require approval of a Vesting Tentative Map; however, all discretionary approvals would be carried out pursuant to established regulatory processes. As such, the discretionary approvals required by the proposed project would abide by existing regulations, and not eliminate or change regulations.

Based on the above information, the proposed project would not eliminate a physical or regulatory obstacle that would, as a result, create a growth-inducing effect.

Affect Service Levels, Facility Capacity, or Infrastructure Demand

Increases in population that would occur as a result of a proposed project may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental impacts. As discussed in Section XV, Public Services, of the Initial Study, increased demands for fire and police protection services attributable to the proposed project would not necessitate the construction of new or expanded facilities that could cause significant environmental impacts. Furthermore, the proposed project would be required to pay applicable fire protection fees, Development Impact Fees for police facilities, and public safety fees in compliance with Section 15.21.050 of the Galt Municipal Code. Additionally, the City would require the project applicant to participate in or assist in the formation of a Community Facilities District (CFD) to fund the incremental increase in demand for fire and police protection services associated with the proposed project. Payment of the applicable fees would guarantee that the proposed project would not necessitate the construction of new Cosumnes Community Services District Fire Department (CCSDFD) or Galt Police Department (GPD) facilities.

In addition, as discussed in Section XIX, Utilities and Service Systems, of the Initial Study, wastewater generated by the proposed project could be accommodated by existing wastewater treatment facilities, and, pursuant to the City's Urban Water Management Plan (UWMP), sufficient water supplies would be available to meet projected water needs through 2045 during normal, single dry, and multiple dry years, including buildout of the project site with the proposed uses. The Sacramento County Landfill, which would serve the proposed project, has adequate capacity to manage the solid waste generated as a result of the project. Furthermore, the mitigation measure set forth in Section X, Hydrology and Water Quality, of the Initial Study, would ensure that the proposed project would not create or contribute runoff water that would exceed the capacity of the City's storm drain system.

Based on the above, the proposed project would not increase population such that service levels, facility capacity, and/or infrastructure demand would require construction of new facilities that could cause significant environmental impacts.

Encourage or Facilitate other Activities That Could Significantly Affect the Environment

This EIR and the accompanying Initial Study provide a comprehensive assessment of the potential for environmental impacts associated with implementation of the proposed project. Please refer to Chapter 4.1 of this EIR and the Initial Study (see Appendix A of this EIR), which comprehensively address the potential for impacts from urban development on the project site. Furthermore, development on this infill site would not encourage other development or activities that could significantly affect the environment.

5.3 CUMULATIVE IMPACTS

CEQA Guidelines, Section 15130 requires that an EIR discuss the cumulative and long-term effects of the proposed project that adversely affect the environment. "Cumulative impacts" are defined as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts" (CEQA Guidelines, Section 15355). "[I]ndividual effects may be changes resulting from a single project or a number of separate projects" (CEQA Guidelines, Section 15355, subd. [a]). "The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time" (CEQA Guidelines, Section 15355, subd. [b]).

The need for cumulative impact assessment reflects the fact that, although a project may cause an "individually limited" or "individually minor" incremental impact that, by itself, is not significant, the increment may be "cumulatively considerable," and, thus, significant, when viewed together with environmental changes anticipated from past, present, and probable future projects (CEQA Guidelines, Section 15064, subd. [h(1)], Section 15065, subd. [c], and Section 15355, subd. [b]). Accordingly, particular impacts may be less than significant on a project-specific basis but significant on a cumulative basis if their small incremental contribution, viewed against the larger backdrop, is cumulatively considerable. However, it should be noted that CEQA Guidelines, Section 15064, Subdivision (h)(5) states, "[…]the mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project's incremental effects are cumulatively considerable." Therefore, even where cumulative impacts are significant, any level of incremental contribution is not necessarily deemed cumulatively considerable.

Section 15130(b) of CEQA Guidelines indicates that the level of detail of the cumulative analysis need not be as great as for the project impact analyses, but that analysis should reflect the severity of the impacts and their likelihood of occurrence, and that the analysis should be focused, practical, and reasonable. To be adequate, a discussion of cumulative effects must include the following elements:

> (1) Either (a) a list of past, present and probable future projects, including, if necessary, those outside the agency's control, or (b) a summary of projections contained in an adopted local, regional, or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Any such documents shall be referenced and made available to the public at a location specified by the lead agency;
>
> (2) When utilizing a list, as suggested in paragraph (1) of subdivision (b), factors to consider when determining whether to include a related project should include the nature of each environmental resource being examined, the location of the project and its type. Location may be important, for example, when water quality impacts are at issue since projects outside the watershed would probably not contribute to a cumulative effect. Project type may be important, for example, when the impact is specialized, such as a particular air pollutant or mode of traffic.;

(3) Lead agencies should define the geographic scope of the area affected by the cumulative effect and provide a reasonable explanation for the geographic limitation used;

(4) A summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available; and

(5) A reasonable analysis of the cumulative impacts of the relevant projects. An EIR shall examine reasonable, feasible options for mitigating or avoiding the project's contribution to any significant cumulative effects.(Section 15130[b]).

For some projects, the only feasible mitigation measures will involve the adoption of ordinances or regulations, rather than the imposition of conditions on a project-by-project basis (Section 15130[c]). Section 15130(a)(3) states that an EIR may determine that a project's contribution to a significant cumulative impact will be rendered less than cumulatively considerable, and thus not significant, if a project is required to implement or fund the project's fair share of a mitigation measure or measures designed to alleviate the cumulative impact.

A discussion of cumulative impacts is provided within the technical chapter of this EIR pursuant to CEQA Guidelines Section 15130.

Cumulative Setting

The lead agency should define the relevant geographic area of inquiry for each impact category (id., Section 15130, subd. [b][3]), and should then identify the universe of "past, present, and probable future projects producing related or cumulative impacts" relevant to the various categories, either through the preparation of a "list" of such projects or through the use of "a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact" (id., subd. [b][1]).

As discussed above, two approaches exist for identifying cumulative projects and their associated impacts. The "list" approach identifies individual projects known to be occurring or proposed in the surrounding area in order to identify potential cumulative impacts. The "projection" approach uses a summary of projections in adopted General Plans or related planning documents to identify potential cumulative impacts. The majority of the cumulative analysis in this EIR is based upon the buildout projections included in the City of Galt General Plan.

Generally, while some cultural resources may have regional significance, the resources themselves are site-specific, and impacts to them are project-specific. For example, impacts to a subsurface archeological find at one project site would not generally be made worse by impacts to a cultural resource at another site due to development of another project. Rather, the resources and the effects upon them are generally independent. A possible exception to the aforementioned general conditions would be where a cultural resource represents the last known example of its kind or is part of larger cultural resources such as a single building along an intact historic Main Street. For such a resource, cumulative impacts, and the contribution of a project to them, may be considered cumulatively significant.

5.4 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

According to CEQA Guidelines Section 15126.2(c), this EIR is required to include consideration of significant irreversible environmental changes that would be caused by the proposed project, should the project be implemented. An impact would be determined to be a significant and irreversible change in the environment if:

- Buildout of the project area could involve a large commitment of nonrenewable resources;
- The primary and secondary impacts of development could generally commit future generations to similar uses (e.g., a highway provides access to a previously remote area);
- Development of the proposed project could involve uses in which irreversible damage could result from any potential environmental accidents associated with the project; or
- The phasing and eventual development of the project could result in an unjustified consumption of resources (e.g., the wasteful use of energy).

The proposed project would likely result in, or contribute to, the following significant irreversible environmental changes:

- Conversion of a predominantly vacant site to a fully built-out residential community, thus precluding alternative land uses on the site in the future;
- Irreversible consumption of goods and services, such as fire, police, and school services, associated with the future population; and
- Irreversible consumption of energy and natural resources, such as water, electricity, and natural gas, associated with the future residents.

5.5 SIGNIFICANT AND UNAVOIDABLE IMPACTS

According to CEQA Guidelines, an EIR must include a description of those impacts identified as significant and unavoidable should the proposed action be implemented (CEQA Guidelines Section15126.2[b]). Such impacts would be considered unavoidable when the determination is made that either mitigation is not feasible or only partial mitigation is feasible such that the impact is not reduced to a level that is less-than-significant. This section identifies significant impacts that could not be eliminated or reduced to a less-than-significant level by mitigations imposed by the City. The final determination of the significance of impacts and the feasibility of mitigation measures would be made by the City as part of the City's certification action. The significant and unavoidable impact of the proposed project is summarized below.

Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5. (Impact 4.1-1)

Three on-site structures associated with the Lippi Ranch property (LR-01, LR-02, and LR-03) are eligible for listing in the National Register of Historic Places (NRHP) and/or the California Register of Historic Resources (CRHR). Development of the proposed project would require demolition of LR-01, LR-02, and LR-03, which would consequently result in a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the CEQA Guidelines. Therefore, a significant impact would occur.

Mitigation Measure 4.1-1 requires education of the public on the history of the Lippi family, and the local significance of Lippi Ranch and its association with the development of irrigated agriculture and viticulture in the City of Galt. However, implementation of Mitigation Measure 4.1-

1 would not sufficiently reduce the impact to a less-than-significant level, as development of the proposed project would still require demolition of LR-01, LR-02, and LR-03, which are eligible for listing on the NRHP and/or CRHR. Therefore, even with implementation of mitigation, the impact would be considered to remain significant and unavoidable.

6. Alternatives Analysis

6. ALTERNATIVES ANALYSIS

6.1 INTRODUCTION

The Alternatives Analysis chapter of the EIR includes consideration and discussion of a range of reasonable alternatives to the proposed project, as required per CEQA Guidelines Section 15126.6. Generally, the chapter includes discussions of the following: the purpose of an alternatives analysis; alternatives considered but dismissed; a reasonable range of project alternatives and their associated impacts in comparison to the proposed project's impacts; and the environmentally superior alternative.

6.2 PURPOSE OF ALTERNATIVES

The primary intent of the alternatives evaluation in an EIR, as stated in Section 15126.6(a) of the CEQA Guidelines, is to "[…] describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." In the context of CEQA Guidelines Section 21061.1, "feasible" is defined as:

> ...capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social and technological factors.

Section 15126.6(f) of CEQA Guidelines states, "The range of alternatives required in an EIR is governed by a "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice." Section 15126.6(f) of CEQA Guidelines further states:

> The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determined could feasibly attain most of the basic objectives of the project.

In addition, an EIR is not required to analyze alternatives when the effects of the alternative "cannot be reasonably ascertained and whose implementation is remote and speculative."

The CEQA Guidelines provide the following guidance for discussing alternatives to a proposed project:

- An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives (CEQA Guidelines Section 15126.6[a]).
- Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment (Public Resources Code [PRC] Section 21002.1), the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if

these alternatives would impede to some degree the attainment of the project objectives, or would be more costly (CEQA Guidelines Section 15126.6[b]).

- The EIR shall briefly describe the rationale for selecting the alternatives to be discussed. The EIR shall also identify any alternatives that were considered by the Lead Agency but were rejected as infeasible during the scoping process and briefly explain the reasons underlying the Lead Agency's determination […] Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (i) failure to meet most of the basic project objectives, (ii) infeasibility, or (iii) inability to avoid significant environmental impacts (CEQA Guidelines Section 15126.6[c]).
- The EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. A matrix displaying the major characteristics and significant environmental effects of each alternative may be used to summarize the comparison (CEQA Guidelines Section 15126.6[d]).
- If an alternative would cause one or more significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed, but in less detail than the significant effects of the project as proposed (CEQA Guidelines Section 15126.6[d]).
- The specific alternative of "no project" shall also be evaluated along with its impact. The purpose of describing and analyzing a no project alternative is to allow decision-makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project. The no project alternative analysis is not the baseline for determining whether the proposed project's environmental impacts may be significant, unless it is identical to the existing environmental setting analysis which does establish that baseline (CEQA Guidelines Section 15126.6[e][1]).
- If the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives (CEQA Guidelines Section 15126.6[e][2]).

Project Objectives

Based on the above, reasonable alternatives to the project must be capable of feasibly attaining most of the basic objectives of the project. The following objectives have been submitted by the project applicant:

1. Create an economically integrated community with medium-high density residential homes that seamlessly blend in with the diversity of population and income levels in the surrounding neighborhoods;
2. Provide a neighborhood with compact and efficient homes, including alley-loaded attainable housing options that minimize energy and water consumption;
3. Build a walkable neighborhood with an interconnecting trail to promote a healthy lifestyle;
4. Develop a neighborhood in an area already planned for urban growth and in close proximity to jobs and services;
5. Reduce greenfield development in outlying areas by utilizing Lippi's infill property opportunity which has accessible infrastructure, and consistent with City of Galt's current infrastructure plans and growth policies;
6. Provide a neighborhood that will establish a transition from lower density residential areas to multi-family and commercial areas nearby; and
7. Implement thoughtful theming through the landscape plan to preserve and celebrate the historic identity of the Lippi Ranch property and its former winery operation.

Impacts Identified in the EIR

In addition to attaining the majority of project objectives, reasonable alternatives to the project must be capable of reducing the magnitude of, or avoiding, identified significant environmental impacts of the proposed project. The significance level of impacts identified in the EIR and the Initial Study are presented below.

Less Than Significant or No Impact

As discussed below, the proposed project would result in no impact or a less-than-significant impact related to the following topics associated with the resource area indicated, and mitigation would not be required:

- Cultural and Historic Resources. As discussed in Chapter 4.1, Cultural and Historic Resources, within this EIR, impacts to cultural and historic resources would be limited to impacts to the existing historic Lippi Ranch barn located on the project site. Because cultural resource impacts are generally site-specific, the project's impacts would not combine with other cumulative development such that cumulative buildout of the planning area would result in a significant cumulative impact. Thus, the proposed project was determined to result in a less-than-significant impact related to a cumulative loss of cultural and historic resources.

In addition, the Initial Study prepared for the proposed project during the scoping period (see Appendix A) includes a detailed environmental checklist addressing a range of technical environmental issues. For each technical environmental issue, the Initial Study identifies the level of impact for the proposed project. The Initial Study identifies the environmental effects as either "no impact," "less than significant," "less than significant with mitigation incorporated," or "potentially significant." Impacts identified for the proposed project in the Initial Study as "no impact" or "less-than-significant" are listed below and summarized further in Chapter 4.0, Introduction to the Analysis, of this EIR.

- Aesthetics (All Items);
- Agriculture and Forest Resources (All Items);
- Air Quality (All Items);
- Biological Resources (Items a and e);
- Energy (All Items);
- Geology and Soils (Items ai, aii, aiii, aiv, b, c, d, and e);
- Hazards and Hazardous Materials (Items a, c, d, e, and g);
- Hydrology and Water Quality (Items b, ci, cii, ciii, civ, d, and e);
- Land Use and Planning (All Items);
- Mineral Resources (All Items);
- Noise (Items b and c);
- Population and Housing (All Items);
- Public Services (All Items);
- Recreation (All Items);
- Transportation (Items a and b);
- Utilities and Service Systems (All Items); and
- Wildfire (All Items).

As stated above, reasonable alternatives to the project must be capable of reducing the magnitude of, or avoiding, identified significant environmental impacts of the proposed project. Because the proposed project would not result in significant impacts related to the topics associated with the resource areas listed above, a comparison of potential impacts associated with the aforementioned topics as a result of project alternatives versus the proposed project is not provided in this chapter.

Less Than Significant with Mitigation

This EIR does not identify any impacts related to cultural and historic resources in Chapter 4.1 that require mitigation measures to ensure that the level of significance is ultimately less than significant.

However, as summarized further in Chapter 4.0, Introduction to the Analysis, of this EIR, the Initial Study prepared for the proposed project (see Appendix A) identified the following impacts related to the proposed project as being "less than significant with mitigation incorporated":

- Biological Resources (Items b, c, d, and f);
- Cultural Resources (Items b and c);
- Geology and Soils (Item f);
- Greenhouse Gas Emissions (All Items);
- Hazards and Hazardous Materials (Items b and f);
- Hydrology and Water Quality (Item a);
- Noise (Item a);
- Transportation (Items c and d); and
- Tribal Cultural Resources (All Items).

Impacts identified and fully mitigated in the Initial Study prepared for the proposed project would be similar or fewer for all of the alternatives included in this chapter. Accordingly, topics dismissed within the Initial Study prepared for the proposed project are not specifically addressed within the sections below. Rather, this chapter focuses on those resource areas and specific impacts listed below that have been identified for the proposed project in this EIR as significant and unavoidable.

Significant and Unavoidable

The EIR has determined that the following project impact would remain significant and unavoidable, even after implementation of the feasible mitigation measures set forth in this EIR:

- Cultural and Historic Resources. Because development of the proposed project would involve the demolition of the on-site barn, which has been identified as eligible for inclusion in the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR), the EIR determined that implementation of the proposed project would cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5. While implementation of Mitigation Measure 4.1-1 would educate the public on the history of the Lippi family, feasible mitigation to avoid demolition of the historic barn does not exist. Thus, the impact to cultural and historic resources as a result of the proposed project would remain significant and unavoidable.

6.3 SELECTION OF ALTERNATIVES

The requirement that an EIR evaluate alternatives to the proposed project or alternatives to the location of the proposed project is a broad one; the primary intent of the alternatives analysis is to disclose other ways that the objectives of the project could be attained, while reducing the magnitude of, or avoiding, one or more of the environmental impacts of the proposed project. Alternatives that are included and evaluated in the EIR must be feasible alternatives. However, the CEQA Guidelines require the EIR to "set forth only those alternatives necessary to permit a reasoned choice." As stated in Section 15126.6(a), an EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation. The CEQA Guidelines provide a definition for "a range of reasonable alternatives" and thus limit the number and type of alternatives that may need to be evaluated in a given EIR. According to the CEQA Guidelines Section 15126.6(f):

> The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determined could feasibly attain most of the basic objectives of the project.

First and foremost, alternatives in an EIR must be feasible. In the context of CEQA Guidelines Section 21061.1, "feasible" is defined as:

> ...capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.

Finally, an EIR is not required to analyze alternatives when the effects of the alternative "cannot be reasonably ascertained and whose implementation is remote and speculative."

Alternatives Considered But Dismissed From Further Analysis

Consistent with CEQA, primary consideration was given to alternatives that could reduce significant impacts, while still meeting most of the basic project objectives.

As stated in CEQA Guidelines Section 15126.6(c), among the criteria that may be used to eliminate alternatives from detailed consideration in an EIR are:

(i) failure to meet most of the basic project objectives,
(ii) infeasibility, or
(iii) inability to avoid significant environmental impacts.

Regarding item (ii), infeasibility, among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries (projects with a regionally significant impact should consider the regional context), and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site (or the site is already owned by the proponent). Not one of these factors establishes a fixed limit on the scope of reasonable alternatives.

One alternative was considered but dismissed from detailed analysis in this EIR. The reasons for dismissal, within the context of the three above-outlined permissible reasons, are provided below.

Off-Site Alternative

The Off-Site Alternative would involve the construction of the proposed project on an alternative location within the City. As noted above, development of the proposed project would result in a significant and unavoidable impact related to cultural and historic resources, specifically associated with demolition of the on-site barn, which has been identified as eligible for inclusion in the NRHP/CRHR. Because the impact is site-specific and limited to the existing barn structure on the project site, development of the project on an alternative site would avoid demolition of the barn structure, thereby avoiding the identified significant and unavoidable impact.

The CEQA Guidelines Section 15126.6(b) requires that only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR. While development of the project at an off-site location could result in fewer environmental impacts related to cultural and historic resources as compared to the proposed project, the Off-Site Alternative may result in similar or potentially greater environmental impacts to other environmental areas. For example, construction of the proposed project on an alternative site would involve the same type and intensity of uses as the proposed project, as well as a similar area of disturbance. Consequently, development of an Off-Site Alternative would be expected to result in at least the same, if not greater, level of impacts, as compared to the proposed project, depending on the resources on the off-site location. Furthermore, the project applicant does not own an alternative location within the City that would be adequate to construct the proposed project. Therefore, the project site is generally a suitable location for the proposed project, and a reasonable assumption can be made that other properties within the City may not be as well suited for the proposed project as the project site.

It is also important to consider that the project site is located in an area served by existing infrastructure and arterial roadways, and is located adjacent to existing urban development in the City of Galt. Overall, a feasible off-site location that would meet the requirements of CEQA, as well as meet the basic objectives of the proposed project, does not exist. As discussed above, an Off-Site Alternative would have the same type and intensity of uses as the proposed project, as well as a similar area of disturbance, which would generally result in similar or potentially greater impacts. Therefore, an Off-Site Alternative was dismissed from detailed analysis within this EIR.

6.4 ALTERNATIVES CONSIDERED IN THIS EIR

Three alternatives to the proposed project were developed based on input from City of Galt staff and the technical analysis performed for the proposed project. The following alternatives are considered potentially feasible alternatives to the project, and are evaluated in further detail in this section:

- No Project (No Build) Alternative;
- Avoidance Alternative; and
- Avoidance and Clustered Units Alternative.

Each of the project alternatives is described in detail below, with a corresponding analysis of each alternative's impacts in comparison to the proposed project. As discussed above, reasonable alternatives to the project must be capable of reducing the magnitude of, or avoiding, identified significant environmental impacts of the proposed project. Therefore, this chapter focuses on the resource area and specific impact listed above that has been found to remain significant and unavoidable. While an effort has been made to include quantitative data for certain analytical topics, qualitative comparisons of the various alternatives to the project are primarily provided.

Such an approach to the analysis is appropriate as evidenced by CEQA Guidelines Section 15126.6(d), which states that the significant effects of the alternative shall be discussed, but in less detail than the significant effects of the project as proposed.

The analysis evaluates impacts that would occur with the alternatives relative to the significant impacts identified for the proposed project. When comparing the potential impacts resulting from implementation of the foregoing alternatives, the following terminology is used:

- "Fewer" = Less than Proposed Project;
- "Similar" = Similar to Proposed Project;
- "Greater" = Greater than Proposed Project; and
- "None" = No Impact.

When the term "fewer" is used, the reader should not necessarily equate this to elimination of significant impacts identified for the proposed project. For example, in many cases, an alternative would reduce the relative intensity of a significant impact identified for the proposed project, but the impact would still be expected to remain significant under the alternative, thereby requiring mitigation. In other cases, the use of the term "fewer" may mean the actual elimination of an impact identified for the proposed project altogether. Similarly, use of the term "greater" does not necessarily imply that an alternative would require additional mitigation beyond what has been required for the proposed project. To the extent possible, this analysis will distinguish between the two implications of the comparative words "fewer" and "greater".

A general comparison of the environmental impacts resulting from the considered alternatives to the proposed project is provided in Table 6-1 at the end of this chapter.

No Project (No Build) Alternative

CEQA requires the evaluation of the comparative impacts of the "No Project" alternative (CEQA Guidelines Section 15126.6[e]). Analysis of the no project alternative shall:

> "… discuss […] existing conditions […] as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services." (*Id.*, subd. [e][2])

In addition:

> "[i]f the project is other than a land use or regulatory plan, for example a development project on identifiable property, the 'no project' alternative is the circumstance under which the project does not proceed. Here the discussion would compare the environmental effects of the property remaining in the property's existing state against environmental effects which would occur if the project is approved. If disapproval of the project under consideration would result in predictable actions by others, such as the proposal of some other project, this 'no project' consequence should be discussed. In certain instances, the no project alternative means 'no build,' wherein the existing environmental setting is maintained. However, where failure to proceed with the project would not result in preservation of existing environmental conditions, the analysis should identify the practical result of the project's non-approval and not create and analyze a set of artificial assumptions that would be required to preserve the existing physical environment." (*Id.*, subd. [e][3][B]).

The City has decided to evaluate a No Project (No Build) Alternative, which, for the purposes of this analysis, assumes that the current conditions of the project site would remain, and that development of the site would not occur. Approximately 2.34 acres of the northern portion of the site are currently developed with two single-family residences, a dingbat-style apartment building, a barn, and a groundwater pumphouse; the remainder of the project site is undeveloped. The No Project (No Build) Alternative would not require approval of the entitlements required for the proposed project, such as a General Plan Amendment, Rezone, Tentative Subdivision Map, and Design Review.

Under the No Project (No Build) Alternative, the project site would remain undeveloped and would not involve construction activities. Thus, the No Project (No Build) Alternative would not create an economically integrated community with medium-high density residential homes by developing the site (Objective #1), provide a neighborhood with compact and efficient homes (Objective #2), or build a walkable neighborhood with an interconnecting trail to promote a healthy lifestyle (Objective #3). In addition, the Alternative would not allow for development of a neighborhood in an area already planned for urban growth and in close proximity to jobs and services (Objective #4), reduce greenfield development in outlying areas (Objective #5), or provide a neighborhood that would establish a transition from lower density residential areas to multi-family and commercial areas (Objective #6).The Alternative would also not implement thoughtful theming through the landscape plan of the neighborhood to preserve and celebrate the historic identify of the Lippi Ranch property and its former winery operation. Thus, none of the identified objectives would be fulfilled.

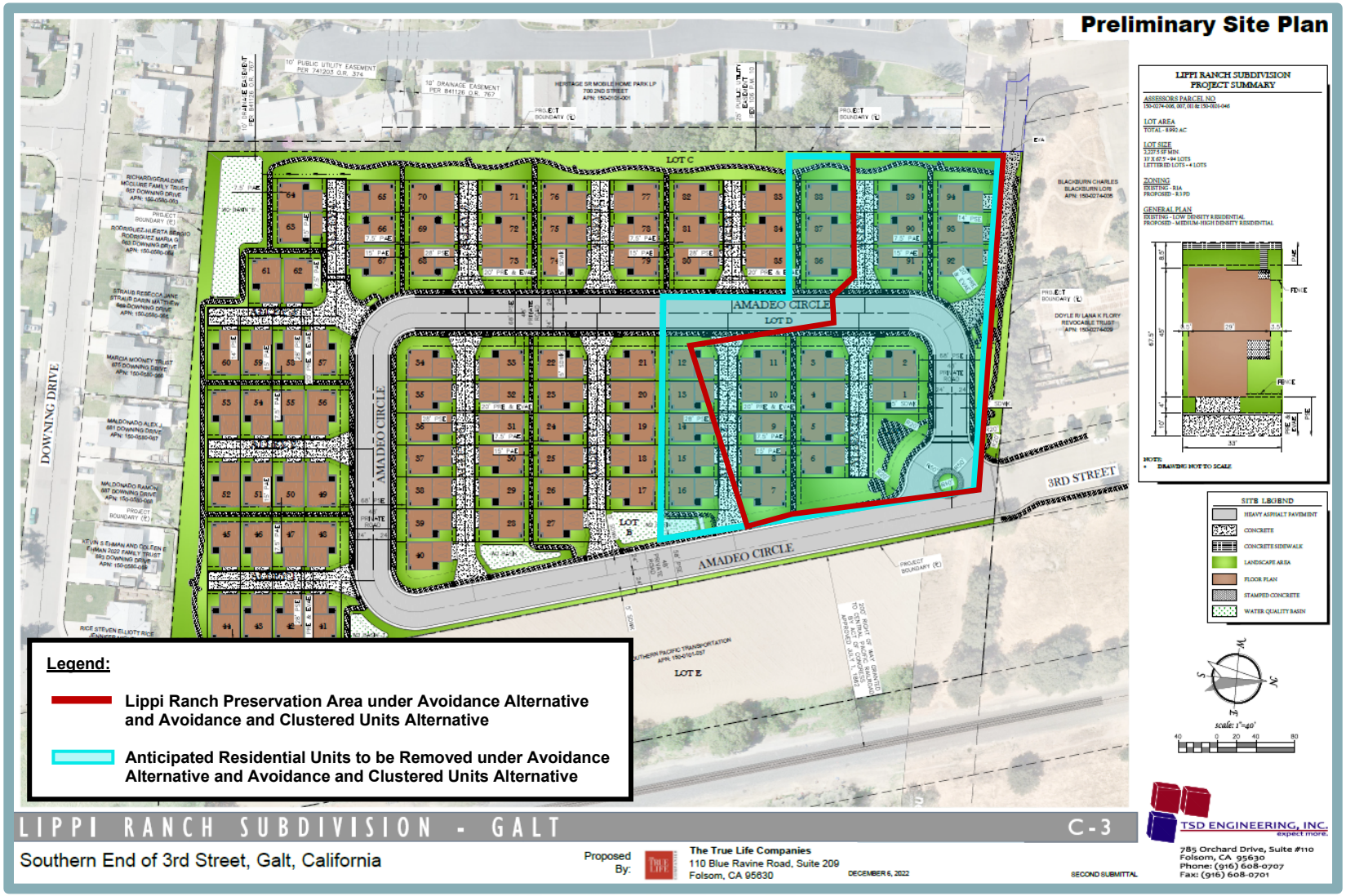
Because land disturbance would not occur under the No Project (No Build) Alternative, the Alternative would not involve demolition of the existing on-site barn that has been identified as eligible for inclusion in the NRHP/CRHR. Therefore, the significant and unavoidable impact identified for the proposed project in this EIR related to cultural and historic resources would not occur, and Mitigation Measure 4.1-1 would not be required. Overall, the impacts identified for the proposed project related to cultural and historic resources would not occur under the No Project (No Build) Alternative.

Avoidance Alternative

Under the Avoidance Alternative, the development area on the project site would be adjusted to avoid disturbance of the existing on-site structures, including the barn that has been determined to be eligible for listing on the NRHP/CRHR. While an opportunity exists to preserve only the barn structure and develop around said structure, due to the location of the barn in relation to the other existing structures and the proposed residences, a reasonable assumption has been made that all existing on-site structures located in the northern portion of the project site would remain under the Avoidance Alternative. As the existing structures would be preserved, the disturbance area under the Avoidance Alternative would be reduced by 2.34 acres,[1] and the total number of proposed single-family residential units would be reduced by 25 as a result (see Figure 6-1). Accordingly, the remaining 6.65 acres of the project site would be developed with 69 single-family residential units.

[1] The 2.34-acre preservation area is based on the location of the existing on-site structures, which is provided in Appendix D of ECORP's *Cultural Resources Inventory and Evaluation Report for the Lippi Ranch Project* (June 2023).

Figure 6-1
Lippi Ranch Preservation Area and Residential Units to be Removed Under Avoidance Alternative and Avoidance and Clustered Units Alternative



The residential density of the project under the Avoidance Alternative would generally remain the same as the proposed project, with a slight reduction from 10.44 dwelling units per acre (du/ac) to 10.37 du/ac. Consequently, a General Plan Amendment to change the land use designation to Medium High Density Residential (MHDR) and a Rezone to change the zoning district to Medium High Density Multiple Family Residential-Planned Development (R3-PD) would still be required under the Alternative to allow development of the proposed project. While the site plan would need to be reconfigured under the Avoidance Alternative, all other aspects of the proposed project, such as development of a new loop road, walking paths with paseos and benches, and off-site improvements would be similar under the Avoidance Alternative.

Because the Avoidance Alternative would include similar development as the proposed project, but with 25 less units, all of the project objectives would be fully or partially met under the Alternative.

In addition, because the Avoidance Alternative would involve a smaller disturbance area and would avoid disturbance of the existing on-site structures, including the barn that has been determined to be eligible for listing on the NRHP/CRHR, the significant and unavoidable impact identified for the proposed project in this EIR related to cultural and historic resources would not occur, and Mitigation Measure 4.1-1 would not be required. Overall, the impacts identified for the proposed project related to cultural and historic resources would be fewer under the Avoidance Alternative as compared to the proposed project.

Avoidance and Clustered Units Alternative

Similar to the Avoidance Alternative, the development area on the project site under the Avoidance and Clustered Units Alternative would be adjusted to avoid the existing on-site structures, including the barn, which is eligible for listing on the NRHP/CRHR. Again, an assumption has been made that all existing on-site structures located in the northern portion of the project site would remain under the Avoidance and Clustered Units Alternative. The disturbance area under the Avoidance and Clustered Units Alternative would be reduced by 2.34 acres. The remaining 6.65 acres of the project site would be developed with the same number of residential units as the proposed project (i.e., a total of 94 single-family residential units), but clustered to more closely resemble condominiums. The overall density of the project site would increase from 10.44 du/ac to 14.13 du/ac under the Avoidance and Clustered Units Alternative. Consequently, the Alternative would require approval of a General Plan Amendment to change the land use designation of the site to High Density Residential (HDR), which allows for a density range from 14 to 24 du/ac; and a Rezone to change the zoning district to High Density Multiple-Family Residential District (R4), which allows for a density range from 14 to 24 du/ac. While the site plan would need to be reconfigured under the Avoidance and Clustered Units Alternative, all other aspects of the proposed project, such as development of a new loop road, walking paths with paseos and benches, and off-site improvements would be similar under the Avoidance and Clustered Units Alternative.

The Avoidance and Clustered Units Alternative would include similar development as the proposed project and, thus, would generally meet the majority of the project objectives. However, development under the Avoidance and Clustered Units Alternative would increase the density from medium-high density residential to high-density residential development; therefore, the Avoidance and Clustered Units Alternative would not meet Objective #1.

The Avoidance and Clustered Units Alternative would involve a smaller disturbance area and would avoid disturbance of the existing on-site structures, including the barn that has been determined to be eligible for listing on the NRHP/CRHR. Because the existing on-site structures would be preserved under the Avoidance and Clustered Units Alternative, Mitigation Measure 4.1-1 would not be required and the significant and unavoidable impact identified for the proposed project would not occur. Overall, the impacts identified for the proposed project related to cultural and historic resources would be fewer under the Avoidance and Clustered Units Alternative as compared to the proposed project.

6.5 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

An EIR is required to identify the environmentally superior alternative from among the range of reasonable alternatives that are evaluated. The environmentally superior alternative is generally the alternative that would be expected to generate the least amount of significant impacts. Identification of the environmentally superior alternative is an informational procedure and the alternative selected may not be the alternative that best meets the goals or needs of the City. Section 15126(e)(2) of the CEQA Guidelines requires that an environmentally superior alternative be designated and states, "If the environmentally superior alternative is the 'no project' alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives."

None of the impacts identified for the proposed project would occur under the No Project (No Build) Alternative, because the project site is assumed to remain in its current condition under the Alternative. Thus, the No Project (No Build) Alternative would be considered the environmentally superior alternative. However, the No Project (No Build) Alternative would not meet any of the project objectives. Furthermore, given that a 'no project' alternative shall not be selected as the environmentally superior alternative, the No Project (No Build) Alternative may not be chosen as the environmentally superior alternative, and the environmentally superior alternative among the other alternatives should be chosen.

Both the Avoidance Alternative and the Avoidance and Clustered Units Alternative would avoid the significant and unavoidable impact identified for the proposed project related to cultural and historic resources. However, the Avoidance Alternative would be capable of generally meeting the project objectives, while the Avoidance and Clustered Units Alternative would not meet Objective #1. Therefore, the Avoidance Alternative would be considered the Environmentally Superior Alternative.

Table 6-1
Comparison of Environmental Impacts for Project Alternatives

Resource Area	Proposed Project	No Project (No Build) Alternative	Avoidance Alternative	Avoidance and Clustered Units Alternative
Cultural and Historic Resources	Significant and Unavoidable	None	Fewer	Fewer
	Total Fewer:	**1**	**1**	**1**
	Total Similar:	**0**	**0**	**0**
	Total Greater	**0**	**0**	**0**
Note: No Impact = "None;" Less than Proposed Project = "Fewer;" Similar to Proposed Project = "Similar;" and Greater than Proposed Project = "Greater."				

7. EIR Authors and Persons Consulted

7. EIR AUTHORS AND PERSONS CONSULTED

Raney Planning & Management, Inc.

C. Timothy Raney, AICP	President
Cindy Gnos, AICP	Senior Vice President
Nick Pappani	Vice President
Rod Stinson	Vice President/Air Quality Specialist
Angela DaRosa	Division Manager/Air Quality Specialist
Jesse Fahrney	Senior Associate/Air Quality Technician
Megane Browne-Allard	Associate

Madrone Ecological Consulting

Ginger E. Fodge	Principal

California Tree and Landscape Consulting, Inc.

Gordon Mann	Consulting Arborist and Urban Forester

ECORP Consulting, Inc.

Brian S. Marks, PhD., RPA	Senior Archaeologist

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Dennis B. Nakamoto, PG, CEG, CHG	Senior Hydrogeologist

Saxelby Acoustics

Luke Saxelby, INCE Bd. Cert.	Principal Consultant

Other

Other persons and sources consulted in preparation of this EIR are listed in Chapter 8, References, of this EIR. In addition, please see Appendix A for references and persons consulted in preparation of the Initial Study for the proposed project.

8. References

8. REFERENCES

1. California Department of Finance. *E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2022, with 2020 Benchmark.* Available at: https://dof.ca.gov/forecasting/demographics/estimates/estimates-e5-2010-2021/. Accessed August 2022.
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4. City of Galt. *City of Galt General Plan Policy Document.* April 2009.
5. City of Galt. *Environmental Impact Report for the 2030 Galt General Plan.* July 2008.
6. ECORP Consulting, Inc. *Cultural Resources Inventory and Evaluation Report for Lippi Ranch, Sacramento County, California.* June 2023.

Appendix A

City of Galt
Community Development Department
Building – Planning – Code Enforcement
495 Industrial Drive – Galt, CA 95632
209-366-7200 (Bldg.) - 209-366-7230 (Planning)

DATE: March 22, 2023

TO: California State Clearinghouse
Responsible and Trustee Agencies
Interested Parties and Organizations

FROM: Craig Hoffman, Community Development Director

SUBJECT: Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Lippi Ranch Subdivision Project

PUBLIC REVIEW PERIOD: March 22, 2023 through April 20, 2023

The City of Galt is the lead agency for the preparation of an Environmental Impact Report (EIR) for the Lippi Ranch Subdivision Project (proposed project). The document is being prepared in compliance with the California Environmental Quality Act (CEQA).

CEQA Section 15082 states that once a decision is made to prepare an EIR, the lead agency (the City of Galt) must prepare a Notice of Preparation (NOP) to inform all responsible agencies that an EIR will be prepared. The purpose of the NOP is to provide sufficient information describing the proposed project and the potential environmental effects in order to enable responsible agencies to make a meaningful response regarding the scope and content of the information that should be included in the EIR. Comments are also being solicited from the public.

PROJECT DESCRIPTION

Project Location and Setting

The City of Galt is located within Sacramento County and is approximately 27 miles south of the City of Sacramento and 10 miles north of the City of Lodi. State Route (SR) 99 runs in a north-south direction through the City of Galt and provides regional access to the City. The 8.99-acre project site is located east of Freedom Boulevard/2nd Street, south of 3rd Street, and west of the Union Pacific Railroad (UPRR) tracks in the City of Galt (see Figure 1 and Figure 2). The project site is identified by Assessor's Parcel Numbers (APNs) 150-0101-046; and 150-0274-006, -007-, and -011. The site is designated Low Density Residential (LDR) per the City's General Plan, and the site is zoned Low Density Single-Family Residential (R1A).

The northern portion of the project site is currently developed with two single-family residences, a dingbat-style apartment building, a barn, and a groundwater pumphouse; the remainder of the project site is undeveloped with fallow agricultural land and limited trees. The project site is generally bound by vacant land and UPRR tracks to the east; multi-family residences and a pre-school to the north; a senior mobile home community to the west; and

single-family residences to the south. Other surrounding existing uses include a nursing home to the northwest and an approved, but not yet under construction, residential project to the east, beyond the UPRR tracks

Project Components

The proposed project would include demolition of all existing on-site structures; removal of 60 trees, including four protected oak trees; and subsequent development of the site with 94 single-family residential units, five bio-retention basins, landscaping, and an internal circulation network (see Figure 1, Figure 2, and Figure 3). The project would require approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, Design Review, each of which are described in further detail below.

General Plan Amendment

The proposed project would require a General Plan Amendment to change the land use designation of the project site from LDR to MHDR. The MHDR land use designation provides for single-family detached and attached homes, secondary residential units, public and quasi-public uses, and similar, compatible uses. The MHDR land use designation provides a transition from lower density residential areas and is often close to commercial/office professional areas, and arterial streets. The allowable residential density for the MHDR land use designation ranges from eight to 14 dwelling units per acre (du/ac) with a minimum lot size of 2,000 sf. The residential density of the proposed project is 10.44 du/ac.

Rezone

The proposed project would require a Rezone to change the zoning designation of the project site from R1A to R3-PD. The R3 zoning district provides a medium high density residential environment for condominiums and apartments. The R3 zoning district allows for a transition from lower-density residential areas and is often close to commercial/office professional areas, and arterial streets. The allowable residential density for the R3 zoning district ranges from eight to 14 du/ac, consistent with the MHDR land use designation.

The intent of the PD combining district is to encourage a creative and efficient approach to the use of land; maximize choice in the type of development available in the City; encourage the efficient allocation and maintenance of open space; provide for the redistribution of overall density where such rearrangement is desirable; and provide the means for greater creativity and flexibility in design than are provided under the strict application of the other zoning district regulations, while at the same time preserving the public interest, health, safety, welfare, and property values. Requirements for the PD combining district, such as a Development Plan and Design Standards, would be established as part of the adoption of the R3-PD zoning district for the project site. Following approval of the Rezone, the proposed project would comply with the adopted Final Development Plan of the R3-PD zoning district for the project site, which would include project-specific development standards.

Tentative Subdivision Map

The Tentative Subdivision Map would subdivide the project site into 94 single-family residential lots, five bio-retention basins, landscaping, and an internal circulation network (see Figure 4). The single-family lots would range in size from 2,228 sf to 4,395 sf. Below is additional detail regarding the proposed residences, site access and circulation, landscaping, utility infrastructure, and off-site improvements.

Site Access and Circulation
Primary site access would be provided by a landscaped roundabout located at the terminus of 3rd Street. A new loop road would be constructed throughout the project site to provide access to each unit. A total of 13 alleyways from the new loop road would be located between rows of residences. The right-of-way for the new loop road would be approximately 48 feet wide. New curbs, gutters, and five-foot-wide sidewalks would be included along the roadway. The internal sidewalks would be located on both side of the roadway and connect to the existing sidewalk on the west side of 3rd Street. Emergency vehicle access would be provided by the roundabout at the terminus of 3rd Street and a new driveway off of Freedom Boulevard/2nd Street, which would connect to the northernmost residential alley in the northwestern corner of the site. The emergency vehicle access road would be gated and would not be accessible to the general public.

Landscaping
As part of the proposed project, 60 on-site trees would be removed. Landscaping improvements would be provided throughout the site and a variety of trees, shrubs, and drought-tolerant landscaping would be provided along the new loop road, as well as the frontage of the residential lots. Native oak woodlands would be planted along the western boundary of the site, adjacent to a five-foot-wide concrete walking path, which would wrap around the southern and western boundaries of the project site, adjacent to the existing single-family residences and senior mobile home community, respectively. Paseos and benches would be provided along the walking path route. As previously noted, a landscaped roundabout would be located at the entrance to the site off of 3rd Street. Two landscaped areas would be located west of the roundabout. The northernmost landscaped area would include a picnic table and the second landscaped area would include a bike rack, picnic table, bench, and play structure with an art element. All landscaping would comply with the State's Model Water Efficient Landscape Ordinance (MWELO).

Utilities
Treated water service for the project would be provided by the City of Galt. The proposed project would include construction of new eight-inch water lines throughout the project site, with connections to the existing eight-inch water main north of the project boundary, which connects to the six- and eight-inch water mains in Freedom Boulevard/2nd Street and 3rd Street, respectively. The existing four- and six-inch water line within 3rd Street would be upgraded to a 12-inch water line. On-site water would be routed to the new 12-inch water line within 3rd Street. Additionally, six new fire hydrants would be provided throughout the project site.

Sanitary sewer service for the proposed project would also be provided by the City of Galt. The City operates and maintains the sewer system, which collects wastewater flows from individual developments within the City and conveys them to the City's wastewater treatment plant (WWTP) located at 10059 Twin Cities Road. The proposed project would include construction of new eight-inch sanitary sewer lines and sanitary sewer manholes throughout the project site. The existing six-inch sanitary sewer line within 3rd Street would be upgraded to an eight-inch sanitary sewer line. On-site sewage would be routed to the new eight-inch sewer line within 3rd Street.

Stormwater draining off impervious surfaces such as roofs, parking areas, and drive aisles within the project site would be captured by curb inlets and routed by way of new storm drain manholes and 18- to 24-inch storm drain lines within the project site to five new bio-retention basins. Four bio-retention basins would be located along the eastern portion of the site and west of the loop road; one bio-retention basin would be located in the southwest corner of the project site. Each bio-retention basin would be planted with sod grass and would provide for treatment and detention of stormwater prior to discharging to the City's existing 72-inch storm drain line located along the eastern boundary of the project site.

Off-Site Improvements
To facilitate utility access to the project site, the proposed project would include off-site improvements to replace existing water and sanitary sewer lines within 3rd Street. Specifically, the proposed project would include replacement of the existing six-inch sanitary sewer line within 3rd Street from the northern boundary of the project site to F Street with an eight-inch sanitary sewer line. In addition, the existing six-inch water line within 3rd Street from the northern boundary of the project site to F Street and the existing four-inch water line from F Street to D Street would be replaced with a new 12-inch water line. The new 12-inch water line would extend to the existing 12-inch water line at C Street. In addition, a portion of the new sidewalk would extend from the entrance of the project site and connect to the existing sidewalk on the west side of 3rd Street.

Design Review

Per Section 18.68.100 of the Development Code, the project would be subject to Design Review by the City. The purpose of Design Review is to establish procedures and standards to promote excellence in site planning and building design, to encourage the harmonious appearance of buildings and sites, to ensure that new and modified uses will be compatible with existing and potential development of the surrounding area, to ensure that projects comply with the design standards and intent of specific plans, and to produce and environment of stable and desirable character. Additional detail regarding the proposed residences is provided below.

Proposed Residences
The proposed two-story, single-family residences would range in size from 1,494 sf to 1,826 sf. Three floorplans are proposed: Plan 1 (three-bedroom/2.5 bathroom); Plan 2 (three-bedroom/three-bedroom); and Plan 3 (four-bedroom/three-bathroom). Each unit would include a two-car garage and private driveway. The residences would be arranged around, and set back approximately 33 feet from, the proposed loop road. In accordance with zoning development standards for the R3 district, each residence would be a maximum of 50 feet in height. The front elevations of each unit are proposed to be constructed with various building materials, including stucco; board and batten siding, James Hardie siding, or horizontal siding; stone or brick veneer; and composition tile roofing, and would be painted a variety of colors.

ENVIRONMENTAL EFFECTS

The City has reviewed the proposed project and prepared an Initial Study (see Attachment). Based on the analysis within the Initial Study, the City has determined that an EIR should be prepared for the proposed project to address potential project-related impacts to cultural and historic resources. All other CEQA issue areas were determined to have no impact, a less-than-significant impact, or a less-than-significant impact with implementation of mitigation measures included in the Initial Study. The Cultural and Historic Resources chapter will include a discussion of the existing setting, thresholds of significance, evaluation of potential project-level and cumulative impacts, mitigation measures, as required. In addition, statutorily required sections will be included. Some refinement to the issue areas may be required based on comments received during the NOP scoping process.

The following section describes each of the technical chapters of the EIR in further detail.

Cultural and Historic Resources – The Cultural and Historic Resources chapter will summarize the setting and briefly describe the potential effects to any potential on-site historical and/or archaeological resources due to implementation of the proposed project. A Cultural Resources Inventory and Evaluation Report prepared for the

proposed project will be the basis for the analysis within the Cultural and Historic Resources chapter of the EIR. Mitigation will be provided to address any potentially unknown cultural resources.

According to the Cultural Resources Inventory and Evaluation Report prepared for the project site, three existing buildings on the Lippi Ranch Property are potentially eligibility for listing on the National Register of Historic Place (NRHP) and/or the California Register of Historic Resources (CRHR). Therefore, the Cultural and Historic Resources chapter discussion will focus on whether development of the proposed project could cause a substantial change in the significance of a historical resource pursuant to Section 15064.5 of the CEQA Guidelines.

Statutorily Required Sections – Pursuant to CEQA Guidelines Section 21100(B)(5), the Statutorily Required Sections chapter of the EIR will address the potential for growth-inducing impacts of the proposed project, focusing on whether removal of any impediments to growth would occur with the project. A summary of the significant and unavoidable impacts identified within the EIR will be included in this chapter, as well as a discussion of significant irreversible impacts. The chapter will also summarize the cumulative impact analyses, which will be provided in the technical chapter of the EIR.

ALTERNATIVES

In accordance with Section 15126.6(a) of the CEQA Guidelines, the EIR will include an analysis of several project alternatives, including the No Project Alternative. The Alternatives Analysis chapter will "describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." The EIR will include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. The significant effects of the alternatives will be discussed, but in less detail than the significant effects of the proposed project. The EIR will also include a discussion of the environmentally superior alternative, and a description of alternatives considered but rejected from detailed analysis.

At this time, the alternatives to be analyzed by the EIR are still under consideration. Input is sought from the public as to alternatives to be included in the EIR.

SUBMITTING COMMENTS

To ensure that the full range of project issues and alternatives related to the proposed project are addressed and that all significant issues are identified, comments and suggestions are invited from all interested parties. Written comments or questions concerning the EIR for the project should be directed to the following address by **5:00 p.m. on April 20, 2023:**

City of Galt Community Development Department
ATTN: Kristyn Bitz, Associate Planner
495 Industrial Drive
Galt, CA 95632

(209) 366-7230
kbitz@cityofgalt.org

In addition, a scoping meeting will be held on **April 13, 2023** before the City of Galt Planning Commission. The doors will open at 5:30 and the meeting begins at 6:00. The Planning Commission meets in the Council Chambers at 380 Civic Drive. The purpose of the meeting will be to receive verbal and/or written comments from the public on the NOP.

All comments must include full name and address in order for staff to respond appropriately.

Figure 1
Regional Project Location



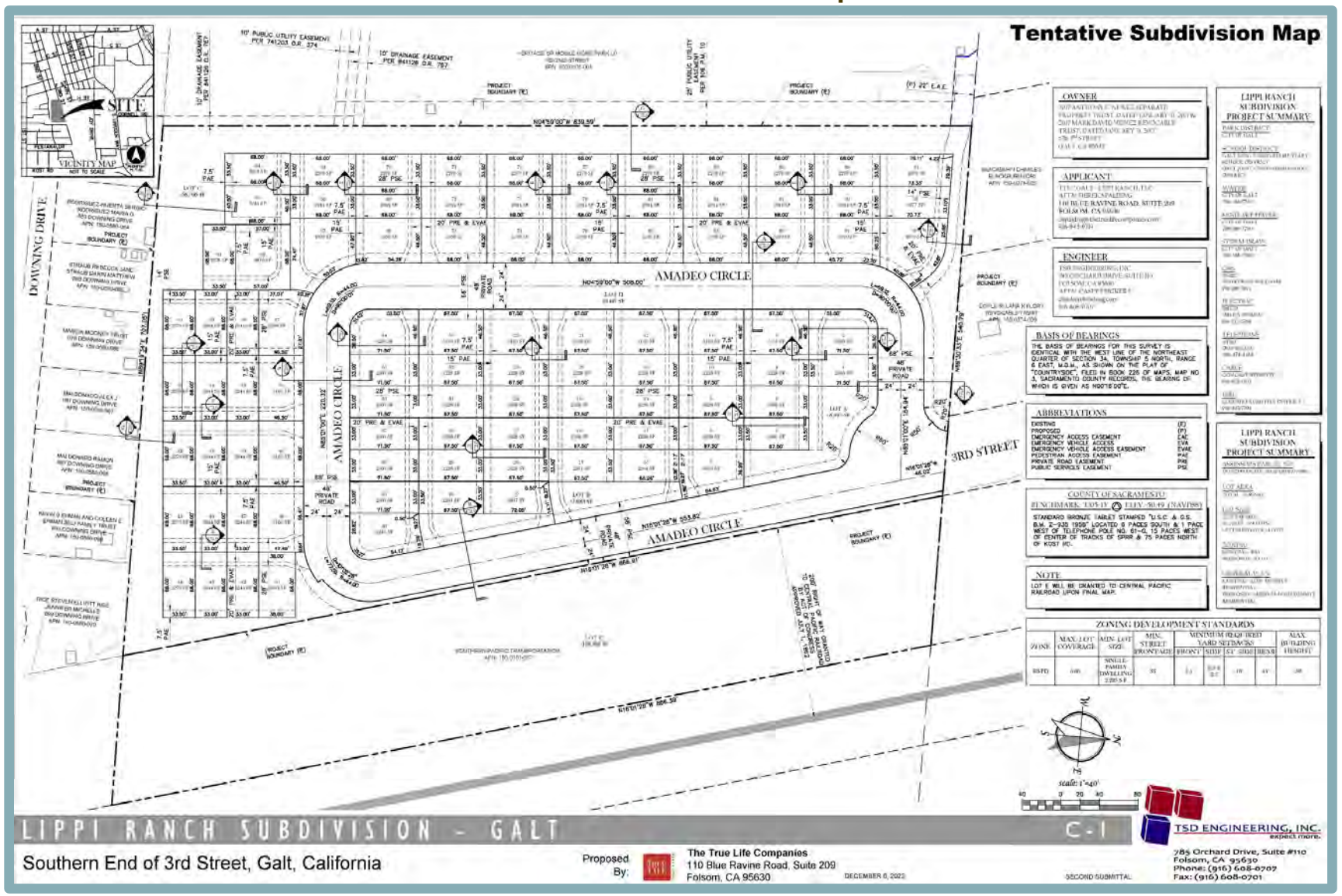
Figure 2
Project Site Boundaries



Figure 3
Preliminary Site Plan



Figure 4
Tentative Subdivision Map



Attachment

Lippi Ranch Subdivision Project Initial Study

City of Galt
Community Development Department

Lippi Ranch Subdivision Project

Initial Study

March 2023

Prepared by

RANEY PLANNING & MANAGEMENT, INC. 20 years
1501 Sports Drive, Suite A, ▪ Sacramento ▪ CA ▪ 95834
Office 916.372.6100 ▪ Fax 916.419.610

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APPENDICES:

Appendix A – Air Quality and Greenhouse Gas Emissions – CalEEMod Results
Appendix B – Biological Resources Memorandum
Appendix C – Arborist Report
Appendix D – Cultural Resources Inventory and Evaluation Report
Appendix E – Climate Action Plan Consistency Review Checklist
Appendix F – Preliminary Geotechnical Engineering Report
Appendix G – Phase I Environmental Site Assessment
Appendix H – Environmental Noise Assessment

INITIAL STUDY

A. BACKGROUND

1. Project Title: Lippi Ranch Subdivision Project

2. Lead Agency Name and Address: City of Galt
Community Development Department
495 Industrial Drive
Galt, CA 95632

3. Contact Person and Phone Number: Craig Hoffman
Community Development Director
(209) 366-7230

4. Project Location: East of Freedom Boulevard/2nd Street at the terminus of 3rd Street
Galt, CA 95632
APNs: 150-0101-046; 150-0274-006, -007, and -011

5. Project Sponsor's Name and Address: Aidan Barry
TTLC Caterina, LLC
110 Blue Ravine Road, Suite 103
Folsom, CA 95630
(916) 945-9719

6. Existing General Plan Designations: Low Density Residential (LDR)

7. Proposed General Plan Designations: Medium High Density Residential (MHDR)

8. Existing Zoning Designations: Low Density Single-Family Residential (R1A)

9. Proposed Zoning Designation: Medium High Density Multiple Family Residential-Planned Development (R3-PD)

10. Required Approvals from Other Public Agencies: None

11. Surrounding Land Uses and Setting:

The 8.99-acre project site is located east of Freedom Boulevard/2nd Street at the terminus of 3rd Street and west of the Union Pacific Railroad (UPRR) tracks in the City of Galt, California. The project site is identified by Assessor's Parcel Numbers (APNs) 150-0101-046; and 150-0274-006, -007-, and -011. The northern portion of the project site is currently developed with two single-family residences, a dingbat-style apartment building, a barn, and a groundwater pumphouse; the remainder of the project site is undeveloped with fallow agricultural land and limited trees. The project site is generally bound by vacant land and UPRR tracks to the east; multi-family residences and a pre-school to the north; a senior mobile home community to the west; and single-family residences to the south.

Other surrounding existing uses include a nursing home to the northwest and an approved residential project, currently under construction, to the east, beyond the UPRR tracks. The site is currently designated Low Density Residential (LDR) by the City's General Plan and the site is zoned Low Density Single-Family Residential (R1A).

12. Project Description Summary:

The Lippi Ranch Subdivision Project (proposed project) would include demolition of all existing on-site structures; removal of 60 trees, including four protected oak trees; and subsequent development of 94 single-family residences, ranging in size from 1,494 square feet (sf) to 1,826 sf, five bio-retention basins, landscaping, and an internal circulation network. Site access would be provided by a new landscaped roundabout located at the terminus of 3rd Street. The proposed project would require approval of a General Plan Amendment to change the General Plan land use designation from LDR to Medium High Density Residential (MHDR); a Rezone to change the site's zoning designation from R1A to Medium High Density Multiple Family Residential-Planned Development (R3-PD); Tentative Subdivision Map; and Design Review.

13. Status of Native American Consultation Pursuant to Public Resources Code Section 21080.3.1:

In compliance with Assembly Bill (AB) 52 (Public Resources Code Section 21080.3.1), tribal consultation letters were sent to the Wilton Rancheria, the Torres Martinez Desert Cahuilla Indian Tribe, and the Buena Vista Rancheria of Me-Wuk Indians on August 11, 2022. The Wilton Rancheria responded on August 19, 2022 with recommendations for the evaluation and treatment of tribal cultural resources at the project site. The recommendations are included herein. Further correspondence with Wilton Rancheria has not been received to date. The City did not receive communications from the Torres Martinez Desert Cahuilla Indian Tribe or the Buena Vista Rancheria of Me-Wuk Indians during the 30-day response period.

B. SOURCES

The following documents are referenced information sources utilized for this analysis:

1. California Air Pollution Control Officers Association. *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity*. December 2021.
2. California Air Resources Board. *2022 Scoping Plan for Achieving Carbon Neutrality.* November 16, 2022.
3. California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. April 2005.
4. California Building Standards Commission. *2022 California Green Building Standards Code*. 2023.
5. California Department of Conservation. *California Earthquake Hazards Zone Application.* Available at: https://maps.conservation.ca.gov/cgs/EQZApp/app/. Accessed February 2022.
6. California Department of Conservation. *California Important Farmland Finder.* Available at: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed August 2022.
7. California Department of Finance. *E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2022, with 2020 Benchmark.* Available at:

https://dof.ca.gov/forecasting/demographics/estimates/estimates-e5-2010-2021/. Accessed August 2022.

8. California Department of Forestry and Fire Protection. *Sacramento County, Very High Fire Hazard Severity Zones in LRA.* July 30, 2008. Available at: https://osfm.fire.ca.gov/divisions/wildfire-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/. Accessed August 2022.
9. California Department of Resources Recycling and Recovery (CalRecycle). *Facility/Site Summary Details: Sacramento County Landfill (Kiefer) (34-AA-0001).* Available at https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2070?siteID=2507. Accessed October 2022.
10. California Department of Transportation. *California Scenic Highway System Map*. Available at: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed August 2022.
11. California Tree and Landscape Consulting, Inc. *Arborist Report for Lippi Ranch Development Project, Galt, CA Parcel Numbers 50-0247-006, 007, 011, & 150-0101-046.* July 15, 2022.
12. Centers for Disease Control and Prevention. *Overview of Water-related Diseases and Contaminants in Private Wells*. Available at: https://www.cdc.gov/healthywater/drinking/private/wells/diseases.html. Accessed February 2023.
13. City of Galt. *2020 Urban Water Management Plan Update*. June 2021.
14. City of Galt. *Bicycle Transportation Plan.* January 2011.
15. City of Galt. *City of Galt 2021-2029 Housing Element Existing Conditions Report.* May 2022.
16. City of Galt. *City of Galt General Plan Policy Document*. April 2009.
17. City of Galt. *City of Galt. City of Galt General Plan Existing Conditions Report*. November 2005.
18. City of Galt. *Environmental Impact Report for the 2030 Galt General Plan, Circulation and Transportation*. July 2008.
19. City of Galt. *Wastewater.* Available at: https://www.cityofgalt.org/government/public-works-department/utilities-division/wastewater. Accessed August 2022.
20. Cosumnes Community Services Department. *Fire Department Strategic Plan 2022-2027.* Adopted 2022.
21. Department of Toxic Substances Control. *Hazardous Waste and Substances Site List.* Available at: https://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORTESE&site_type=CSITES,FUDS&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29/. Accessed August 2022.
22. ECORP Consulting, Inc. *Cultural Resources Inventory and Evaluation Report for Lippi Ranch, Sacramento County, California.* March 2023.
23. Federal Emergency Management Agency. *Flood Insurance Rate Map 06067C0606J.* Effective October 20, 2016.
24. GHD. *East Galt Infill Annexation/Simmerhorn Ranch Project Initial Study/Mitigated Negative Declaration*. May 2020.
25. GHD. *SB 743 – Draft Vehicle Miles Traveled (VMT) Guidance*. April 28, 2022.
26. Governor's Office of Planning and Research. *Technical Advisory on Evaluating Transportation Impacts in CEQA.* December 2018.

27. Madrone Ecological Consulting. *Biological Review for the Lippi Ranch Property, City of Galt, Sacramento County, CA.* August 22, 2022.
28. Sacramento County. *County of Sacramento General Plan Conservation Element*. Amended September 26, 2017.
29. Sacramento Metropolitan Air Quality Management District. *Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District*. October 2020.
30. Sacramento Metropolitan Air Quality Management District. *Guide to Air Quality Assessment in Sacramento County*. May 2018.
31. Sacramento Metropolitan Air Quality Management District. *Guide to Air Quality Assessment, Chapter 4: Operational Criteria Air Pollutant and Precursor Emissions*. October 2020.
32. Sacramento Metropolitan Air Quality Management District. *Landscaping Guidance for Improving Air Quality Near Roadways*. May 2020.
33. Saxelby Acoustics. *Environmental Noise Assessment, Lippi Ranch Subdivision, City of Galt, California.* August 25, 2022.
34. U.S. Environmental Protection Agency. *Contaminated Land.* Available at: https://www.epa.gov/report-environment/contaminated-land#:~:text=Contaminated%20soils%20can%20leach%20toxic,indoor%20air%20in%20overlying%20buildings. Accessed: February 2023.
35. U.S. Environmental Protection Agency. *Septic System Impacts on Water Sources.* Available at: https://www.epa.gov/septic/septic-system-impacts-water-sources. Accessed February 2023.
36. Wallace & Kuhl Associates. *Preliminary Geotechnical Engineering Report, Lippi Ranch Property.* November 18, 2021.
37. Wallace Kuhl & Associates. *Phase I Environmental Site Assessment, Lippi Ranch Property.* October 15, 2021.
38. Weather Spark. *Average Weather in Galt California, United States*. Available at: https://weatherspark.com/y/1131/Average-Weather-in-Galt-California-United-States-Year-Round . Accessed August 2022.

C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Less Than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

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

D. DETERMINATION

On the basis of this initial study:

☐ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.

✖ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature _____ Date _____

Craig Hoffman
Printed Name

City of Galt,
Community Development Director
For

E. INTRODUCTION

This Initial Study identifies and analyzes the potential environmental impacts of the Lippi Ranch Subdivision Project (proposed project). The information and analysis presented in this document is organized in accordance with the order of the California Environmental Quality Act (CEQA) checklist in Appendix G of the CEQA Guidelines.

Where the analysis provided in this document identifies potentially significant environmental effects of the project that can be mitigated to a less-than-significant level, mitigation measures are prescribed. Where the analysis provided in this document identifies potentially significant environmental effects of the project that require additional analysis, further evaluation of such effects will be provided in the Environmental Impact Report (EIR) to be prepared for the project. The mitigation measures prescribed for environmental effects described in this Initial Study would be implemented in conjunction with the project, as required by CEQA, and the mitigation measures would be incorporated into the project through Conditions of Approval. The City would adopt findings and a Mitigation Monitoring and Reporting Program (MMRP) for the project in conjunction with approval of the project.

In April 2009, the City of Galt completed a comprehensive General Plan Update (GPU). An EIR was prepared for the GPU. The GPU EIR is a program EIR, prepared pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15000 et seq.). The Galt GPU EIR analyzed full implementation of the Galt GPU and identified measures to mitigate the significant adverse impacts associated with the General Plan.

The impact discussions for each section of this Initial Study have been largely based on information in the City of Galt General Plan, City of Galt General Plan EIR, as well as technical studies prepared specifically for the proposed project.

F. PROJECT DESCRIPTION

The following provides a description of the project site's current location and setting, as well as the proposed project components and the discretionary actions required for the project.

Project Location and Setting

The City of Galt is located within Sacramento County and is approximately 27 miles south of the City of Sacramento and 10 miles north of the City of Lodi. State Route (SR) 99 runs in a north-south direction through the City of Galt and provides regional access to the City. The 8.99-acre project site is located east of Freedom Boulevard/2nd Street at the terminus of 3rd Street and west of the UPRR tracks in the City of Galt (see Figure 1 and Figure 2). The project site is identified by APNs 150-0101-046; and 150-0274-006, -007-, and -011. The site is designated LDR in the City's General Plan and is zoned R1A.

The northern portion of the project site is currently developed with two single-family residences, a dingbat-style apartment building, a barn, and a groundwater pumphouse; the remainder of the project site is undeveloped with fallow agricultural land and limited trees. The project site is generally bound by vacant land and UPRR tracks to the east; multi-family residences and a pre-school to the north; a senior mobile home community to the west; and single-family residences to the south. Other surrounding existing uses include a nursing home to the northwest and an approved residential project, currently under construction, to the east, beyond the UPRR tracks.

Figure 1
Regional Project Location



Figure 2
Project Site Boundaries



Project Components

The proposed project would include demolition of all existing on-site structures; removal of 60 trees, including four protected oak trees; and subsequent development of the site with 94 single-family residential units, five bio-retention basins, landscaping, and an internal circulation network (see Figure 3). The proposed project would require approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, and Design Review, each of which are described in further detail below.

General Plan Amendment

The proposed project would require a General Plan Amendment to change the land use designation of the project site from LDR to MHDR. The MHDR land use designation provides for single-family detached and attached homes, secondary residential units, public and quasi-public uses, and similar, compatible uses. The MHDR land use designation provides a transition from lower density residential areas and is often close to commercial/office professional areas, and arterial streets. The allowable residential density for the MHDR land use designation ranges from eight to 14 dwelling units per acre (du/ac) with a minimum lot size of 2,000 sf. The residential density of the proposed project is 10.44 du/ac.

Rezone

The proposed project would require a Rezone to change the zoning designation of the project site from R1A to R3-PD. The R3 zoning district provides a medium high density residential environment for condominiums and apartments. The R3 zoning district allows for a transition from lower-density residential areas and is often close to commercial/office professional areas, and arterial streets. The allowable residential density for the R3 zoning district ranges from eight to 14 du/ac, consistent with the MHDR land use designation.

The intent of the PD combining district is to encourage a creative and efficient approach to the use of land; maximize choice in the type of development available in the City; encourage the efficient allocation and maintenance of open space; provide for the redistribution of overall density where such rearrangement is desirable; and provide the means for greater creativity and flexibility in design than are provided under the strict application of the other zoning district regulations, while at the same time preserving the public interest, health, safety, welfare, and property values. Requirements for the PD combining district, such as a Development Plan and Design Standards, would be established as part of the adoption of the R3-PD zoning district for the project site. Following approval of the Rezone, the proposed project would comply with the adopted Final Development Plan of the R3-PD zoning district for the project site, which would include project-specific development standards.

Tentative Subdivision Map

The Tentative Subdivision Map would subdivide the project site into 94 single-family residential lots, five bio-retention basins, landscaping, and an internal circulation network (see Figure 4). The single-family lots would range in size from 2,228 sf to 4,395 sf. Below is additional detail regarding the site access and circulation, landscaping, utility infrastructure, and off-site improvements.

Site Access and Circulation

Primary site access would be provided by a landscaped roundabout located at the terminus of 3rd Street. A new loop road (“Amadeo Circle”) would be constructed throughout the project site to provide access to each unit. A total of 13 alleyways from the new Amadeo Circle would be located between rows of residences. The right-of-way for the new loop road would be approximately 48 feet wide (see Figure 5).

Figure 3
Preliminary Site Plan



Figure 4
Tentative Subdivision Map

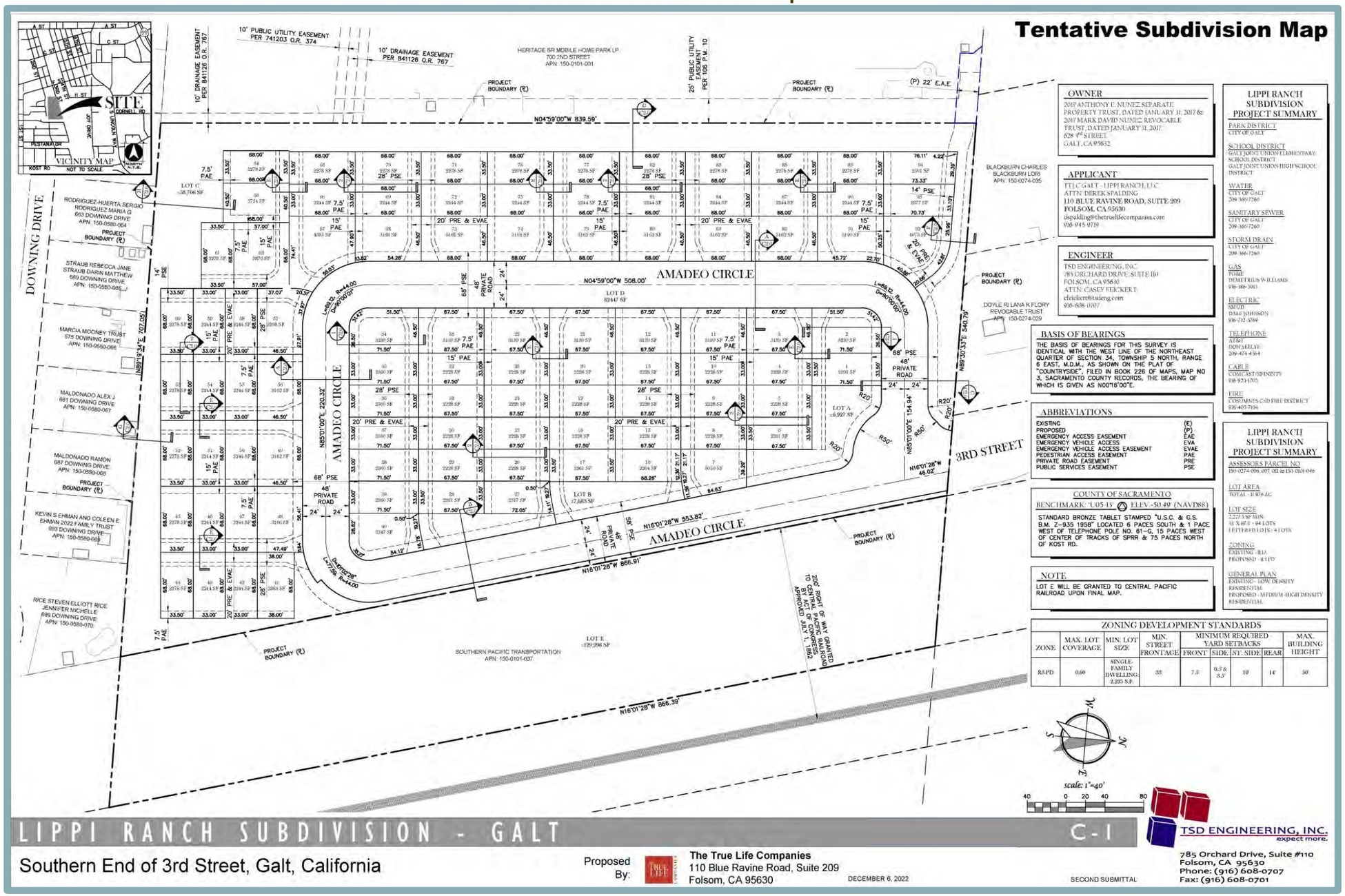
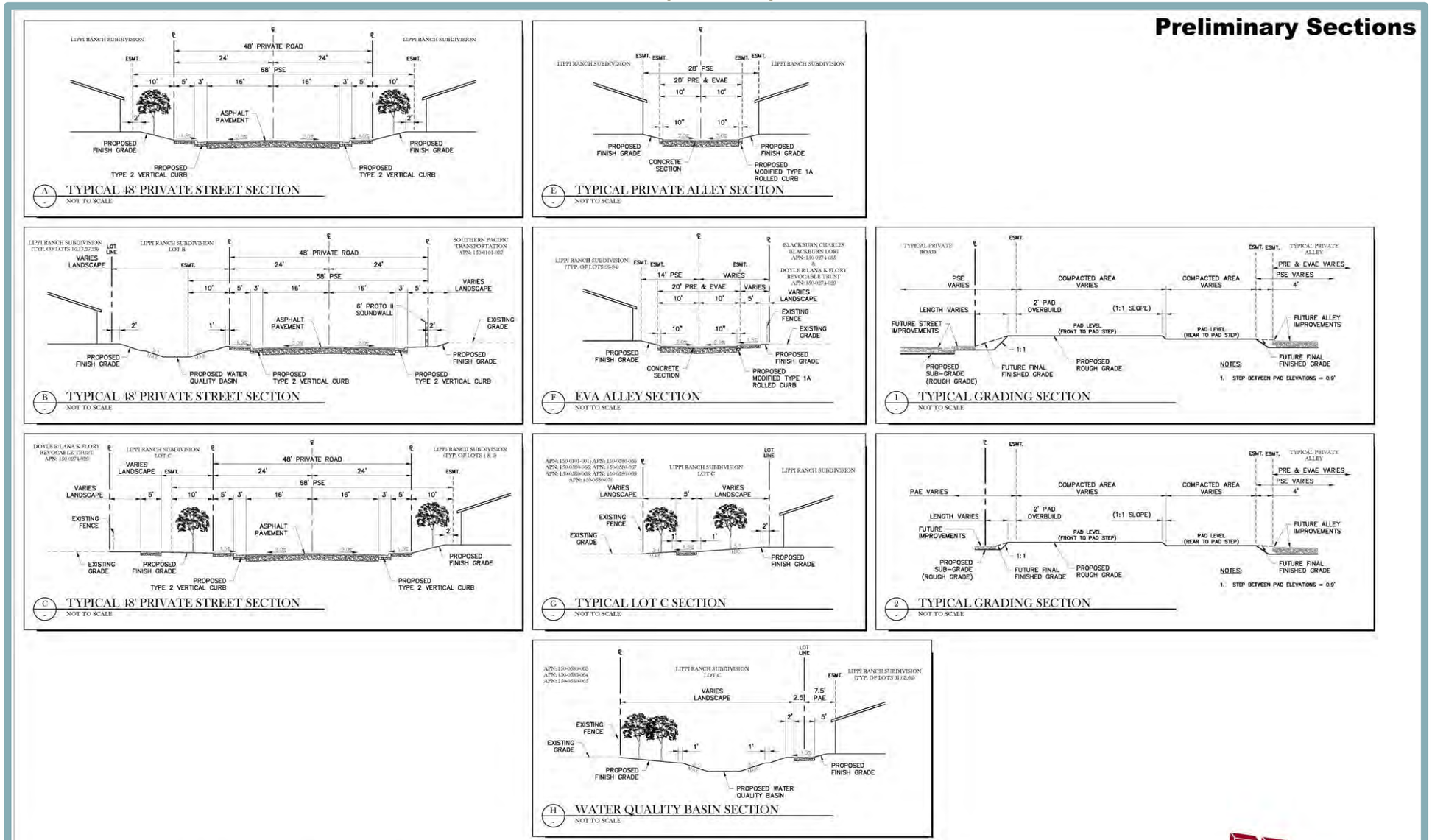


Figure 5
Preliminary Roadway Sections



New curbs, gutters, and five-foot-wide sidewalks would be included along the roadway. The internal sidewalks would be located on both side of the roadway and connect to the existing sidewalk on the west side of 3rd Street. Emergency vehicle access would be provided by the roundabout at the terminus of 3rd Street and a new driveway off of Freedom Boulevard/2nd Street, which would connect to the northernmost residential alley in the northwestern corner of the site (see Figure 6 and Figure 7). The emergency vehicle access road would be gated and would not be accessible to the general public.

Landscaping

As part of the proposed project, 60 on-site trees would be removed. Landscaping improvements would be provided throughout the site and a variety of trees, shrubs, and drought-tolerant landscaping would be provided along the new Amadeo Circle, as well as the frontage of the residential lots (see Figure 8). Native oak woodlands would be planted along the western boundary of the site, adjacent to a five-foot-wide concrete walking path, which would wrap around the southern and western boundaries of the project site, adjacent to the existing single-family residences and senior mobile home community, respectively. Paseos and benches would be provided along the walking path route. As previously noted, a landscaped roundabout would be located at the entrance to the site off of 3rd Street. Two landscaped areas would be located west of the roundabout. The northernmost landscaped area would include a picnic table and the second landscaped area would include a bike rack, picnic table, bench, and play structure with an art element. All landscaping would comply with the State's Model Water Efficient Landscape Ordinance (MWELO).

Utilities

Treated water service for the project would be provided by the City of Galt. The proposed project would include construction of new eight-inch water lines throughout the project site, with connections to the existing eight-inch water main north of the project boundary, which connects to the six- and eight-inch water mains in Freedom Boulevard/2nd Street and 3rd Street, respectively. The existing four- and six-inch water line within 3rd Street would be upgraded to a 12-inch water line. On-site water would be routed to the new 12-inch water line within 3rd Street. Additionally, six new fire hydrants would be provided throughout the project site (see Figure 9).

Sanitary sewer service for the proposed project would also be provided by the City of Galt. The City operates and maintains the sewer system, which collects wastewater flows from individual developments within the City and conveys them to the City's wastewater treatment plant (WWTP) located at 10059 Twin Cities Road. The proposed project would include construction of new eight-inch sanitary sewer lines and sanitary sewer manholes throughout the project site. The existing six-inch sanitary sewer line within 3rd Street would be upgraded to an eight-inch sanitary sewer line. On-site sewage would be routed to the new eight-inch sewer line within 3rd Street.

Stormwater draining off impervious surfaces such as roofs, parking areas, and drive aisles within the project site would be captured by curb inlets and routed by way of new storm drain manholes and 12-, 18-, to 24-inch storm drain lines within the project site to five new bio-retention basins (see Figure 10).

Four bio-retention basins would be located along the eastern portion of the site and west of Amadeo Circle; one bio-retention basin would be located in the southwest corner of the project site. Each bio-retention basin would be planted with sod grass and would provide for treatment and detention of stormwater prior to discharging to the City's existing 72-inch storm drain line located along the eastern boundary of the project site.

Figure 6
Emergency Vehicle Access Exhibit

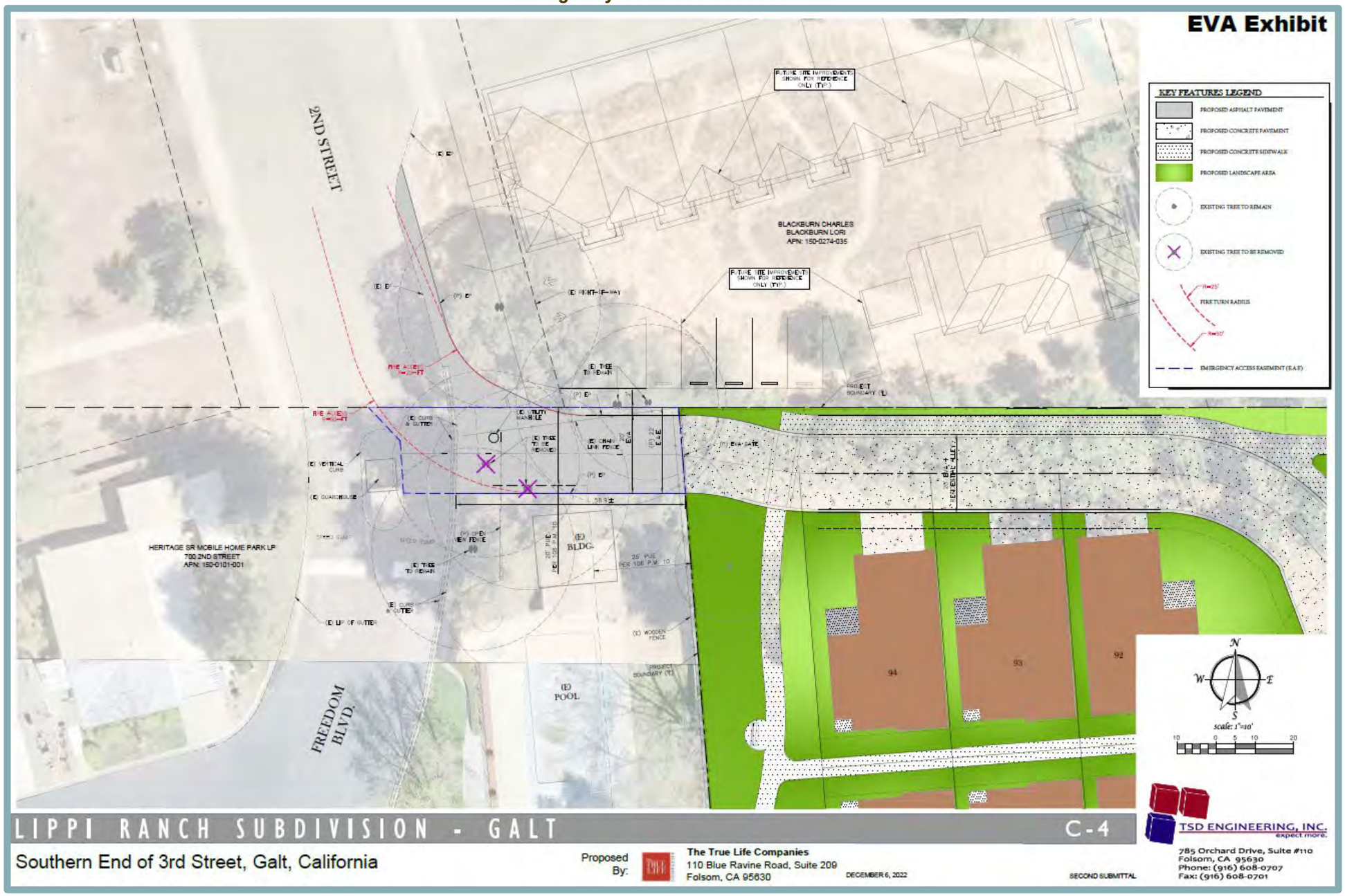


Figure 7
Preliminary Fire Access Plan

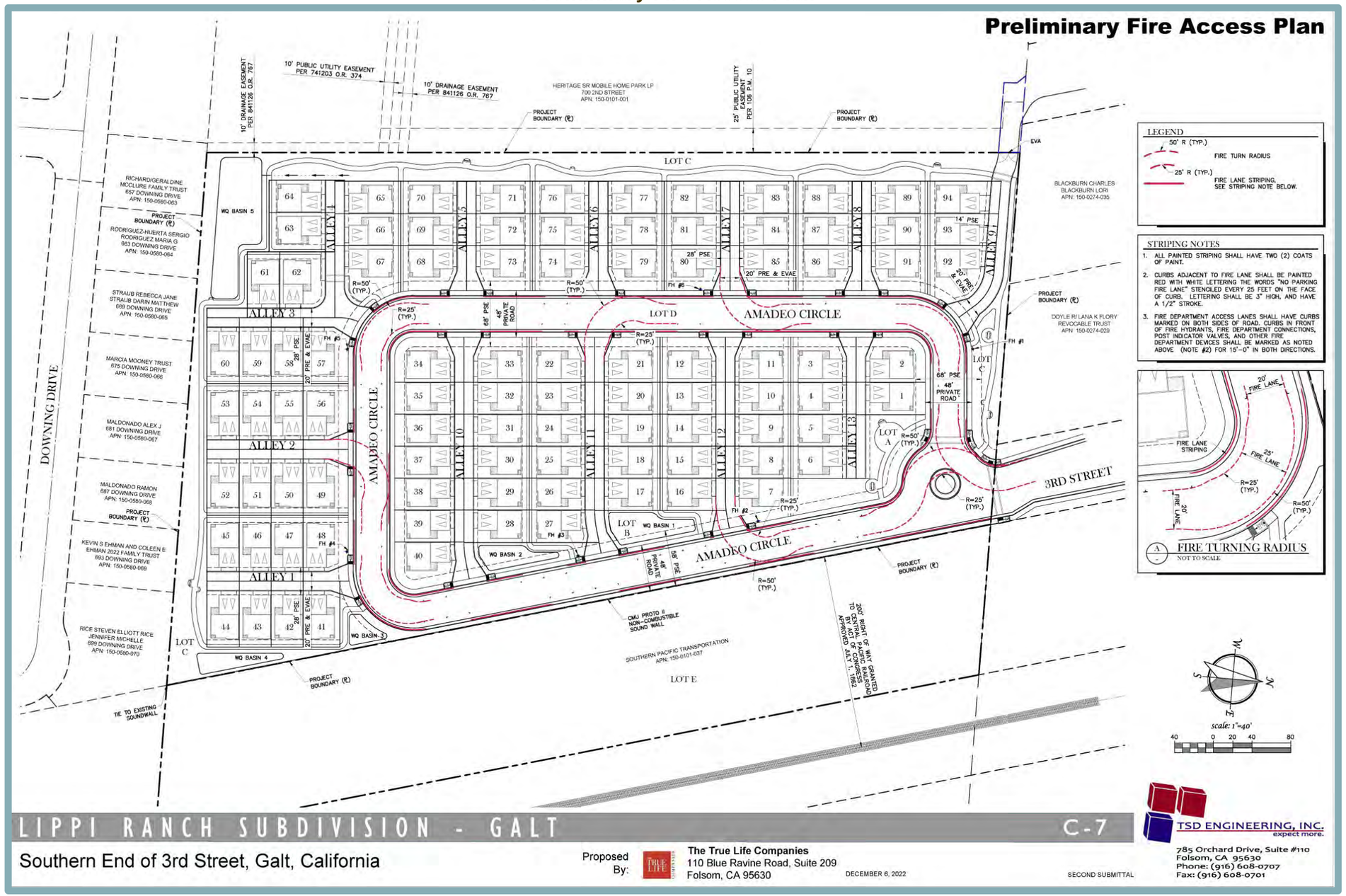


Figure 8
Landscape Plan



TREE SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ACE AUT	3	Acer rubrum 'Autumn Flame' / Autumn Flame Red Maple	15 gal
	LAG TUS	16	Lagerstroemia x 'Tuscarora' / Crape Myrtle Coral Pink - Standard	15 gal
	NYS SYL	18	Nyssa sylvatica / Sour Gum	15 gal
	PRU PUR	18	Prunus cerasifera 'Purple Pony' / Dwarf Flowering Plum	15 gal
	PRU KWA	15	Prunus serrulata 'Kwanzan' / Kwanzan Japanese Flowering Cherry	15 gal
	QUE STR	9	Quercus robur x alba 'JFS-KWLQX' / Streetspire Oak	15 gal
	QUE WIS	13	Quercus wislizenii / Interior Live Oak	36"box
	ZEL VIL	13	Zelkova serrata 'Village Green' / Sawleaf Zelkova	24" box

PLANTING AREAS LEGEND

PLANTING AREA	QTY	BOTANICAL / COMMON NAME
	63,530 sf	HOA-Maintained Planting Area
	23,059 sf	Native Oak Woodland Plantings
	28,616 sf	Private Back Yard

ROCK	QTY	BOTANICAL / COMMON NAME
	648 sf	Accent Cobble

SOD	QTY	BOTANICAL / COMMON NAME
	10,668 sf	Biofiltration Grass Blend

Figure 9
Utility Plan



Figure 10
Preliminary Grading and Drainage Plan



Off-Site Improvements

To facilitate utility access to the project site, the proposed project would include off-site improvements to replace existing water and sanitary sewer lines within 3rd Street (see Figure 10 and Figure 11). Specifically, the proposed project would include replacement of the existing six-inch sanitary sewer line within 3rd Street from the northern boundary of the project site to F Street with an eight-inch sanitary sewer line. In addition, the existing six-inch water line within 3rd Street from the northern boundary of the project site to F Street and the existing four-inch water line from F Street to D Street would be replaced with a new 12-inch water line. The new 12-inch water line would extend to the existing 12-inch water line at C Street. In addition, a portion of the new sidewalk would extend from the entrance of the project site and connect to the existing sidewalk on the west side of 3rd Street.

Design Review

Pursuant to Section 18.68.100 of the Development Code, the project would be subject to Design Review by the City. The purpose of Design Review is to establish procedures and standards to promote excellence in site planning and building design, to encourage the harmonious appearance of buildings and sites, to ensure that new and modified uses will be compatible with existing and potential development of the surrounding area, to ensure that projects comply with the design standards and intent of specific plans, and to produce and environment of stable and desirable character. Additional detail regarding the proposed residences is provided below.

Proposed Residences

The proposed two-story, single-family residences would range in size from 1,494 sf to 1,826 sf. Three floorplans are proposed: Plan 1 (three-bedroom/2.5 bathroom); Plan 2 (three-bedroom/three-bedroom); and Plan 3 (four-bedroom/three-bathroom). Each unit would include a two-car garage and private driveway. The residences would be arranged around, and set back approximately 33 feet from, the proposed Amadeo Circle. In accordance with zoning development standards for the R3 district, each residence would be a maximum of 50 feet in height. The front elevations of each unit are proposed to be constructed with various building materials, including stucco; board and batten siding, James Hardie siding, or horizontal siding; stone or brick veneer; and composition tile roofing, and would be painted a variety of colors.

Demolition, Grading, and Construction Details

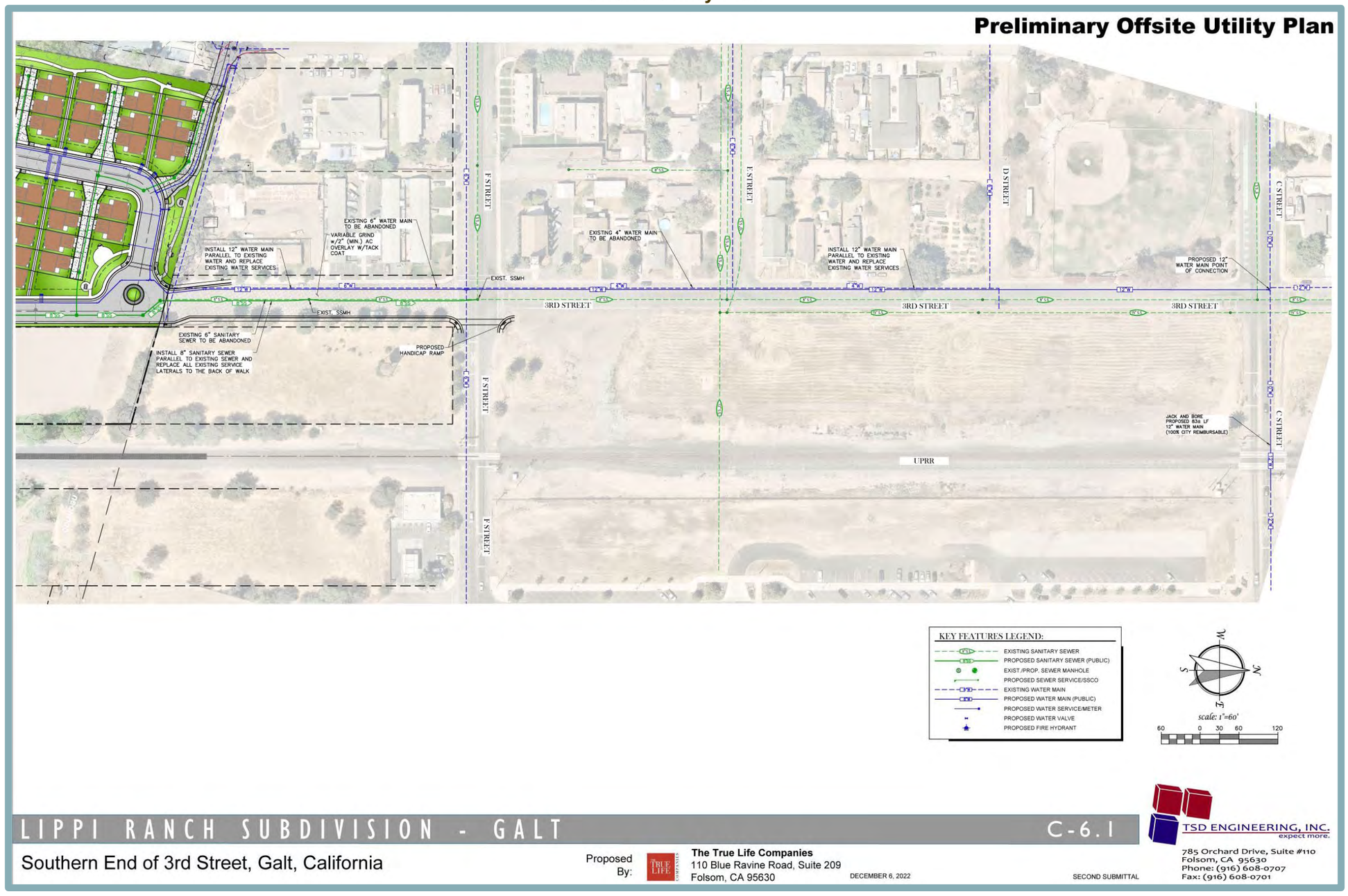
Construction of the proposed project would include grading of the 8.99-acre project site, as well as trenching for utility improvements. The project would also require demolition of all existing structures on-site and the removal of 60 on-site trees. In addition, a total of 100 cubic yards of soil would be exported during site preparation.

Discretionary Actions

The proposed project would require the following approvals from the City of Galt:

- Certification of the EIR;
- Approval of a General Plan Amendment from LDR to MHDR;
- Approval of a Rezone from R1A to R3-PD;
- Approval of a Tentative Subdivision Map; and
- Approval of a Design Review.

Figure 11
Offsite Utility Plan



G. ENVIRONMENTAL CHECKLIST

The following checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Less Than Significant with Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

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

Discussion

a,b. Examples of typical scenic vistas include mountain ranges, ridgelines, or bodies of water as viewed from a highway, public space, or other area designated for the express purpose of viewing and sightseeing. In general, a project's impact to a scenic vista would occur if development of the project would substantially change or remove a scenic vista. According to the City's General Plan, scenic vistas are not located in the vicinity of the project site, and, therefore, would not be affected by the proposed project.

According to the California Scenic Highway Mapping System, the project site is located 11.33 miles west of SR160, which is the nearest officially designated State Scenic Highway to the project site.[1] Because the project site is not visible from SR 160, the proposed project would not have the potential to damage scenic resources within a State scenic highway. The proposed project would not have a substantial adverse effect on a scenic vista or substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway. Therefore, ***no impact*** would occur.

c. The project site is located within an urbanized area of the City. Therefore, the applicable CEQA consideration is whether the project would conflict with applicable zoning and other regulations related to scenic quality.

The project site has been previously anticipated for residential development by the City's General Plan, and impacts related to degradation of visual character and quality were analyzed in the General Plan EIR. While the project would require a General Plan Amendment from LDR to MHDR and a Rezone from R1A to R3-PD, the proposed development would be generally consistent with the type of development anticipated for the site, as well as the existing residential development to the west and south of the site. Following approval of the Rezone, the proposed project would comply with the adopted Final Development Plan of the R3-PD zoning district for the project site, which would include project-specific development standards.

[1] California Department of Transportation. *California Scenic Highway System Map*. Available at: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed August 2022.

Furthermore, pursuant to Section 18.68.100 of the Development Code, the project would undergo a Design Review. The purpose of Design Review is to establish procedures and standards to promote excellence in site planning and building design, to encourage the harmonious appearance of buildings and sites, to ensure that new and modified uses will be compatible with existing and potential development of the surrounding area, to ensure that projects comply with the design standards and intent of specific plans, and to produce an environment of stable and desirable character. Thus, the Design Review process would ensure that the proposed project would be consistent with design standards related to scenic quality. In addition, the proposed project would include landscaping features at the project site frontage, as well as oak woodland plantings, walkways, and bioretention basins along the southern and western boundaries of the site, which would help screen the proposed development from the adjacent existing residences.

Based on the above, the proposed project would not conflict with applicable zoning and other regulations governing scenic quality, and a ***less-than-significant*** impact would occur.

d. The only existing sources of light and glare on the project site are associated with the two existing single-family residences, apartment building, and barn located on the northern portion of the site. Therefore, redevelopment of the project site with 94 residences would add new sources of light and glare to the site, where minimal sources currently exist. It is anticipated that appropriate building materials, such as low-glare glass and low-glare building glaze or finish, would be used in the construction of the proposed residences to prevent light and glare from adversely affecting adjacent properties. The proposed project is also anticipated to include street lights along Amadeo Circle and along the project site frontage, as well as interior lights spilling from the windows of future residences. In addition, the proposed project would generate vehicle trips which, in turn, would create sources of light from vehicle headlights. As previously discussed, the project site is surrounded by existing development, including similar land uses as the proposed project. Light and glare associated with the proposed project would be expected to be similar to that of the surrounding area.

Redevelopment on the project site would be subject to the City of Galt's Design Review process. The proposed project would also be required to implement all relevant goals and policies of the City's General Plan. Applicable General Plan goals and policies designed to minimize impacts resulting from new sources of substantial light or glare include, but are not limited to, the following:

- Policy CC-1.11: Outdoor Lighting. The City shall ensure that future development includes provisions for the design of outdoor light fixtures to be directed/shielded downward and screened to avoid nighttime spillover effects on adjacent land uses and nighttime sky conditions.
- Policy CC-1.12: Reflective Materials. The City shall consider a range of building materials to ensure that future building design reduces the impacts of daytime glare.

Compliance with the aforementioned policies from the City's General Plan and the Design Review process would ensure that the light and glare created by the proposed project would be consistent with the levels of light and glare currently emitted in the surrounding area, and would not adversely affect the existing residences to the north, south, or west of the site. Therefore, the proposed project would result in a ***less-than-significant*** impact

related to creating a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

II. AGRICULTURE AND FOREST RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	✖	☐
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	✖
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	✖
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	✖
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	✖	☐

Discussion

a,e. Currently, the northern portion of the subject property is developed with two single-family residences, a dingbat-style apartment building, a barn, and a groundwater pumphouse; the remainder of the project site is undeveloped with fallow agricultural land and trees. According to the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP), the northern portion of the project site is designated as "Urban and Built Up Land," while the remainder of the project site is designated "Farmland of Local Importance."[2] The project site and off-site improvement areas do not contain, and are not located adjacent to, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

The City of Galt General Plan does not identify farmland resources within the project area, and the site is not designated, zoned, or used for farmland or other agricultural purposes. However, due to the existing California Department of Conservation designations, implementation of the proposed project would convert land designated as Farmland of Local Importance to non-agricultural uses. In the hierarchy of farmland quality recognized by the FMMP, Farmland of Local Importance is neither Prime Farmland, Farmland of Statewide Importance, nor Unique Farmland. Farmland of Local Importance ranks below these categories in terms of quality and importance and is not recognized in the CEQA thresholds of significance with respect to farmland conversion.

While the project would require approval of a General Plan Amendment and Rezone, both the existing and proposed land use and zoning designations allow for residential development. Therefore, development of the project site with non-agricultural uses has been previously analyzed in the General Plan EIR. While the General Plan EIR concluded that impacts to agricultural land would be significant and unavoidable, because buildout

[2] California Department of Conservation. *California Important Farmland Finder.* Available at: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed August 2022.

of the General Plan would permanently convert Prime Farmland, Unique Farmland, and Farmland of Statewide Importance to non-agricultural uses, the Galt City Council adopted Findings of Fact and a Statement of Overriding Considerations for the significant and unavoidable impacts associated with the General Plan buildout. Therefore, impacts associated with conversion of the project site have already been anticipated by the City. As a result, the project's impact would be ***less than significant*** related to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to a non-agricultural use.

b. The project site is currently zoned R1A and, thus, has been anticipated for development with residential uses by the City. The project site is not zoned for agricultural use and is not under a Williamson Act contract. Therefore, the proposed project would not conflict with existing zoning for agricultural use, or a Williamson Act contract, and ***no impact*** would occur.

c,d. The project site is not considered forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), and is not zoned Timberland Production (as defined by Government Code section 51104[g]). As noted above, the project site is currently zoned R1A. Therefore, the proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production, and the project would not otherwise result in the loss of forest land or conversion of forest land to non-forest use. Thus, ***no impact*** would occur.

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

Discussion

a,b. The City of Galt is located within the boundaries of the Sacramento Valley Air Basin (SVAB) and under the jurisdiction of the Sacramento Metropolitan Air Quality Management District (SMAQMD). Federal and State ambient air quality standards (AAQS) have been established for six common air pollutants, known as criteria pollutants, due to the potential for pollutants to be detrimental to human health and the environment. The criteria pollutants include particulate matter (PM), ground-level ozone, carbon monoxide (CO), sulfur oxides, nitrogen oxides (NO_X), and lead. At the federal level, Sacramento County is designated as severe nonattainment for the 8-hour ozone AAQS, nonattainment for the 24-hour $PM_{2.5}$ AAQS, and attainment or unclassified for all other criteria pollutant AAQS. At the State level, the area is designated as a serious nonattainment area for the 1-hour ozone AAQS, nonattainment for the 8-hour ozone AAQS, nonattainment for the 24-hour PM_{10}, AAQS, and attainment or unclassified for all other State AAQS.

Due to the nonattainment designations, SMAQMD, along with the other air districts in the SVAB region, is required to develop plans to attain the federal and State AAQS for ozone and particulate matter. The attainment plans currently in effect for the SVAB are the 2013 Revisions to the Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan (2013 Ozone Attainment Plan), $PM_{2.5}$ Implementation/Maintenance Plan and Re-designation Request for Sacramento $PM_{2.5}$ Nonattainment Area ($PM_{2.5}$ Implementation/Maintenance Plan), and the 1991 Air Quality Attainment Plan (AQAP), including triennial reports. The air quality plans include emissions inventories to measure the sources of air pollutants, to evaluate how well different control measures have worked, and show how air pollution would be reduced. In addition, the plans include the estimated future levels of pollution to ensure that the area would meet air quality goals.

Nearly all development projects in the Sacramento region have the potential to generate air pollutants that may increase the difficulty of attaining federal and State AAQS. In order to evaluate ozone and other criteria air pollutant emissions and support attainment goals for those pollutants for which the area is designated nonattainment, SMAQMD has developed the Guide to Air Quality Assessment in Sacramento County (SMAQMD CEQA Guide), which includes recommended thresholds of significance, including mass emission thresholds for construction-related and operational ozone precursors, as the area is under nonattainment for ozone.[3] The SMAQMD's recommended thresholds of significance for the ozone precursors reactive organic compounds (ROG) and NO_X, which are expressed

[3] Sacramento Metropolitan Air Quality Management District. *Guide to Air Quality Assessment in Sacramento County*. Revised April 2021.

in pounds per day (lbs/day) and tons per year (tons/yr), are presented in Table 1. As shown in the table, SMAQMD has construction and operational thresholds of significance for PM_{10} and $PM_{2.5}$ expressed in both lbs/day and tons/yr. Because construction equipment emits relatively low levels of ROG, and ROG emissions from other construction processes (e.g., asphalt paving, architectural coatings) are typically regulated by SMAQMD, SMAQMD has not adopted a construction emissions threshold for ROG.

Table 1
SMAQMD Thresholds of Significance

Pollutant	Construction Thresholds	Operational Thresholds
ROG	--	65 lbs/day
NO_X	85 lbs/day	65 lbs/day
PM_{10}*	80 lbs/day 14.6 tons/yr	80 lbs/day 14.6 tons/yr
$PM_{2.5}$*	82 lbs/day 15 tons/yr	82 lbs/day 15 tons/yr

* The thresholds of significance for PM_{10} and $PM_{2.5}$ presented above are only applicable if all feasible best available control technology/best management practices (BACT/BMPs) are applied. If all feasible BACT/BMPs are not applied, then the applicable threshold is zero. All feasible BACT/BMPs would be applied to the proposed project.

Source: SMAQMD, SMAQMD CEQA Guide Revised April 2021.

In order to determine whether the proposed project would result in criteria pollutant emissions in excess of the applicable thresholds of significance presented above, the proposed project's construction and operational emissions were quantified using the web-based California Emissions Estimator Model (CalEEMod) software version 2022.1 – a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including greenhouse gas (GHG) emissions, from land use projects. The model applies inherent default values for various land uses, including construction data, trip generation rates, vehicle mix, trip length, average speed, etc. However, where project-specific data is available, such data should be input into the model.

The proposed project's modeling assumed the following:

- Construction would begin in May 2024 and occur over approximately one and a half years;
- Demolition would involve the removal of 12,000 sf of building material; and
- Site preparation would involve the export of 100 cubic yards of soil.

The proposed project's estimated emissions associated with construction and operations and the project's contribution to cumulative air quality conditions are provided below. All CalEEMod results are included as Appendix A to this Initial Study.

Construction Emissions

During construction of the proposed project, various types of equipment and vehicles would temporarily operate on the project site. Construction exhaust emissions would be generated from construction equipment, vegetation clearing and earth movement activities, construction worker commutes, and construction material hauling for the entire construction period. The aforementioned activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria pollutants. Project

construction activities also represent sources of fugitive dust, which includes PM emissions. As construction of the proposed project would generate air pollutant emissions intermittently within the site and vicinity, until all construction has been completed, construction is a potential concern because the project is in a non-attainment area for ozone, PM_{10}, and $PM_{2.5}$.

To apply the construction thresholds presented in Table 1, projects must implement all feasible SMAQMD BACTs and BMPs related to dust control. The control of fugitive dust during construction is required by SMAQMD Rule 403, and enforced by SMAQMD staff. The BMPs for dust control include the following:

- Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads;
- Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered;
- Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited;
- Limit vehicle speeds on unpaved roads to 15 miles per hour (mph);
- All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [California Code of Regulations [CCR], Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site;
- Provide current certificate(s) of compliance for the California Air Resources Board's (CARB's) In-Use Off-Road Diesel-Fueled Fleets Regulation [CCR, Title 13, sections 2449 and 2449.1]. For more information contact CARB at 877-593-6677, doors@arb.ca.gov, or www.arb.ca.gov/doors/compliance_cert1.html; and
- Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated.

Compliance with the foregoing measures is required pursuant to Rule 403, and project construction is assumed to include compliance with the foregoing measures. The foregoing measures would also be incorporated into the project through Conditions of Approval. Consequently, the project PM emissions are assessed in comparison to the thresholds presented in Table 1 above.

According to the CalEEMod results, the proposed project would result in maximum unmitigated construction criteria air pollutant emissions as shown in Table 2.

Table 2
Maximum Unmitigated Construction Emissions

Pollutant	Proposed Project Emissions	Threshold of Significance	Exceeds Threshold?
NO_X	36.1 lbs/day	85 lbs/day	**NO**
PM_{10}	21.5 lbs/day and 0.29 tons/yr	80 lbs/day and 14.6 tons/yr	**NO**
$PM_{2.5}$	11.6 lbs/day and 0.16 tons/yr	82 lbs/day and 14.6 tons/yr	**NO**

Source: CalEEMod, February 2023 (see Appendix A).

As shown in the table, the project's construction emissions would be below the applicable SMAQMD thresholds of significance for NO_X, PM_{10}, and $PM_{2.5}$. In addition, the proposed project would be required to comply with all SMAQMD rules and regulations for construction, which would further reduce construction emissions of criteria pollutants to levels lower than those presented in Table 2. Applicable rules and regulations would include, but would not be limited to, the following:

- Rule 403 related to Fugitive Dust;
- Rule 404 Related to Particulate Matter;
- Rule 407 related to Open Burning;
- Rule 442 related to Architectural Coatings;
- Rule 453 related to Cutback and Emulsified Asphalt Paving Materials; and
- Rule 460 related to Adhesives and Sealants.

Thus, in accordance with SMAQMD guidance, the proposed project would be considered to have a less-than-significant impact on air quality during construction.

Operational Emissions

Operational emissions of ROG, NO_X, and PM would be generated by the proposed project from both mobile and stationary sources. Day-to-day activities, such as the future vehicle trips to and from the project site, would make up the majority of the mobile emissions. Emissions would also occur from area sources, such as landscape maintenance equipment exhaust.

According to the CalEEMod results, the estimated operational emissions for the project are presented below in Table 3. It should be noted that the proposed project would not involve installation or operation of any pieces of equipment that would require implementation of SMAQMD's BACTs; therefore, the proposed project would be subject to SMAQMD's mass emissions thresholds for PM_{10} and $PM_{2.5}$.

Table 3
Maximum Unmitigated Operational Emissions

Pollutant	Project Emissions	Operational Threshold	Exceeds Threshold?
ROG	5.47 lbs/day	65 lbs/day	**NO**
NO_X	45.6 lbs/day	65 lbs/day	**NO**
PM_{10}	3.23 lbs/day and 0.58 tons/yr	80 lbs/day and 14.6 tons/yr	**NO**
$PM_{2.5}$	0.69 lbs/day and 0.12 tons/yr	82 lbs/day and 15 tons/yr	**NO**

Source: CalEEMod, February 2023 (see Appendix A).

As Table 3 indicates, the project's maximum unmitigated operational emissions would be below the applicable thresholds of significance. Therefore, operations associated with the proposed project would not substantially contribute to the SVAB's non-attainment status for ozone or PM_{10}, and a less-than-significant impact would occur associated with operations.

Cumulative Emissions

A cumulative impact analysis considers a project over time in conjunction with other past, present, and reasonably foreseeable future projects whose impacts might compound those of the project being assessed. Due to the dispersive nature and regional sourcing of air pollutants, air pollution is already largely a cumulative impact. The non-attainment status of regional pollutants, including ozone and PM, is a result of past and present development and, thus, cumulative impacts related to these pollutants could be considered cumulatively significant.

Adopted SMAQMD rules and regulations, as well as the thresholds of significance, have been developed with the intent to ensure continued attainment of AAQS, or to work towards attainment of AAQS for which the area is currently designated non-attainment, consistent with applicable air quality plans. As future attainment of AAQS is a function of successful implementation of SMAQMD's planning efforts, according to the SMAQMD CEQA Guide, by exceeding the SMAQMD's project-level thresholds for construction or operational emissions, a project could contribute to the region's non-attainment status for ozone and PM emissions and could be considered to conflict with or obstruct implementation of the SMAQMD's air quality planning efforts.

As discussed above, the proposed project would result in construction and operational emissions below all applicable SMAQMD thresholds of significance for criteria pollutants. Therefore, the project would not be considered to result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment, and impacts would be considered less than significant.

Conclusion

As discussed above, both construction-related and operational emissions resulting from implementation of the proposed project would be below SMAQMD's applicable thresholds of significance. Because the proposed project would result in emissions below the applicable thresholds of significance during both construction and operations, the proposed project would not violate an AAQS, contribute substantially to an existing or projected air quality violation, or result in PM concentrations greater than the applicable thresholds. Thus, a ***less-than-significant*** impact would result.

c. Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Sensitive receptors are typically defined as facilities where sensitive receptor population groups (i.e., children, the elderly, the acutely ill, and the chronically ill) are likely to be located. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics. In the vicinity of the project site, sensitive land uses include existing single-family residences located to the west and south of the project site; a pre-school located

north of the project site; and a nursing home to the northwest of the project site. The nearest receptors are located approximately 75 feet to the west of where project construction would occur.

The major pollutant concentrations of concern are localized CO, toxic air contaminants (TACs), and criteria pollutants, which are discussed in further detail below.

Localized CO Emissions

Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. Pursuant to the SMAQMD CEQA Guide, emissions of CO are generally of less concern than other criteria pollutants, as operational activities are not likely to generate substantial quantities of CO, and the SVAB has been in attainment for CO for multiple years.[4] The proposed project would not involve operational changes that could result in long-term generation of CO. The use of construction equipment at the project site would result in limited generation of CO; however, the total amount of CO emitted by construction equipment would be minimal and would not have the potential to result in health risks to any nearby receptors. Consequently, the proposed project would result in a less-than-significant impact related to localized CO emissions.

TAC Emissions

Another category of environmental concern is TACs. The CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* (Handbook) provides recommended setback distances for sensitive land uses from major sources of TACs, including, but not limited to, freeways and high traffic roads, distribution centers, and rail yards.[5] The CARB has identified diesel particulate matter (DPM) from diesel-fueled engines as a TAC; thus, high volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic are identified as having the highest associated health risks from DPM. Health risks associated with TACs are a function of both the concentration of emissions and the duration of exposure, where the higher the concentration and/or the longer the period of time that a sensitive receptor is exposed to pollutant concentrations would correlate to a higher health risk.

The proposed project does not include any operations that would be considered a substantial source of TACs. Accordingly, operations of the proposed project would not expose sensitive receptors to excess concentrations of TACs.

Construction-related activities have the potential to generate concentrations of TACs, specifically DPM, from on-road haul trucks and off-road equipment exhaust emissions. However, construction would be temporary and would occur over a relatively short duration in comparison to the operational lifetime of the proposed project. While methodologies for conducting health risk assessments are associated with long-term exposure periods (e.g., over a 30-year period or longer), construction activities associated with the proposed project were estimated to occur over an approximately 1.5-year period. Only portions of the site would be disturbed at a time throughout the construction period, with operation of construction equipment occurring intermittently throughout the course of a day rather than continuously at any one location on the project site. In addition, all construction equipment and operation thereof would be regulated pursuant to the In-Use

[4] Sacramento Metropolitan Air Quality Management District. *Guide to Air Quality Assessment, Chapter 4: Operational Criteria Air Pollutant and Precursor Emissions*. October 2020.

[5] California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. April 2005.

Off-Road Diesel Vehicle Regulation. The In-Use Off-Road Diesel Vehicle Regulation includes emissions reducing requirements such as limitations on vehicle idling, disclosure, reporting, and labeling requirements for existing vehicles, as well as standards relating to fleet average emissions and the use of BACTs. Additionally, DPM is a highly dispersive gas, and concentrations of DPM decline rapidly with distance.[6] Considering the nearest sensitive receptors are located approximately 75 feet west of the site, construction activity is anticipated to occur with sufficient separation from existing developments, which would allow for the dispersion of construction-related DPM, prior to DPM emissions reaching any nearby receptors. Furthermore, the prevailing wind direction in the project area is most often from the west.[7] Therefore, any particulate emissions generated by construction of the proposed project would primarily flow towards the east, away from the existing nearby receptors. Thus, the likelihood that any one sensitive receptor would be exposed to high concentrations of DPM for any extended period of time would be low, and the proposed project would not expose any existing sensitive receptors to any new permanent or substantial TAC emissions.

Impacts of the environment on a project (as opposed to impacts of a project on the environment) are beyond the scope of required CEQA review.[8] While not a CEQA consideration, it should be noted that the project site is located approximately 220 feet west of UPRR tracks. The SMAQMD's Landscaping Guidance for Improving Air Quality Near Roadways[9] recommends providing vegetative barriers to improve air quality on projects sites adjacent to roadways, railroad tracks, and/or identified major sources of TACs. The landscaping implemented on the eastern side of the project site shall be required to comply with the SMAQMD's Landscaping Guidance for Improving Air Quality Near Roadways as a condition of project approval.

Criteria Pollutant Emissions

Rulings from the California Supreme Court (including the *Sierra Club v. County of Fresno* (2018) 6 Cal. 5th 502 case regarding the proposed Friant Ranch Project) have underscored the need for analysis of potential health impacts resulting from the emission of criteria pollutants during operations of proposed projects. Although analysis of project-level health risks related to the emission of CO and TACs has long been practiced under CEQA, the analysis of health impacts due to individual projects resulting from emissions of criteria pollutants is a relatively new field. In October 2020, SMAQMD finalized the *Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District* (Guidance) for the analysis of criteria emissions in areas within the SMAQMD's

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6 *Ibid.*

7 Weather Spark. *Average Weather in Galt California, United States*. Available at: https://weatherspark.com/y/1131/Average-Weather-in-Galt-California-United-States-Year-Round. Accessed August 2022.

8 "[T]he purpose of an EIR is to identify the significant effects of a project on the environment, not the significant effects of the environment on the project." (*Ballona Wetlands Land Trust v. Town of Los Angeles,* (2011) 201 Cal.App.4th 455, 473 (Ballona).) The California Supreme Court recently held that "CEQA does not generally require an agency to consider the effects of existing environmental conditions on a proposed project's future users or residents. What CEQA does mandate… is an analysis of how a project might exacerbate existing environmental hazards." (*California Building Industry Assn. v. Bay Area Air Quality Management Dist*. (2015) 62 Cal.4th 369, 392; see also *Mission Bay Alliance v. Office of Community Investment & Infrastructure* (2016) 6 Cal.App.5th 160, 197 ["identifying the effects on the project and its users of locating the project in a particular environmental setting is neither consistent with CEQA's legislative purpose nor required by the CEQA statutes"], quoting *Ballona, supra*, 201 Cal.App.4th at p. 474.).

9 Sacramento Metropolitan Air Quality Management District. *Landscaping Guidance for Improving Air Quality Near Roadways*. May 2020.

jurisdiction.[10] The Guidance represents SMAQMD's effort to develop a methodology that provides a consistent, reliable, and meaningful analysis in response to the Supreme Court's direction on correlating health impacts to a project's emissions.

The Guidance was prepared by conducting regional photochemical modeling, and relies on the U.S. Environmental Protection Agency's (USEPA's) Benefits Mapping and Analysis Program (BenMAP) to assess health impacts from ozone and $PM_{2.5}$. SMAQMD has prepared two tools that are intended for use in analyzing health risks from criteria pollutants. Small projects with criteria pollutant emissions close to or below SMAQMD's adopted thresholds of significance may use the Minor Project Health Effect Screening Tool, while larger projects with emissions between two and six times greater than SMAQMD's adopted thresholds may use the Strategic Area Project Health Screening Tool. Considering the proposed project would result in emissions lower than the SMAQMD's thresholds of significance (refer to Table 3), the proposed project would qualify for use of the Minor Project Health Effects Screening Tool. It is important to note, however, that the Minor Project Health Effects Screening Tool applies the assumption that all small projects result in emissions of criteria pollutants equal to the SMAQMD thresholds of significance. As shown in Table 3, the proposed project would result in operational emissions well below the SMAQMD thresholds of significance and, thus, the health impacts calculated for the proposed project using in the Minor Project Health Effects Screening Tool are highly conservative. The project's actual health impacts associated with criteria pollutant emissions would be expected to be much less than what is presented herein based on the aforementioned SMAQMD tool. Results from the Minor Project Health Effects Screening Tool are shown in Table 4.

As shown in the table, according to the Minor Project Health Effects Screening Tool, which is based on the highly conservative assumption that the proposed project would emit criteria pollutants at levels equal to the SMAQMD thresholds of significance, the proposed project could result in 1.2 premature deaths per year due to the project's $PM_{2.5}$ emissions and 0.02 premature deaths per year due to the project's ozone emissions. Such numbers represent a very small increase over the background incidence of premature deaths due to $PM_{2.5}$ and ozone concentrations (0.0022 percent and 0.000048 percent, respectively). In addition, according to the Minor Project Health Effects Screening Tool, $PM_{2.5}$ emissions from the proposed project could result in 0.64 asthma-related emergency room visits, and ozone emissions from the proposed project could result in 0.47 asthma-related emergency room visits. Such numbers represent a minute increase over the background level of asthma-related emergency room visits (0.0029 percent and 0.0039 percent, respectively).

As noted above, because the proposed project's emissions would be substantially below the SMAQMD thresholds of significance, the project's actual health impacts associated with criteria pollutant emissions would be much lower than what is presented above.

[10] Sacramento Metropolitan Air Quality Management District. *Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District*. October 2020.

Table 4
Health Effects from Proposed Project

Health Endpoint	Age Range[1]	Incidences Across the 5-Air-District Region Resulting from Project Emissions (per year)[2] (Mean)	Percent of Background Health Incidences Across the 5-Air-District Region[3] (%)	Total Number of Health Incidences Across the 5-Air-District Region (per year)[4]
Respiratory $PM_{2.5}$				
Emergency Room Visits, Asthma	0-99	0.64	0.0029	18,419
Hospital Admissions, Asthma	0-64	0.041	0.0019	1,846
Hospital Admissions, All Respiratory	65-99	0.20	0.00081	19,644
Cardiovascular $PM_{2.5}$				
Hospital Admissions, All Cardiovascular (less Myocardial Infarctions)	65-99	0.10	0.00035	24,037
Acute Myocardial Infarction, Nonfatal	18-24	0.000050	0.0011	4
Acute Myocardial Infarction, Nonfatal	25-44	0.0045	0.0013	308
Acute Myocardial Infarction, Nonfatal	45-54	0.011	0.0013	741
Acute Myocardial Infarction, Nonfatal	55-64	0.018	0.0012	1,239
Acute Myocardial Infarction, Nonfatal	65-99	0.063	0.0011	5,052
Mortality $PM_{2.5}$				
Mortality, All Cause	30-99	1.2	0.0022	44,766
Respiratory Ozone				
Hospital Admissions, All Respiratory	65-99	0.036	0.00013	19,644
Emergency Room Visits, Asthma	0-17	0.19	0.0023	5,859
Emergency Room Visits, Asthma	18-99	0.28	0.0016	12,560
Mortality Ozone				
Mortality, Non-Accidental	0-99	0.020	0.000048	30,386

1 Affected age ranges are shown. Other age ranges are available, but the endpoints and age ranges shown here are the ones used by the USEPA in their health assessments. The age ranges are consistent with the epidemiological study that is the basis of the health function.

2 Health effects are shown in terms of incidences of each health endpoint and how it compares to the base (2035 base year health effect incidences, or "background health incidence") values. Health effects are shown for the Reduced Sacramento 4-km Modeling Domain and the 5-Air-District Region.

3 The percent of background health incidence uses the mean incidence. The background health incidence is an estimate of the average number of people that are affected by the health endpoint in a given population over a given period of time. In this case, the background incidence rates cover the 5-Air-District Region (estimated 2035 population of 3,271,451 persons). Health incidence rates and other health data are typically collected by the government as well as the World Health Organization. The background incidence rates used here are obtained from BenMAP.

4 The total number of health incidences across the 5-Air-District Region is calculated based on the modeling data. The information is presented to assist in providing overall health context.

5 The technical specifications and map for the Reduced Sacramento 4-km Modeling Domain are included in Appendix A, Table A-1 and Appendix B, Figure B-2 of the Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District.

Source: SMAQMD, Minor Project Health Effects Screening Tool Version 2. February 2023 (see Appendix A).

Furthermore, the SMAQMD criteria pollutant thresholds of significance were established with consideration given to the health-based AAQS, and are designed to aid SMAQMD in achieving attainment of the AAQS. The thresholds of significance represent emissions levels that would ensure that project-specific emissions would not inhibit attainment of AAQS and, therefore, would not adversely affect public health. Considering that implementation of the proposed project would not result in emissions of criteria pollutants that would exceed the SMAQMD standards, the proposed project would not inhibit attainment of AAQS and would not result in adverse health impacts related to the emission of criteria pollutants.

The results of the Minor Project Health Effects Screening Tool have been presented for informational purposes only. Overall, because the proposed project would be relatively small compared to the regional growth and development that drives health impacts from criteria pollutants, and the anticipated air quality emissions would fall below all applicable thresholds of significance, potential health impacts related to criteria air pollutants would be less than significant.

Conclusion

Based on the above discussion, the proposed project would not expose any sensitive receptors to substantial concentrations of pollutants, including localized CO, TACs, or criteria air pollutants during construction or operation. Therefore, the proposed project would result in a ***less-than-significant*** impact related to the exposure of sensitive receptors to substantial pollutant concentrations.

d. Pollutants of principal concern include emissions leading to odors, emission of dust, or emissions considered to constitute air pollutants. Air pollutants have been discussed in sections “a” through “c” above. Therefore, the following discussion focuses on emissions of odors and dust.

Odors

While offensive odors rarely cause physical harm, they can be unpleasant, leading to considerable annoyance and distress among the public and can generate citizen complaints to local governments and air districts. Due to the subjective nature of odor impacts, the number of variables that can influence the potential for an odor impact, and the variety of odor sources, quantitative or formulaic methodologies to determine the presence of a significant odor impact are difficult. Adverse effects of odors on residential areas and other sensitive receptors warrant the closest scrutiny; but consideration should also be given to other land use types where people congregate, such as recreational facilities, worksites, and commercial areas. The potential for an odor impact is dependent on a number of variables, including the nature of the odor source, distance between a receptor and an odor source, and local meteorological conditions.

Examples of land uses that have the potential to generate considerable odors include, but are not limited to, WWTPs, landfills, confined animal facilities, composting stations, food manufacturing plants, refineries, and chemical plants. The proposed project would not introduce any such land uses. Furthermore, residential uses are not typically associated with odors and the proposed project would be consistent with typical residential uses. In addition, the proposed project would be subject to all relevant regulations related to odors. The SMAQMD regulates objectionable odors through Rule 402 (Nuisance), which prohibits any person or source from emitting air contaminants that cause detriment,

nuisance, or annoyance to a considerable number of persons or the public. Rule 402 is enforced based on complaints. If complaints are received, the SMAQMD is required to investigate the complaint, as well as determine and ensure a solution for the source of the complaint, which could include operational modifications. Thus, although not anticipated, if odor complaints are made after the proposed project is approved, the SMAQMD would ensure that such odors are addressed and any potential odor effects reduced to less than significant.

Dust

As noted previously, construction of the proposed project is required to comply with all applicable SMAQMD rules and regulations, including, but not limited to, Rule 403 (Fugitive Dust) and Rule 404 (Particulate Matter), and all applicable BACTs and BMPs. Furthermore, all projects within Sacramento County are required to implement the SMAQMD's Basic Construction Emission Control Practices (BCECP). Compliance with SMAQMD rules and regulations and BCECP would help to ensure that dust is minimized during project construction. Following project construction, vehicles operating within the project site would be limited to paved areas of the site, which would not have the potential to create substantial dust emissions. Thus, project operations would not include sources of dust that could adversely affect a substantial number of people.

Conclusion

For the reasons discussed above, construction and operation of the proposed project would not result in emissions, such as those leading to odors and/or dust, that would adversely affect a substantial number of people, and a ***less-than-significant*** impact would occur.

IV. BIOLOGICAL RESOURCES. *Would the project:*		Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	✖	☐	☐
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	✖
c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	✖
d.	Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	✖	☐
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	✖	☐	☐
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	✖	☐

Discussion

a. The following discussion is based primarily on a Biological Review Memorandum (BRM) prepared for the project by Madrone Ecological Consulting (Madrone) (see Appendix B).[11]

Several species of plants and animals within the State of California have low populations, limited distributions, or both. Such species may be considered "rare" and are vulnerable to extirpation as the state's human population grows and the habitats the species occupy are converted to agricultural and urban uses. State and federal laws have provided the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) with a mechanism for conserving and protecting the diversity of plant and animal species native to the state. A sizable number of native plants and animals have been formally designated as threatened or endangered under state and federal endangered species legislation. Others have been designated as "candidates" for such listing. Still others have been designated as "species of special concern" by CDFW. The California Native Plant Society (CNPS) has developed its own set of lists of native plants considered rare, threatened, or endangered. Collectively, these plants and animals are referred to as "special-status species." Although CDFW Species of Special Concern generally do not have special legal status, they are given special consideration under CEQA. Special-status species include the following:

[11] Madrone Ecological Consulting. *Biological Review for the Lippi Ranch Property, City of Galt, Sacramento County, CA.* August 22, 2022.

- Plant and wildlife species that have been formally listed as threatened or endangered, or are candidates for such listing by the CDFW or National Marine Fisheries (NMFS);
- Plant and wildlife species that have been listed as threatened or endangered or are candidates for such listing by the CDFW;
- CDFW Species of Special Concern, which are species that face extirpation in California if current population and habitat trends continue;
- CDFW Fully Protected Species; and
- Species on CNPS Lists 1 and 2, which are considered to be rare, threatened, or endangered in California by the CNPS and CDFW.

In addition to regulations for special-status species, most birds in the U.S., including non-status species, are protected by the Migratory Bird Treaty Act (MBTA) of 1918. Under the MBTA, destroying active nests, eggs, and young is illegal. In addition, plant species on CNPS Lists 1 and 2 are considered special-status plant species and are protected under CEQA.

Madrone conducted a literature review in order to identify potential biological resource constraints and assess the suitability of habitats on the project site to potentially support State- and federally-protected species. Madrone's literature review included a review of the following databases:

- California Natural Diversity Database (CNDDB) query of Plant and Wildlife Species on the project site and all areas within five miles of the project site;
- USFWS Information for Planning and Conservation (IpaC) query for the project site;
- USFWS National Wetlands Inventory website; and
- Final South Sacramento Habitat Conservation Plan (SSHCP) (February 2018)

In addition, Madrone conducted a reconnaissance-level field survey of the project site on October 15, 2021 to identify on-site habitats, which could potentially support special-status species, and to conduct an aquatic resources assessment. The site visit also included a survey of potential nesting habitat and an assessment of general site conditions within the project site.

Currently, the northern portion of the subject property is developed with two single-family residences, a dingbat-style apartment building, a barn, and a groundwater pumphouse; the remainder of the project site is undeveloped with fallow agricultural land and limited trees. Wetlands, drainages, or ditches are not located on the project site. The project site is generally bound by vacant land and UPRR tracks to the east; multi-family residences and a pre-school to the north; a senior mobile home community to the west; and single-family residences to the south.

The project site and the off-site improvement areas are located within the boundaries of the SSHCP, which is intended to provide an effective framework to protect natural resources in south Sacramento County, including special-status species. According to the BRM, 10.19 acres of the project site are categorized as Cropland land types and 1.79 acres for the project site are categorized as Developed land cover types.

Based on the results of the database review and field survey conducted as part of the BRM, the potential for species covered by the SSHCP and other special-status species to occur on the project site or off-site improvement areas are discussed in further detail below. It should be noted that the off-site improvement areas associated with the installation of water and sewer lines within 3rd Street are paved.

Special-Status Plants

According to the BRM, the project site does not support wetlands or streams/creek and, therefore, lacks suitable habitat for any special-status plant species that could potentially occur in the surrounding area, including Ahart's dwarf rush, Bogg's Lake hedge-hyssop, dwarf downingia, Legenere, pincushion navarretia, and Sanford's arrowhead. Furthermore, the project site has been subject to prior disturbance associated with agricultural uses. Therefore, construction activities associated with the proposed project would not result in adverse effects to special-status plant species.

Special-Status Wildlife

The proposed project's potential to result in adverse effects to special-status wildlife species is discussed in further detail below.

Swainson's Hawk

Swainson's hawk is known to breed in stands with few trees in juniper-sage flats, riparian areas, and in oak savannah. The species is also found in adjacent suitable foraging areas such as grasslands. According to the BRM, the project site is modeled as habitat for Swainson's hawk. The existing trees occurring within the project site and along the southern and western boundaries of the site present suitable nesting habitat for the species. The existing agricultural uses on the project site provide suitable foraging habitat for the species. Given that the project area includes suitable nesting and foraging habitat for the Swainson's hawk, development of the project site could result in a significant adverse impact to the species. Pre-construction surveys and Avoidance and Minimization Measures (AMMs) for Swainson's hawk are required by the SSHCP.

White-Tailed Kite

The white-tailed kite is identified by California Fish and Game Code 3511 as a fully protected species. Potential nesting habitat for the white-tailed kite occurs within various existing landscaping trees along the sidewalks which border the project site. The white-tailed kite may also forage within the ruderal grasses growing on the project site. Potential nesting trees would be removed as part of development. Therefore, mitigation would be required in order to ensure that construction activities associated with the project would not adversely impact potential white-tailed kite nesting and foraging habitat.

Nesting Raptors and Migratory Birds

The project site contains existing trees, including Valley oak, live oak, tree of heaven, and almond, along the eastern, western, and southern perimeter of the project site and clustered around the existing single-family residences, that could provide nesting habitat for raptors and migratory birds protected by the MBTA. Such trees would be removed as part of the proposed project. Construction activities that adversely affect the nesting success of raptors and migratory birds (i.e., lead to the abandonment of active nests) or result in mortality of individual birds constitute a violation of State and federal laws. Thus, in the event that such species occur on-site during the breeding season, project

construction activities could result in an adverse effect to species protected under the MBTA.

Greater Sandhill Crane

Greater sandhill crane habitat includes open grasslands, marshes, and edges of lakes, ponds and river banks. Wintering habitat includes a communal roost in shallow water. As previously mentioned, the project site is located within the SSHCP-modeled foraging habitat for greater sandhill crane. While Madrone did not detect the presence of the species or typical roosting sites, the species could occupy the area prior to the start of construction. Thus, in the absence of pre-construction surveys and other measures for greater sandhill crane, a potentially significant impact could occur. Pre-construction surveys and AMMs for greater sandhills cranes are required by the SSHCP.

Tricolored Blackbird

Tricolored blackbird is known to breed near fresh water in dense emergent vegetation, near adjacent foraging habitat. According to the results of the field survey, the subject property does not contain suitable foraging and nesting-foraging habitat for tricolored blackbird. However, the project site is within SSHCP-modeled nesting foraging habitat for the tricolored blackbird. Thus, tricolored blackbird could occupy the site or off-site improvement areas prior to the start of construction. Thus, in the absence of pre-construction surveys and other measures for tricolored blackbird, a potentially significant impact could occur. Pre-construction surveys and AMMs for greater sandhills cranes are required by the SSHCP.

Western Red Bat and Other Special-Status Bats

Western red bat is known to roost in trees or shrub foliage, as well as caves and vacant structures. The trees located along the southern boundary of the project site are within the SSHCP-modeled foraging habitat for western red bats. According to Madrone, the on-site trees and existing buildings could be used by roosting bats and migratory birds. Thus, the proposed project could result in a potential adverse impact to western red bat and other special-status bat species. Pre-construction surveys and AMMs for western red bats are required by the SSHCP.

Western Burrowing Owl

The project site and off-site improvement areas are located within the SSHCP-modeled foraging habitat for western burrowing owl. Western burrowing owls were not observed during Madrone's field survey or during protocol level pre-construction surveys conducted as part of the development of the adjacent site, and are unlikely to occur at the project site. However, the project site is located within the SSHCP-modeled foraging habitat for western burrowing owl, and, therefore, the species could occupy the project site prior to the start of construction. The fallow fields at the project site lack suitable western burrowing owl burrows and suitable habitat in the form of ground squirrel burrows were absent from the project site; however, the UPRR grade could provide suitable cover for the species. In addition, the nearest recorded observation of western burrowing owl is more than three miles from the project site. However, the project site is within modeled breeding habitat and, thus, any rodent control would be required to follow the guidelines described in SSHCP AMM WBO-7. Based on the above, the absence of other measures for western burrowing owl, a potentially significant impact could occur. AMMs for the western burrowing owl are required by the SSHCP.

Conclusion

Based on the above, special-status plants do not have the potential to occur on-site or at the off-site improvement area and, thus, would not be impacted by the proposed development. The project site provides potential habitat for Swainson's hawk and white-tailed kite, and contains suitable nesting trees for other raptors, western red bats, and migratory birds protected by the MBTA. While habitat for western burrowing owl, tricolored blackbird, and the greater sandhill crane were not encountered on-site, the project site is within the SSHCP modeled habitat for the aforementioned species. Thus, construction activities associated with the proposed project could have an adverse effect, either directly or through habitat modifications, on species identified as special-status species in local or regional plans, policies, or regulations, or by the CDFW or the USFWS, and a ***potentially significant*** impact could result.

Mitigation Measure(s)

Implementation of the following mitigation measures, as adapted from the SSHCP, would reduce the above potential impact to a *less-than-significant* level.

Obtain an SSHCP Permit

IV-1. *Before the approval of grading and improvement plans and before any groundbreaking activity associated with the project, the project applicant shall ensure that authorization pursuant to SSHCP will be obtained. To obtain such authorization, the SSHCP Permit Application shall include the following components as identified in Chapter 10, Section 10.4.2, of the SSHCP:*

- *Applicant Information;*
- *Project Description and Map;*
- *Land Cover Type Map;*
- *Wetland Delineation Map;*
- *Modeled Species Habitat Map;*
- *Description of How the Development Complies with the SSHCP Avoidance and Minimization Measures outlined in Chapter 5, Section 5.4, of the SSHCP;*
- *Proposed Mitigation; and*
- *Results of Covered Species (special-status species) Pre-Construction Surveys.*

Swainson's Hawk

IV-2. *Prior to and during all ground-disturbing activities, the project applicant shall comply with SSHCP SWHA-1 (Swainson's Hawk Surveys) and SSHCP SWHA-2 (Swainson's Hawk Pre-construction Surveys), and based on the results of surveys conducted under those measures, comply with SSHCP SWHA-3 (Swainson's Hawk Nest Buffer) and SSHCP SWHA-4 (Swainson's Hawk Nest Buffer Monitoring).*

Covered Raptor Species, including White-Tailed Kite

IV-3. *Prior to and during all ground-disturbing activities, the project applicant shall comply with SSHCP AMMs RAPTOR-1 (Raptor Surveys) and RAPTOR-2 (Raptor Pre-Construction Surveys), and based on the results*

of surveys conducted under those measures, comply with RAPTOR-3 (Raptor Nest/Roost Buffer), and RAPTOR-4 (Raptor Nest/Roost Buffer Monitoring.

Nesting Raptors and Migratory Birds

IV-4. *A qualified biologist shall conduct a preconstruction nesting bird survey of all areas associated with construction activities, and a 100-foot buffer around these areas, within 14 days prior to commencement of construction if construction occurs during the nesting season (February 1 through August 31). These surveys can be conducted concurrently with surveys required under IV-3. The results of the preconstruction nesting bird survey shall be submitted to the City of Galt. If nests are not found during the survey, further measures shall not be required. If active nests are found, a no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in consultation with the CDFW. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary.*

Greater Sandhill Crane

IV-5. *Prior to and during all ground-disturbing activities, the project applicant shall comply with SSHCP GSC-1 (Greater Sandhill Crane Surveys) and SSHCP GSC-2 (Greater Sandhill Crane Pre-construction Surveys), and based on the results of surveys conducted under those measures, comply with SSHCP GSC-3 (Greater Sandhill Crane Roosting Buffer), SSHCP GSC-4 (Greater Sandhill Crane Visual Barrier), and SSHCP GSC-5 (Greater Sandhill Crane Roosting Buffer Monitoring).*

Tricolored Blackbird

IV-6. *Prior to and during all ground-disturbing activities, the project applicant shall comply with SSHCP TCB-1 (Tricolored Blackbird Surveys) and SSHCP TCB-2 (Tricolored Blackbird Pre-construction Surveys), and based on the results of surveys conducted under those measures, comply with SSHCP TCB-3 (Tricolored Blackbird Nest Buffer) and SSHCP TCB-4 (Tricolored Blackbird Nest Buffer Monitoring)*

Western Red Bat

IV-7. *Prior to and during all ground-disturbing activities, the project applicant shall comply with SSHCP BAT-1 (Maternity Roost Surveys) and SSHCP BAT-2 (Maternity Roost Pre-construction Surveys), and based on the results of the surveys conducted under those measures, comply with SSHCP BAT-3 (Maternity Roost Buffer) and SSHCP BAT-4 (Bat Eviction Methods for Non-Maternity and Non-Hibernaculum Roosts).*

Other Special-Status Bats

IV-8. *An approved biologist shall conduct a survey of trees on-site for other bat species. Should bat species be observed, SSHCP BAT-4 shall be implemented.*

Western Burrowing Owl

IV-9. *Prior to and during all ground-disturbing activities, the project applicant shall comply with SSHCP WBO-1 (Western Burrowing Owl Surveys) and SSHCP WBO-7 (Rodent Control).*

b,c. During the field survey conducted by Madrone, potentially jurisdictional habitats, riparian habitat, federally protected wetlands, and other sensitive natural communities, as well as aquatic features were not found on the project site. Wetlands or other aquatic features do not exist within the off-site improvement areas associated with 3rd Street, which is a paved roadway. Therefore, the proposed project would not have a substantial adverse effect on riparian habitat, sensitive natural communities, or federally protected wetlands, and ***no impact*** would occur.

d. The project site is located in an urbanized area and is generally bound by vacant land and UPRR tracks to the east; multi-family residences and a pre-school to the north; a senior mobile home community to the west; single-family residences to the south. The developed nature of the surrounding area precludes the use of the project site as a migratory corridor. Therefore, the project site and surrounding existing uses do not support any substantial wildlife movement corridors or wildlife nursery sites. As such, the project would not interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites, and a ***less-than-significant*** impact would occur.

e. Of the 138 on-site trees, 60 would be removed as part of the proposed project. According to the Arborist Report prepared for the project (see Appendix C), four oak trees slated for removal are considered protected trees according to Section 18.52.060, The Cutting and Removal of Heritage Oak and Public Trees, of the City's Municipal Code.[12] Therefore, the proposed project would be required to comply with Section 18.52.060 by acquiring the appropriate permits prior to tree removal. In addition, the proposed project would be required to comply with General Plan Policy COS-3.2: Mature Tree and Woodland Preservation, which indicates that the City of Galt will encourage retention of mature trees and woodlands to the maximum extent possible. Without compliance with such regulations, a ***potentially significant*** impact could occur related to conflicting with local policies or ordinances protecting biological resources.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

IV-10. *Prior to the removal of any protected trees, a tree removal permit shall be obtained from the City of Galt, and the project applicant shall comply with all of the conditions of the permit. If the project applicant determines that one or more of the protected trees may be retained, a tree preservation plan shall be prepared for the proposed project identifying all protection and mitigation measures to be taken. The measures shall remain in place for the duration of the construction activities at the project site. The tree*

[12] California Tree and Landscape Consulting, Inc. *Arborist Report for Lippi Ranch Development Project, Galt, CA Parcel Numbers 50-0247-006, 007, 011, & 150-0101-046.* July 15, 2022.

preservation plan shall be submitted to and approved by the City of Galt Community Development Department.

f. The project site is located within the boundaries of the SSHCP, which establishes an effective framework to protect natural resources in south Sacramento County, while improving and streamlining the environmental permitting process for impacts on endangered species, and provides guidance for the mitigation of impacts to covered species. According to the BRM, the project site is located within the Urban Development Area (UDA) of the SSHCP. Applicable AMMs for SSHCP-covered species known to occur within the project region have been included in Mitigation Measures IV-1 through IV-9 of this Initial Study. Additionally, the project applicant would be required to pay all applicable development fees according to the project site's land cover types. The current per-acre fees for land cover types/habitats occurring on the site are as follows:

- Cropland: $17,759
- Developed: No Fee

Alternatively, a project may dedicate land in lieu of paying development fees. Given implementation of Mitigation Measure IV-1 through IV-3 and Mitigation Measures IV-5 through IV-9 and payment of required fees, if applicable, the proposed project would not conflict with the applicable provisions of the SSHCP and a ***less-than-significant*** impact would occur related to conflicts with an adopted HCP, NCCP, or other approved local, regional, or State HCP.

V. CULTURAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	✖	☐	☐	☐
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	☐	✖	☐	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries.	☐	✖	☐	☐

Discussion

The following is primarily based on a Cultural Resources Inventory and Evaluation Report prepared for the proposed project by ECORP Consulting, Inc. (ECORP) (see Appendix D).[13]

a. The Cultural Resources Inventory and Evaluation Report consisted of a literature review to identify any previously recorded cultural resources and a field survey, conducted on September 29, 2022, of the entire project site. ECORP conducted research to obtain archaeological, ethnographic, historical, and environmental information about the project site and surrounding area. The literature review included online resources, historical maps and aerials, and secondary sources that pertained to Sacramento County. On August 23, 2022, the North Central Information Center (NCIC) performed a records search of the California Historic Resources Information System (CHRIS) for cultural resource site records and survey reports within a 0.5-mile radius of the project site. The CHRIS search determined that the project site has not been subject to any previous cultural studies; however, 11 studies have been conducted within a 0.5-mile radius of the project site. While previously documented pre-contact and historic archaeological sites, architectural resources, or traditional cultural properties have not been recorded at the project site, 11 previously recorded historic archaeological resources have been recorded within a 0.5-mile radius of the project site. However, the proposed project would not affect the previously identified archaeological and cultural resources located off-site.

   The Lippi Ranch property consists of a total of five buildings within the project site, including two houses (main residence and ranch-style house), one dingbat-style apartment building, and two ancillary buildings (barn and pumphouse). The main residence was constructed in 1912 and the barn and pumphouse were constructed circa 1910, while the ranch-style residence and dingbat-style apartment building were constructed in the 1960s.

   In order to determine whether the aforementioned on-site structures are historically significant, the structures would be required to undergo evaluation using the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR) eligibility criteria.

[13] ECORP Consulting, Inc. *Cultural Resources Inventory and Evaluation Report for Lippi Ranch, Sacramento County, California.* March 2023.

The NRHP and CRHR eligibility criteria include the following:

(1)/(A) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the U.S.;
(2)/(B) It is associated with the lives of persons important to local, California, or national history;
(3)/(C) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
(4)/(D) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition, the resources must retain integrity. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The resource must be at least 50 years old, except in exceptional circumstances.

Based on the age of the structures, ECORP determined that the main residence, barn, and pumphouse are potentially eligible for listing on the NRHP and/or the CRHR. In addition, ECORP coordinated with the Galt Area Historical Society and determined that the Lippi Ranch property may be eligible for listing on the NRHP as a farm/ranch property under Criteria A at the local level of significance due to its association with the development of irrigated agriculture and viticulture in the City of Galt.

Based on the above information, because the main residence, barn, and pumphouse are eligible for listing in the NRHP and/or the CRHR, development of the proposed project could cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the CEQA Guidelines. Therefore, a ***potentially significant*** impact could occur.

Further analysis of the above impact will be included in the Cultural Resources chapter of the Lippi Ranch Subdivision Project EIR.

b,c. As discussed above, portions of the Lippi Ranch property could be considered historic-period cultural resources. However, on August 22, 2022, the Native American Heritage Commission (NAHC) conducted a records search of the Sacred Lands File (SLF), which indicated that archaeological and other cultural resources are not known to be present in the project vicinity.

According to the Cultural Resources Inventory and Evaluation Report, the project site is underlain by Pleistocene-Holocene-age alluvium, lake, playa, and terrace deposits. Given that the project area dates to the Holocene Epoch (11,700 years ago to the present) and the project site is relatively partially developed, the Cultural Resources Inventory and Evaluation Report determined that a low to moderate potential exists for buried resources to occur within the project site. In addition, the results of the SLF record search indicated that archaeological and other cultural resources are not known to be present in the project vicinity. While the project site has been subject to ground disturbance associated with past agricultural activities and development, unknown archaeological resources, including human remains, have the potential to be uncovered during future ground-disturbing construction and excavation activities at the subject property. If previously unknown resources are encountered during construction activities, the proposed project could

cause a substantial adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines Section 15064.5 and/or disturb human remains, including those interred outside of dedicated cemeteries. Therefore, impacts could be considered ***potentially significant***.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

V-1. *Prior to grading permit issuance, the developer shall submit plans to the City of Galt Community Development Department for review and approval which indicate (via notation on the improvement plans) that if historic and/or cultural resources are encountered during site grading or other work within the project site or off-site improvement areas, all such work shall be halted immediately within 100 feet and the developer shall immediately notify the Community Development Department, representatives of the Wilton Rancheria, and the appropriate Federal and State agencies of the discovery. In such case, the developer shall be required, at their own expense, to retain the services of a qualified archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, as well as Native American Representatives and Monitors from traditionally and culturally affiliated Native American Tribes, for the purpose of assessing the significance of the find and recommending further evaluation and treatment as necessary, which may include recording, protecting, reburial, or curating the discovery as appropriate. The archaeologist shall be required to submit to the Community Development Department for review and approval a report of the findings and method of curation or protection of the resources. Further grading or site work within the area of discovery shall not be allowed until the preceding work has occurred.*

V-2. *If human remains, or remains that are potentially human, are found during construction, a professional archeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance, all such work shall be halted immediately within 100 feet and the developer shall immediately notify the Community Development Department, representatives of the Wilton Rancheria, and the appropriate Federal and State agencies of the discovery. The archaeologist shall notify the City of Galt Community Development Department and the Sacramento County Coroner (per §7050.5 of the State Health and Safety Code). The provisions of §7050.5 of the California Health and Safety Code, §5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the applicant does not agree with the recommendations of the MLD, the NAHC can mediate (§5097.94 of the Public Resources Code). If an agreement is not reached, the qualified*

archaeologist or most likely descendent must rebury the remains where they will not be further disturbed (§5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center, using an open space or conservation zoning designation or easement, or recording a reinternment document with the county in which the property is located (AB 2641). Work cannot resume within the no-work radius until the Galt Community Development Department, through consultation as appropriate, determines that the treatment measures have been completed to their satisfaction.

VI. ENERGY. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	✖	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	✖	☐

Discussion

a,b. The main forms of available energy supply are electricity, natural gas, and oil. A description of the 2022 California Green Building Standards Code and the Building Energy Efficiency Standards, with which the proposed project would be required to comply, as well as discussions regarding the proposed project's potential effects related to energy demand during construction and operations, are provided below.

California Green Building Standards Code

The 2022 California Green Building Standards Code, otherwise known as the CALGreen Code (CCR Title 24, Part 11), is a portion of the California Building Standards Code (CBSC), which became effective with the rest of the CBSC on January 1, 2023.[14] The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. The provisions of the code apply to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure throughout California. Requirements of the CALGreen Code include, but are not limited to, the following measures:

- Compliance with relevant regulations related to future installation of electric vehicle (EV) charging infrastructure in residential and non-residential structures;
- Indoor water use consumption is reduced through the establishment of maximum fixture water use rates;
- Outdoor landscaping must comply with the California Department of Water Resources' MWELO, or a local ordinance, whichever is more stringent, to reduce outdoor water use;
- Diversion of 65 percent of construction and demolition waste from landfills;
- Incentives for installation of electric heat pumps, which use less energy than traditional heating, ventilation, and air conditioning (HVAC) systems and water heaters;
- Required solar PV system and battery storage standards for certain buildings; and
- Mandatory use of low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring, and particle board.

Building Energy Efficiency Standards

The 2022 Building Energy Efficiency Standards is a portion of the CBSC, which expands upon energy-efficiency measures from the 2019 Building Energy Efficiency Standards, went into effect starting January 1, 2023. The 2022 standards provide for additional

[14] California Building Standards Commission. *2022 California Green Building Standards Code*. 2023.

efficiency improvements beyond the 2019 standards. The proposed project would be subject to all relevant provisions of the most recent update of the CBSC, including the Building Energy Efficiency Standards. Adherence to the most recent CALGreen Code and Building Energy Efficiency Standards would ensure that the proposed structure would consume energy efficiently.

Construction Energy Use

Construction of the proposed project would involve on-site energy demand and consumption related to use of oil in the form of gasoline and diesel fuel for construction worker vehicle trips, hauling and materials delivery truck trips, and operation of off-road construction equipment. In addition, diesel-fueled portable generators may be necessary to provide additional electricity demands for temporary on-site lighting, welding, and for supplying energy to areas of the site where energy supply cannot be met via a hookup to the existing electricity grid. Even during the most intense period of construction, due to the different types of construction activities (e.g., site preparation, grading, building construction), only portions of the project site and off-site improvement areas would be disturbed at a time, with operation of construction equipment occurring at different locations on the project site, rather than a single location. Project construction would not involve the use of natural gas appliances or equipment.

All construction equipment and operation thereof would be regulated by the CARB's In-Use Off-Road Diesel Vehicle Regulation. The In-Use Off-Road Diesel Vehicle Regulation is intended to reduce emissions from in-use, off-road, heavy-duty diesel vehicles in California by imposing limits on idling, requiring all vehicles to be reported to CARB, restricting the addition of older vehicles into fleets, and requiring fleets to reduce emissions by retiring, replacing, or repowering older engines, or installing exhaust retrofits. In addition, as a means of reducing emissions, construction vehicles are required to become cleaner through the use of renewable energy resources. The In-Use Off-Road Diesel Vehicle Regulation would therefore help to improve fuel efficiency for equipment used in construction of the proposed project. Technological innovations and more stringent standards are being researched, such as multi-function equipment, hybrid equipment, or other design changes, which could help to further reduce demand on oil and limit emissions associated with construction.

Based on the above, the temporary increase in energy use occurring during construction of the proposed project would not result in a significant increase in peak or base demands or require additional capacity from local or regional energy supplies. In addition, construction activities would be required to comply with all applicable regulations related to energy conservation and fuel efficiency, which would help to reduce the temporary increase in demand.

Operational Energy Use

Following implementation of the proposed project, SMUD and PG&E would provide electricity and natural gas to the project site. Energy use associated with operation of the proposed project would be typical of residential uses, requiring electricity and natural gas for interior and exterior building lighting, HVAC, electronic equipment, refrigeration, appliances, and more. Maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment. In addition to on-site energy use, the proposed project would result in transportation energy use associated with vehicle trips generated by the proposed residential development.

The proposed residential project would be subject to all relevant provisions of the most recent update of the CBSC, including the Building Energy Efficiency Standards. Adherence to the most recent CALGreen Code and the Building Energy Efficiency Standards would ensure that the proposed structures would consume energy efficiently through the incorporation of such features as efficient water heating systems, high performance attics and walls, and high efficacy lighting. Required compliance with the CBSC would ensure that the building energy use associated with the proposed project would not be wasteful, inefficient, or unnecessary. In addition, electricity supplied to the project site by SMUD would comply with the State's Renewable Portfolio Standard (RPS), which requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 33 percent of total procurement by 2020 and to 60 percent by 2030. Thus, a portion of the energy consumed during operation of the proposed project would originate from renewable sources.

The CARB prepared the 2022 Scoping Plan for Achieving Carbon Neutrality (2022 Scoping Plan),[15] which builds upon previous efforts to reduce GHG emissions and is designed to continue to shift the California economy away from dependence on fossil fuels. Appendix D of the 2022 Scoping Plan provides suggestions for prioritizing various types of mitigation, such as on-site GHG-reducing design features and mitigation measures. Appendix D includes the methods to reduce Vehicle Miles Traveled (VMT), support building decarbonization, and provide access to shared mobility services or transit, as well as EV charging. Appendix D provides further suggestions for prioritizing other mitigation types, including non-local off-site mitigation, and voluntary offsets issued by a recognized and reputable voluntary carbon registry. The regulation described above, with which the proposed project must comply, would be consistent with the intention of the 2022 Scoping Plan and the recommended actions included in Appendix D of the 2022 Scoping Plan.

With regard to transportation energy use, the proposed project would comply with all applicable regulations associated with vehicle efficiency and fuel economy. In addition, as discussed in Section XVII, Transportation, of this Initial Study, the project site is not anticipated to substantially increase VMT. Furthermore, the City of Galt and surrounding areas provides residents with numerous public transportation options. Transit options include Dial-A-Ride, Highway 99 Express, Delta Route, and other modes of public transit. Transit would provide access to several grocery stores, restaurants, banks, and schools within close proximity to the project site. The site's access to public transit and proximity to bicycle and pedestrian facilities, such as existing sidewalks along 3rd Street, would reduce VMT and, consequently, fuel consumption associated with the proposed single-family residences.

Conclusion

Based on the above, construction and operation of the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Thus, a ***less-than-significant*** impact would occur.

[15] California Air Resources Board. *2022 Scoping Plan for Achieving Carbon Neutrality.* November 16, 2022.

VII. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	✖	☐
ii. Strong seismic ground shaking?	☐	☐	✖	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	✖	☐
iv. Landslides?	☐	☐	✖	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	✖	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	✖	☐
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	✖	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	✖
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	✖	☐	☐

Discussion

ai-ii. According to the City of Galt General Plan EIR, the City of Galt is not located within an Alquist-Priolo Earthquake Fault Zone and is not located in the immediate vicinity of an active fault.[16] The nearest active fault is the Clayton-Marsh Creek-Greenville Fault, which is located over 40 miles southwest of the project site. Thus, the potential for fault rupture risk at the project site is relatively low.

An earthquake of moderate to high magnitude generated by the above fault could cause considerable ground shaking at the project site. However, General Plan Policy SS-1.7 requires all new buildings to be properly engineered in accordance with the CBSC, which includes engineering standards appropriate for the seismic area in which the project site is located. Conformance with the design standards is verified by the City prior to the issuance of building permits. Projects designed in accordance with the CBSC should be able to: 1) resist minor earthquakes without damage; 2) resist moderate earthquakes without structural damage, but with some non-structural damage; and 3) resist major earthquakes without collapse, but with some structural, as well as non-structural damage. Although conformance with the CBSC does not guarantee that substantial structural damage would not occur in the event of a maximum magnitude earthquake, conformance with the CBSC can reasonably be assumed to ensure structures would be survivable, allowing occupants to safely evacuate in the event of a major earthquake.

[16] City of Galt. *City of Galt General Plan Policy Document*. April 2009.

Conformance with the CBSC design standards is enforced through building plan review and approval by the City. Based on the above, the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault or strong seismic ground shaking. Thus, a ***less-than-significant*** impact would occur.

aiii,aiv,
c. The proposed project's potential effects related to liquefaction, subsidence/settlement, landslides, and lateral spreading are discussed in detail below.

Liquefaction

Liquefaction is the temporary transformation of loose, saturated granular sediments from a solid state to a liquefied state as a result of seismic ground shaking. In the process, the soil undergoes transient loss of strength, which commonly causes ground displacement or ground failure to occur. Because saturated soils are a necessary condition for liquefaction, soil layers in areas where the groundwater table is near the surface have higher liquefaction potential than those in which the water table is located at greater depths. Additionally, loose unsaturated sandy soils have the potential to settle during strong seismic shaking. Liquefaction can often result in subsidence or settlement. According to the Geotechnical Engineering Report prepared for the project site by Wallace & Kuhl Associates (see Appendix F), groundwater was recorded at the project site at depths of 43.2 feet below the estimated average elevation of the project site. Given that groundwater was not encountered near the surface, the project site would have a lower potential for liquefaction.

The California Geological Survey has not evaluated the project site for liquefaction hazards.[17] The nearest known liquefaction zone is located approximately 20 miles southwest of the project site. As part of the Geotechnical Engineering, Wallace & Kuhl Associates conducted a U.S. Department of Agriculture's Web Soil Survey for the project site.[18] According to the Web Soil Survey, the project site is underlain by Kimball soil series, consisting of silt loam to depths of 24 inches, underlain by clay and sandy loam to a depth of 60 inches. Silt loams do not represent the type of unconsolidated soil that is typically subject to liquefaction. According to the Geotechnical Engineering Report, the potential for soil liquefaction is low. Due to the low-likelihood that development within the project site would be subject to risks from liquefaction, implementation of the proposed project would not result in risks related to liquefaction, either seismically induced or otherwise.

Subsidence/Settlement

The General Plan EIR determined that subsidence in the City of Galt has occurred primarily along the Delta within the City's planning area. The City is considered a potential subsidence area due to the underlying groundwater basin and the rates of groundwater withdrawal that have occurred in the past. Although subsidence has the potential to occur in the project area, the EIR concluded that with implementation of General Plan Policies SS-2.1, SS-2.2, SS-2.3, and LU-1.9, impacts related to subsidence and settlement would be reduced to a less-than-significant level. Such policies include limits on development within unstable areas and requirements related to preparation of grading and erosion

[17] California Department of Conservation. *California Earthquake Hazards Zone Application.* Available at: https://maps.conservation.ca.gov/cgs/EQZApp/app/. Accessed February 2022.

[18] Wallace & Kuhl Associates. *Preliminary Geotechnical Engineering Report, Lippi Ranch Property.* November 18, 2021.

control plans for new development projects. Given that the proposed project would comply with the aforementioned policies, as well as General Plan Policy SS-1.7, requiring new buildings be built in accordance with the CBSC, the potential for subsidence to pose a risk to the proposed residential development would be relatively low. Given the proposed project's compliance with established standards in the General Plan, impacts related to subsidence and settlement would be anticipated to be less than significant.

Landslides

Seismically-induced landslides are triggered by earthquake ground shaking. The risk of landslide hazard is greatest in areas with steep, unstable slopes. According to the Geotechnical Engineering Report, the topography of the project site is relatively flat. Although the project site has not been evaluated by the California Geological Survey for seismic landslide hazards,[19] given the flat topography of the project site, the proposed project would not be subject to substantial landslide risks.

Lateral Spreading

Lateral spreading is horizontal/lateral ground movement of relatively flat-lying soil deposits towards a free face such as an excavation, channel, or open body of water; typically, lateral spreading is associated with liquefaction of one or more subsurface layers near the bottom of the exposed slope. The project site does not contain any slopes and is not located near any open faces that would be considered susceptible to lateral spreading. In addition, as previously discussed, implementation of the proposed project would not result in risks related to liquefaction. Based on the above, the potential for lateral spreading to pose a risk to the proposed development is low.

Conclusion

Based on the above, the proposed project would not be subject to substantial risks related to liquefaction, landslides, or lateral spreading. Compliance with City policies and standard construction regulations included in the CBSC would ensure that the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving subsidence or settlement. Furthermore, the proposed project would not 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 subsidence, liquefaction, or collapse. Thus, a ***less-than-significant*** impact would occur.

b. Issues related to erosion and degradation of water quality during construction are discussed in further detail in Section X, Hydrology and Water Quality, of this Initial Study. As noted therein, the proposed project would not result in substantial soil erosion or the loss of topsoil. Thus, a ***less-than-significant*** impact would occur.

d. Expansive soils are those possessing clay particles that react to moisture changes by shrinking or swelling. Expansive soils can also consist of silty to sandy clay. If structures are underlain by expansive soils, foundation systems must be capable of tolerating or resisting any potentially damaging soil movements, and building foundation areas must be properly drained. According to the Geotechnical Engineering Report prepared for the project site, the near-surface soils at the project site consist of low plastic clays, which have a very low potential for expansion with increases in soil moisture content. Thus,

[19] *Ibid.*

potential on-site impacts related to expansive soils and direct or indirect risks to life or property are ***less-than-significant.***

e. The proposed project would connect to existing City sewer infrastructure. Thus, the construction or operation of septic tanks or other alternative wastewater disposal systems is not included as part of the project. Therefore, ***no impact*** regarding the capability of soil to adequately support the use of septic tanks or alternative wastewater disposal systems would occur.

f. The City's General Plan indicates that known paleontological resources could exist along the major waterways, especially the Cosumnes River, and along the Dry Creek corridor.[20] Development allowed under the General Plan could result in the discovery and disturbance of previously unknown or undiscovered paleontological resources. The City's General Plan EIR concluded that with implementation of Policy HRE-4.1 through HRE-4.4, which require all new development projects to comply with procedures upon discovery of unique paleontological resources, impacts related to disturbance of paleontological resources would be less than significant. The City's General Plan does not note the existence of any unique geologic features within the City.

The proposed project does not contain any unique geologic features; however, previously unknown paleontological resources could exist within the subject property or off-site improvement areas due to the presence of the Dry Creek channel within five miles of the project site. Thus, ground-disturbing activity, such as grading, trenching, or excavating associated with implementation of the proposed project, could have the potential to disturb or destroy such resources. Therefore, the proposed project could result in the direct or indirect destruction of a unique paleontological resource, and a ***potentially significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

VII-1. *Should construction or grading activities result in the discovery of unique paleontological resources, all work within 100 feet of the discovery shall cease. The Community Development Department shall be notified, and the resources shall be examined by a qualified archaeologist, paleontologist, or historian, at the developer's expense, for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist, paleontologist, or historian shall submit to the Community Development Department for review and approval a report of the findings and method of curation or protection of the resources. Work may only resume in the area of discovery when the preceding work has occurred.*

[20] City of Galt. *City of Galt. City of Galt General Plan Existing Conditions Report* [pg. 9-8]. November 2005.

VIII. GREENHOUSE GAS EMISSIONS. *Would the project:*	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	✖	☐	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	☐	✖	☐	☐

a,b. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

SMAQMD has adopted qualitative thresholds of significance for GHG emissions during operations of projects. However, SMAQMD's CEQA Guidelines note that where local jurisdictions have adopted thresholds or guidance for analyzing GHG emissions, the local thresholds should be used for the project analysis. The City of Galt has adopted a Climate Action Plan (CAP), which provides a jurisdiction-wide approach to the analysis of GHG emissions. The City's CAP includes Citywide measures intended to reduce emissions from existing sources, as well as measures aimed at reducing emissions from future sources related to development within the City.

The Galt CAP includes a sustainability checklist to be used in analyzing the consistency of new development projects within the City of Galt with the City's CAP. Accordingly, the sustainability checklist has been completed for the proposed project and is summarized below. Please refer to Appendix E for the full sustainability checklist.

The sustainability checklist requires that the project include bicycle, pedestrian, and/or transit infrastructure, pursuant to CAP Transportation Measures 1 and 2. Consistent with such measures, the project would include five-foot-wide sidewalks on both sides of Amadeo Circle, provide a connection to the existing pedestrian infrastructure along 3rd Street, and include a paved trail with benches along the proposed project perimeter. Consistent with CAP Transportation Measure 7, the project would include a traffic-calming measure (the 3rd Street roundabout), and consistent with CAP Transportation Measure 5 and the 2022 CALGreen standards, the proposed project would incorporate EV-ready infrastructure. Consistent with Land Use Measure 3, the proposed project would include urban tree planting and landscaping through the site, as shown in Figure 8 of this Initial Study. Furthermore, the Galt CAP sustainability checklist requires outdoor electrical outlets or infrastructure to support the use of all electric landscaping equipment. In the case of the proposed project, outdoor electric outlets to support the use of electric landscaping equipment would be included in front and rear yards. However, consistent with CAP Transportation Measure 9, the project construction fleet would be required to include a percentage of construction equipment meeting the U.S. EPA's Tier 4 standards. Because the construction fleet engine tiers are not known at this time, without the

implementation of mitigation, a significant impact could occur related to conflict with Section 1 of the Galt CAP sustainability checklist.

In accordance with Section 2, Sustainable Design Options, of the sustainability checklist, the proposed project is required to meet at least two of the provided sustainable design options. The proposed project complies with the sustainable design options by (1) constituting an infill project, and (2) including sustainable design practices. The project site is surrounded by multi-family residences and a pre-school to the north; a senior mobile home community to the west; and single-family residences to the south. To the east, the site is bound by vacant land and UPRR tracks. As such, the Lippi Ranch Subdivision Project would qualify as an infill project. Pursuant to the CBSC and City's Municipal Code, the proposed project would include several sustainable design features, including the following:

- Outdoor landscaping must reduce outdoor water use through compliance with the California Department of Water Resources MWELO and landscape water efficiency standards set forth in Chapter 18.52 of the Municipal Code;
- 65 percent of construction and demolition waste must be diverted from landfills;
- Installation of high efficacy lighting and water heating systems;
- Inclusion of high-performance attics and walls; and
- Installation of on-site solar energy systems capable of producing 100 percent of the on-site electricity demand.

With the inclusion of the above sustainable design practices and the project's status as an infill project, the proposed project would comply with the requirements in Section 2 of the Galt CAP sustainability checklist.

Based on the above, because compliance with Section 1 of the Galt CAP sustainability checklist cannot be ensured, the proposed project could generate GHG emissions that would have a significant impact on the environment or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG. Therefore, impacts would be considered ***potentially significant***.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

VIII-1. *Prior to the start of construction activities, the project applicant shall submit a construction equipment inventory list to the City Engineer demonstrating compliance with U.S. EPA Tier 4 engine requirements as outlined in the City's Sustainability Checklist and CAP. The use of alternatively fueled construction equipment, such as hybrid electric or natural gas-powered equipment, would be acceptable, given that such technologies are implemented to a level sufficient to achieve similar emission reductions as would occur with the use of Tier 4 engines.*

IX. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	✖	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	☐	✖	☐	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	✖	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	✖	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	✖
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	✖	☐	☐
g. Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires?	☐	☐	✖	☐

Discussion

a. A significant hazard to the public or the environment could result from the routine transport, use, or disposal of hazardous materials. Future operations of the proposed residences on the project site could involve the use of common household cleaning products, fertilizers, and herbicides on-site, any of which could contain potentially hazardous chemicals; however, such products would be expected to be used in accordance with label instructions. Due to the regulations governing use of such products and the amount that could reasonably be used on the site, routine use of such products would not represent a substantial risk to public health or the environment. Therefore, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and a ***less-than-significant*** impact would occur.

b. The following discussion provides an analysis of potential hazards related to the proposed construction activities and the project's potential to exacerbate any existing on-site hazardous conditions. The analysis of existing on-site hazardous conditions is based on a Phase I Environmental Site Assessment (ESA) conducted for the proposed project by Wallace Kuhl & Associates (see Appendix G).[21]

Construction Activities

Construction activities associated with the proposed project would involve the use of heavy equipment, which would contain fuels and oils, and the use of other products such

[21] Wallace Kuhl & Associates. *Phase I Environmental Site Assessment, Lippi Ranch Property.* October 15, 2021.

as concrete, paints, and adhesives. Small quantities of potentially toxic substances (e.g., petroleum and other chemicals used to operate and maintain construction equipment) would be used at the project site and transported to and from the site during construction. However, the project contractor would be required to comply with all California Health and Safety Codes and local City ordinances regulating the handling, storage, and transportation of hazardous and toxic materials. Thus, construction of the proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment.

Existing On-Site Hazardous Conditions

A discussion of potential on-site hazardous conditions based on the Phase I ESA is discussed below.

Contaminated Soils

As previously discussed in Section V, Cultural Resources, the project site has been historically used for agricultural activities, such as the raising of irrigated crops and orchards, since at least 1937. Past agricultural activities within the subject property may have included the use of pesticides and arsenic. In addition, building maintenance may have included the application of persistent pesticides (termiticides) around the foundation of former and existing structures to prevent pest invasions. Contaminated soils can leach toxic chemicals into nearby ground or surface waters, where these materials can be taken up by plants and animals, contaminate a human drinking water supply, or volatilize and contaminate the indoor air in overlying buildings.[22] Accordingly, the Phase I ESA determined that the potential exists for residual levels of persistent agricultural chemicals to remain in the soil.

Septic Systems and/or Wells

Because the project site is currently developed with two residences, an apartment building, and a barn, the potential exists for a well or septic field associated with the residences to be uncovered during construction. Failing or older septic systems are likely to discharge untreated wastewater, which contain pathogens, nutrients, and other harmful substances directly into the groundwater or onto the ground and into surface waters.[23] In addition, wells carry the potential to be contaminated by both naturally occurring sources and by human activities, with contaminants potentially released into the environment through ground-disturbing construction activities in the event that on-site wells are disrupted.[24] Proper abandonment and removal of the facilities, if present, would be required prior to construction. Thus, without proper abandonment, a significant impact could occur.

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22 U.S. Environmental Protection Agency. *Contaminated Land.* Available at: https://www.epa.gov/report-environment/contaminated-land#:~:text=Contaminated%20soils%20can%20leach%20toxic,indoor%20air%20in%20overlying%20buildings. Accessed: February 2023.

23 U.S. Environmental Protection Agency. *Septic System Impacts on Water Sources.* Available at: https://www.epa.gov/septic/septic-system-impacts-water-sources. Accessed February 2023.

24 Centers for Disease Control and Prevention. *Overview of Water-related Diseases and Contaminants in Private Wells*. Available at: https://www.cdc.gov/healthywater/drinking/private/wells/diseases.html. Accessed February 2023.

Hazardous Building Materials

Asbestos is the name for a group of naturally occurring silicate minerals that are considered to be "fibrous" and, through processing, can be separated into smaller and smaller fibers. The fibers are strong, durable, chemical resistant, and resistant to heat and fire. They are also long, thin, and flexible, such that they can be woven into cloth. Because of the above qualities, asbestos was considered an ideal product and has been used in thousands of consumer, industrial, maritime, automotive, scientific, and building products. However, later discoveries found that, when inhaled, the material caused serious illness.

For buildings constructed prior to 1980, the Code of Federal Regulations (29 CFR 1926.1101) states that all thermal system insulation (boiler insulation, pipe lagging, and related materials) and surface materials must be designated as "presumed asbestos-containing material" unless proven otherwise through sampling in accordance with the standards of the Asbestos Hazard Emergency Response Act. Because the existing on-site structures were constructed between the 1910s and the 1960's, the potential exists that asbestos-containing materials were used in the construction of the residential structures and the barn. Thus, the proposed project could potentially expose construction workers to asbestos during demolition of the structures, and a significant impact could occur.

Federal guidelines define lead-based paint (LBP) as any paint, varnish, stain, or other applied coating that has one milligram of lead per square centimeter or greater. Lead is a highly toxic material that may cause a range of serious illnesses, and in some cases death. In buildings constructed after 1978, the presence of LBP is unlikely. Structures built prior to 1978, and especially prior to the 1960s, are expected to contain LBP. Given that the existing structures on the property were constructed before the phase-out of LBPs in the 1970s, the proposed project could potentially expose construction workers to LBP during demolition of the structures. Thus, a significant impact could occur during demolition of the on-site structures.

Furthermore, caulk containing polychlorinated biphenyls (PCBs) were commonly used in building construction practices between 1950 and 1970 and, thus, may be presented in the existing building. Finally, the existing structures may include items that contain mercury, such as gas pressure regulators or thermostats. Therefore, demolition of the on-site structures could present a potential hazard risk related to LBP, asbestos, PCB-containing caulk, or mercury. However, it should be noted that the project site has not been subject to past uses that would lead to site-specific lead contamination in soils and, as a result, testing for lead in on-site soils is not warranted.

Conclusion

Based on the above, the potential exists for persistent pesticides and arsenic in on-site soils, existing septic systems and/or water wells, asbestos-containing materials, LBPs, and PCB-containing caulk or mercury associated with the existing structures to occur. Therefore, the proposed project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment, and a ***potentially significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

IX-1. *Prior to initiation of construction activities on the proposed project site, the project applicant shall complete an analysis of on-site soils to determine whether substantial concentrations of organochloride pesticides, arsenic, or other soil contaminants are present above the applicable direct exposure Environmental Screening Levels (ESLs) set by the Regional Water Quality Control Board, the residential screening levels set by the Department of Toxic Substances Control's Human Health Risk Assessment Note 3, and/or the U.S. Environmental Protection Agency's Regional Screening Levels for Region 9. If contaminants are not detected above applicable ESLs/RSLs, then further mitigation is not required. If contaminants are detected above the applicable ESLs/RSLs, then the soils shall be remediated by off-hauling to a licensed landfill facility. Such remediation activities shall be performed by a licensed hazardous waste contractor (Class A) and contractor personnel that have completed 40-hour OSHA hazardous training. Impacted soils shall be managed in accordance with the recommendations of applicable federal, State, and local standards, to the satisfaction of the City of Galt and the Sacramento County Environmental Management Department. The results of soil sampling and analysis, as well as verification of proper remediation and disposal, shall be submitted to the City of Galt Community Development Department for review and approval.*

IX-2. *Prior to issuance of grading permits, the site shall be examined for existing septic systems. If septic systems are not found, no further mitigation is required. In the event of a discovery, the system shall be abandoned in consultation with the Sacramento County Environmental Management Department. The results of any surveys and proof of abandonment shall be provided to the City Community Development Department and City Engineer.*

IX-3. *Prior to initiation of any ground disturbance activities, a survey shall be performed to inspect the site for abandoned wells. If wells are not found, no further mitigation is required. If any wells are found, the applicant shall hire a licensed well contractor to obtain a well abandonment permit from Sacramento County Environmental Management Department and properly abandon the on-site wells to the satisfaction of the Sacramento County Environmental Health Department. The results of any surveys and proof of abandonment shall be provided to the City Community Development Department and City Engineer.*

IX-4. *Prior to issuance of a demolition permit by the City for any on-site structures, the project applicant shall provide a site assessment that determines whether any structures to be demolished contain lead-based paint (LBP), asbestos, mercury, or polychlorinated biphenyl caulk. Sampling shall be conducted in accordance with the California Department of Toxic Substances Control's 2006 Interim Guidance Evaluation of School Sites with Potential Contamination from Lead based Paint, Termiticides,*

and Electrical Transformers. If structures do not contain the aforementioned chemicals, further mitigation is not required; however, if LBP is found, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with CARB recommendations and OSHA requirements. If asbestos is found, all construction activities shall comply with all requirements and regulations promulgated through the National Emission Standards for Hazardous Air Pollutants (NESHAP) enforced by SMAQMD local district Rule 902 Asbestos. The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead and/or asbestos. The contractor shall follow all work practice standards set forth in the Asbestos National Emission Standards for Hazardous Air Pollutants (Asbestos NESHAP, 40 CFR, Part 61, Subpart M) regulations, as well as Section V, Chapter 3 of the OSHA Technical Manual. Should mercury or polychlorinated biphenyl caulk be detected, the removal, demolition, and disposal of such chemicals shall be conducted in compliance with California environmental regulations and policies. Work practice standards generally include appropriate precautions to protect construction workers and the surrounding community, and appropriate disposal methods for construction waste containing lead paint or asbestos in accordance with federal, State, and local regulations subject to approval by the City Engineer.

c. The project site is located approximately 300 feet from Galt Head Start, 0.22-mile from New Hope Christian Pre-School, 0.4-mile from Valley Oaks Elementary School, and 0.45-mile from Fairsite Pre-School and Elementary School. Thus, the project site is located within one-quarter mile of existing schools. As discussed under questions 'a' and 'b' above, with implementation of mitigation, development of the proposed project would not result in any significant hazards related to the use, transport, disposal, or upset of hazardous materials. Therefore, the proposed project would have a ***less-than-significant*** impact with respect to emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

d. The California Environmental Protection Agency (Cal EPA) has compiled a list of data resources that provide information regarding the facilities or sites identified as meeting the "Cortese List" requirements, pursuant to Government Code 65962.5. The components of the Cortese List include the Department of Toxic Substances Control (DTSC) Hazardous Waste and Substances Site List,[25] the list of leaking underground storage tank (UST) sites from the State Water Resources Control Board (SWRCB's) GeoTracker database,[26] the list of solid waste disposal sites identified by the SWRCB, and the list of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO) from the SWRCB.[27]

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[25] Department of Toxic Substances Control. *Hazardous Waste and Substances Site List (Cortese).* Available at: https://www.envirostor.dtsc.ca.gov/public/. Accessed February 2023.

[26] State Water Resources Control Board. *GeoTracker.* Available at: https://geotracker.waterboards.ca.gov/map/?myaddress=California&from=header&cqid=8858350455. Accessed February 2023.

[27] CalEPA. *Cortese List Data Resources*. Available at: https://calepa.ca.gov/sitecleanup/corteselist/. Accessed February 2023.

According to the Phase I ESA, the project site and off-site improvement areas are not included on the DTSC Hazardous Waste and Substances Site List, SWRCB's list of solid waste disposal sites, list of leaking UST sites, or list of active CDO and CAO. Therefore, the proposed project would not create a significant hazard to the public or the environment related to being located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5, and a ***less-than-significant*** impact would occur.

e. The nearest airport to the project site is the Lodi Airport, which is located approximately 3.7 miles southeast of the project site. As such, the project site is not located within two miles of any public airports, and does not fall within an airport land use plan area. Therefore, ***no impact*** would occur related to the project being located within an airport land use plan or within two miles of a public airport or public use airport, thereby resulting in a safety hazard or excessive noise for people residing or working in the project area.

f. During construction of the proposed project, all construction equipment would be staged on-site so as to prevent obstruction of local and regional travel routes in the City that could be used as evacuation routes during emergency events. In addition, the project site is not located along a major roadway.

Emergency vehicle access would be provided by the roundabout at the terminus of 3rd Street and a new driveway off of Freedom Boulevard/2nd Street, which would connect to the northernmost residential alley in the northwestern corner of the site. The emergency vehicle access road would be gated and would ensure adequate emergency vehicle access to the project site. The new internal circulation system would ensure that the proposed residences would not interfere with potential evacuation or response routes used by emergency response teams during operations. Furthermore, the City of Galt's Emergency Operations Plan, which is a multi-hazard functional plan, is in place to assist emergency responders and other City staff assigned to a responsible role during a disaster.

The project would also include off-site improvements to replace existing water and sanitary sewer lines within 3rd Street. The implementation of the utility line improvements would directly influence the transportation network near the site during construction, and could result in roadway or lane closures that adversely affect residents in the project area.

Based on the above, the project would not substantially alter the existing circulation system in the surrounding area. However, without proper planning of construction activities, construction traffic could interfere with existing roadway operations during the construction phase, which could impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, project traffic related to construction activities could result in a ***significant*** impact.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

IX-5. *Prior to initiation of construction activities, the project applicant shall prepare a Construction Traffic Control Plan for review and approval by the City Engineer. The plan shall include the following:*

- *A project staging plan to maximize on-site storage of construction materials and equipment;*
- *A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak hours; lane closure proceedings; signs, cones and other warning devices for drivers; and designation of construction access routes;*
- *Provisions for maintaining adequate emergency access to the project site;*
- *Permitted construction hours;*
- *Designated locations for construction staging areas;*
- *Identification of parking areas for construction employees, site visitors, and inspectors, including on-site locations;*
- *Provisions for street sweeping to remove construction-related debris on public streets; and*
- *Provisions to ensure that access to the preschool north of the project site is provided during off-site construction activities on 3rd Street.*

A copy of the Construction Traffic Control Plan shall be submitted to local emergency response agencies, and the agencies shall be notified at least 14 days prior to the commencement of construction that would partially or fully obstruct roadways.

g. Issues related to wildfire hazards are discussed in Section XX, Wildfire, of this Initial Study. As noted therein, the project site is not located within or near a Very High Fire Hazard Severity Zone.[28] In addition, the project site is bordered by UPRR tracks to the east, residential development to the west and south, and other existing development to the north. While the area to the east of the site, across the UPRR tracks, currently consists primarily of agricultural land, the site is planned for residential development. Thus, the potential for wildland fires to reach the project site would be limited. Based on the above, the proposed project would not expose people or structures to the risk of loss, injury or death involving wildland fires, and a ***less-than-significant*** impact would occur.

[28] California Department of Forestry and Fire Protection. *Sacramento County, Very High Fire Hazard Severity Zones in LRA.* July 30, 2008. Available at: https://osfm.fire.ca.gov/divisions/wildfire-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/. Accessed August 2022.

X. HYDROLOGY AND WATER QUALITY. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	✖	☐	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	✖	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	☐	☐	✖	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	✖	☐
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	✖	☐
iv. Impede or redirect flood flows?	☐	☐	✖	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	✖
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	✖	☐

Discussion

a. The City of Galt has a Phase I National Pollutant Discharge Elimination System (NPDES) permit and is part of the Sacramento Stormwater Quality Partnership (SSQP). The City of Galt is regulated by Order No. R5-2002-0206 NPDES No. CAS082597, "Waste Discharge Requirements for County of Sacramento and the Cities Citrus Heights, Elk Grove, Folsom, Galt and Sacramento Storm Water Discharges From Municipal Separate Storm Sewer Systems Sacramento County" issued by the Central Valley Regional Water Quality Control Board (CVRWQCB). However, the City of Galt Municipal Separate Storm Sewer System (MS4) is noncontiguous with other MS4s and is surrounded by rural and agricultural areas that are not subject to NPDES regulations.

The City of Galt participates in the County-wide Sacramento Stormwater Quality Improvement Program (SQIP), which was established in 1990 to reduce the pollution carried by stormwater into local creeks and rivers. The SQIP is based on the NPDES municipal stormwater discharge permit. The comprehensive SQIP includes pollution reduction activities for construction sites, industrial sites, illegal discharges and illicit connections, new development, and municipal operations.

Grading and excavation during construction, as well as implementation of new structures associated with the proposed project, would create the potential to degrade water quality from increased sedimentation and increased discharge (increased flow and volume of runoff) associated with stormwater runoff. During the early stages of construction

activities, topsoil would be exposed due to grading of the site. After grading and prior to overlaying the ground with impervious surfaces and structures, the potential exists for wind and water erosion to discharge sediment and/or pollutants into stormwater runoff. The discharge of sediment and/or pollutants into stormwater runoff could adversely affect the water quality in the project area. The State Water Resources Control Board (SWRCB) adopted a statewide general NPDES permit for stormwater discharges associated with construction activity. Dischargers whose projects disturb one or more acres of soil are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Construction activity subject to the General Permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation. The proposed project would include disturbance of approximately 8.99 acres, and, thus, is subject to the relevant requirements within the aforementioned General Permit.

The proposed project would be required to implement all applicable goals, policies and BMP's set forth by the above programs. Construction related to BMPs would likely include, but are not limited to, installation of storm drain inlet protection, stabilization of construction exits, and proper maintenance of material stockpiles. The project's compliance with the requirements of the SWRCB, the SQIP, and the City of Galt's Stormwater Management Program would ensure that construction activities, and operation of the project, would not result in degradation of downstream water quality. However, the proposed project's construction activities could result in an increase in erosion, and consequently affect water quality. Compliance with the foregoing requirements is typically demonstrated through implementation of a SWPPP. However, a SWPPP has not yet been prepared for the project. Without preparation of a SWPPP, proper implementation of BMPs cannot be ensured at this time, and the proposed project's construction activities could result in an increase in erosion, and consequently affect water quality. Therefore, a ***potentially significant*** impact related to water quality and waste discharge requirements could result.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

X-1. *Prior to the issuance of grading permits, the developer shall obtain and comply with the NPDES general construction permit including the submittal of a Notice of Intent (NOI) and associated fee to the SWRCB and the preparation of a SWPPP that includes both construction stage and permanent storm water pollution prevention practices, in conformance with the SQIP, to be submitted to the City Engineer for review.*

b,e. Water for the project site would be supplied by the City of Galt. According to the City's 2020 Urban Water Management Plan (UWMP),[29] the City of Galt's groundwater is derived from the Cosumnes Subbasin, which is part of the San Joaquin Valley Groundwater Basin. Despite growth within the City of Galt, on-going groundwater use, and the uncertainty of overdraft conditions, monitoring groundwater levels within the City has shown little change in depth to groundwater since 1961. The 2020 UWMP concludes that groundwater resources within the City are anticipated to be sufficient at least through the year 2045. Increases in demand for groundwater that occur with buildout of the City can be met through continued pumping from existing wells and the construction of new wells as

[29] City of Galt. *2020 Urban Water Management Plan Update*. June 2021.

needed.[30] The proposed project is not anticipated to require construction of a new well, and continued pumping from existing City of Galt wells is not anticipated to inhibit the use of groundwater by the City.

Given that the project site represents a relatively small area compared to the size of the groundwater basin, the site does not currently represent a substantial source of groundwater recharge. In addition, the proposed landscaped areas within the project site, including the proposed bioretention facilities throughout the site would continue to allow stormwater runoff to percolate into underlying soils, thereby contributing to groundwater recharge. Although the proposed project would require a General Plan Amendment to amend the site's current General Plan land use designation from LDR to MHDR, the project site has been previously designated for urban development and the loss of groundwater infiltration at the site due to development has been previously anticipated in the General Plan EIR. Overall, the proposed project would result in a ***less-than-significant*** impact with respect to substantially decreasing groundwater supplies or interfering substantially with groundwater recharge such that the project would impede sustainable groundwater management of the basin.

ci-iii. The northern portion of the project site is currently developed with two single-family residences, a dingbat-style apartment building, a barn, and a groundwater pumphouse; the remainder of the project site is undeveloped with fallow agricultural land and limited trees. Implementation of the proposed project would involve development of 94 single-family residences. Such development would increase the amount of impervious surfaces within the project site from existing conditions. With implementation of the proposed project, stormwater draining from impervious surfaces within the project site would be captured by curb inlets and routed, by way of new storm drain manholes and 12-, 18-, to 24-inch storm drain lines within the project site, to five new bio-retention basins planted with sod grass throughout the project site. Four bio-retention basins would be located along the eastern boundary of the site and one bio-retention basin would be located in the southwest corner of the project site. The bio-retention basins would be required to comply with the City of Galt's Stormwater Management Program and all other applicable standards and regulations. Treated runoff from the on-site bioretention basins would flow to an existing 72-inch storm drain line located along the western boundary of the site. The proposed project's compliance with the SQIP requirements and the City of Galt's Stormwater Management Program would ensure that the proposed project would not substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion or siltation on- or off-site, substantially increasing the rate or amount of surface runoff in a manner which would result in flooding on- or offsite, or creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, a ***less-than-significant*** impact would occur.

civ. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map that includes the subject property, the project site and off-site improvement areas are located in an Area of Minimal Flood Hazard (Zone X).[31] As such, the project would not impede or redirect flood flows or expose people or structures to a significant loss, injury, or death involving flooding. Therefore, the proposed project would result in a ***less-than-significant*** impact.

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30 City of Galt. *2020 Urban Water Management Plan Update*. June 2021.

31 Federal Emergency Management Agency. *Flood Insurance Rate Map 06067C0606J.* Effective October 20, 2016.

d. As discussed under question ‘civ’ above, the proposed development area and off-site improvement areas are not located within a flood hazard zone. Tsunamis are defined as sea waves created by undersea fault movement, whereas a seiche is a long-wavelength, large-scale wave action set up in a closed body of water such as a lake or reservoir. The project site is not located in proximity to a coastline and would not be potentially affected by flooding risks associated with tsunamis. Seiches do not pose a risk to the proposed project, as the project site is not located adjacent to a large closed body of water. Based on the above, the proposed project would not pose a risk related to the release of pollutants due to project inundation from flooding, tsunami, or seiche zones, and ***no impact*** would occur.

XI. LAND USE AND PLANNING. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Physically divide an established community?	☐	☐	✖	☐
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	✖	☐

Discussion

a. A project risks dividing an established community if the project would introduce infrastructure or alter land use so as to change the land use conditions in the surrounding community, or isolate an existing land use. The proposed project would include development of 94 single-family residences within the project site. The proposed project would be consistent with the single-family subdivision to the south. Although the project would include a General Plan Amendment from LDR to MHDR and a Rezone from R1A to R3-PD, the project site has been previously anticipated for residential uses, and the proposed project would not isolate an existing land use. In addition, the proposed project would provide a connection to the existing terminus of 3rd Street, and internal sidewalks located on both side of the new Amadeo Circle would connect to the existing sidewalk on the west side of 3rd Street. Accordingly, the proposed project would provide improved connectivity within the project area. As such, the proposed project would not physically divide an established community, and a ***less-than-significant*** impact would occur.

b. The proposed project would require a General Plan Amendment to change the current General Plan land use designation from LDR to MHDR and a Rezone to change the zoning designation from R1A to R3-PD for the project site. While the project would require an amendment to increase the intensity of residential uses anticipated for the site, the proposed project would generally be consistent with surrounding residential development to the west and south. Additionally, the proposed project would adhere to the General Plan goals, policies, and objectives regarding land use and planning including, but not limited to, Policy LU-1.7 and Policy LU-4.5. Policy LU-1.7 establishes the goal of designating land for development with the needs of the community, while Policy LU-4.5 ensures standards for MHDR developments. In addition, as discussed throughout this Initial Study, the proposed project would not conflict with any City policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect. For example, the proposed project would comply with the City of Galt General Plan Noise Element. Additionally, as discussed in Section IV, Biological Resources, the proposed project would comply with Section 18.52.060, The Cutting and Removal of Heritage Oak and Public Trees, of the City's Municipal Code.

   Based on the above, the project would not cause a significant environmental impact due to conflicts with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, a ***less-than-significant*** impact would occur.

XII. MINERAL RESOURCES. *Would the project:*		Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	✖
b.	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	✖

Discussion

a,b. Buildout of the City's General Plan has been previously analyzed in the City's General Plan EIR. Impacts to mineral resources were determined to be less-than-significant during the General Plan EIR scoping stage of the analysis, and further assessment was not performed by the City of Galt. Although the proposed project would involve a General Plan Amendment and Rezone, both the existing and proposed land use and zoning designations would involve residential development, and, thus, would not result in any changes to the analysis provided within the General Plan EIR related to mineral resources. The City of Galt is within the Sacramento County's General Plan area, which analyzes mineral resources within the County. According to the County's General Plan, the mineral zone closest to the project site is located near New Hope Road, approximately 3.8 miles to the east.[32] The project site itself is not known to contain mineral resources and the construction of the proposed project would not result in the loss of any known mineral resources. Furthermore, mineral extraction activity on the project site would not be compatible with the existing uses within the site and in the vicinity. Therefore, ***no impact*** to mineral resources would occur.

[32] Sacramento County. *County of Sacramento General Plan Conservation Element* [pg. 15]. Amended September 26, 2017.

XIII. NOISE. *Would the project result in:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	✖	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	✖	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	✖

Discussion

The following discussion is based on an Environmental Noise Assessment prepared by Saxelby Acoustics (see Appendix H).[33]

a. The following sections present information regarding sensitive noise receptors in proximity to the project site, the existing noise environment, and the potential for the proposed project to result in noise impacts during project construction and operation. The following terms are referenced in the sections below:

- Decibel (dB): A unit of sound energy intensity. An A-weighted decibel (dBA) is a decibel corrected for the variation in frequency response to the typical human ear at commonly encountered noise levels. All references to decibels (dB) in this analysis are A-weighted unless noted otherwise.
- Average, or equivalent, sound level (L_{eq}): The L_{eq} corresponds to a steady-state A-weighted sound level containing the same total energy as a time varying signal over a given time period (usually one hour).
- Day-Night Average Level (L_{dn}): The average sound level over a 24-hour day, with a +10 decibel weighing applied to noise occurring during nighttime (10:00 PM to 7:00 AM) hours.
- Maximum Sound Level (L_{max}): The maximum sound level over a given time-period.
- Median Sound Level (L_{50}): The sound level exceeded 50 percent of the time over a given time-period.
- Community Noise Equivalent Level (CNEL): The 24-hour average noise level with noise occurring during evening (7:00 PM to 10:00 PM) hours weighted by a factor of three and nighttime hours weighted by a factor of ten prior to averaging.

Sensitive Noise Receptors

Some land uses are considered more sensitive to noise than others, and, thus, are referred to as sensitive noise receptors. Land uses often associated with sensitive noise receptors generally include residences, schools, libraries, hospitals and passive recreational areas. Noise sensitive land uses are typically given special attention in order

[33] Saxelby Acoustics. *Environmental Noise Assessment, Lippi Ranch Subdivision, City of Galt, California.* August 25, 2022.

to achieve protection from excessive noise. In the vicinity of the project site, sensitive land uses include existing single-family residences located to the west and south of the project site; a pre-school located north of the project site; and a nursing home to the northwest of the project site.

Existing Noise Environment

The existing noise environment in the project area is primarily defined by rail activity on the adjacent UPRR tracks located 200 feet east of the project site.

To quantify the existing ambient noise environment in the project vicinity, Saxelby Acoustics conducted two continuous (24-hour) noise level measurement at two different locations within the project site. Noise measurement locations are shown in Figure 12, and a summary of the noise level measurement survey results is provided in Table 5.

Table 5
Summary of Existing Background Noise Measurement Data

Site	Date	CNEL / L_{dn}	Average Measured Hourly Noise Levels (dBA)					
			Daytime (7 AM to 10 PM)			Nighttime (10 PM to 7 AM)		
			L_{eq}	L_{50}	L_{max}	L_{eq}	L_{50}	L_{max}
LT-1	08/05/22	72	68	42	84	66	37	76
	08/06/22	76	69	40	79	70	35	76
	08/07/22	74	67	41	80	68	34	77
LT-2	08/05/22	55	52	40	70	48	34	65
	08/06/22	57	51	41	68	51	33	65
	08/07/22	60	50	41	67	55	34	65

Source: Saxelby Acoustics, 2022.

Standards of Significance

The City of Galt General Plan Noise Element establishes a noise level standard of 60 dB as normally acceptable at residential land uses. Noise levels up to 70 dB are considered conditionally acceptable for residential uses. The City of Galt considers the following significance criteria for noise impacts:

- If the noise level resulting from project operations would exceed the "normally acceptable" range for a given land use where the existing noise level exceeds the normally acceptable range, a 3 dB L_{dn} or greater increase due to a project is considered significant; and
- If the noise level resulting from project operations would exceed the "normally acceptable" range for a given land use where the existing noise level is within the normally acceptable range, a 5 dB L_{dn} or greater increase due to a project is considered significant; and
- If the noise level resulting from project operations would be within the "normally acceptable" range for a given land use, a 10 dB L_{dn} or greater increase due to a project is considered significant.

In addition to General Plan standards noted above, Section 8.40.040 of the City's Municipal Code outlines criteria for "non-transportation" or "locally regulated" noise sources. The noise level performance standards for non-transportation noise in the City of Galt are shown in Table 6.

Figure 12
Noise Measurement Locations



Source: Saxelby Acoustics, 2022.

Table 6
Noise Level Performance Standards for Residential Areas Affected by Non-Transportation Noise

Noise Level Descriptor	Exterior Noise Level Standards, dBA	
	Daytime (7 AM-10 PM)	Nighttime (10 PM-7 AM)
Hourly L_{eq}, dB	50	45
Maximum Level, dB	70	65

Source: City of Galt Municipal Code

Impact Analysis

The following sections provide an analysis of potential noise impacts associated with construction and operation of the proposed project.

Construction Noise

During construction of the proposed project, heavy-duty equipment would be used for grading, excavation, paving, and building construction, which would result in temporary noise level increases. Noise levels would vary depending on the type of equipment used, how the equipment is operated, and how well the equipment is maintained. In addition, noise exposure at any single point outside the project site would vary depending on the proximity of construction activities to that point. Standard construction equipment, such as backhoes, dozers, and dump trucks would be used on-site.

Table 7 shows the predicted construction noise levels for development of the proposed project. Based on the table, activities involved in typical construction would generate maximum noise levels up to 90 dB at a distance of 50 feet. Construction activities would be temporary in nature and are anticipated to occur during normal daytime hours.

Table 7
Construction Equipment Noise

Type of Equipment	Maximum Level, dB at 50 feet
Auger Rill Rig	84
Backhoe	78
Compactor	83
Compressor (air)	78
Concrete Saw	90
Dozer	82
Dump Truck	76
Excavator	81
Generator	81
Jackhammer	89
Pneumatic Tools	85

Source: Federal Highway Administration, Roadway Construction Noise Model User's Guide, January 2006.

Noise would also be generated during the construction phase by increased truck traffic on area roadways. A project-generated noise source would be truck traffic associated with transport of heavy materials and equipment to and from the construction site. Noise increase from truck traffic related to the movement of material would be of short duration, and would likely occur primarily during daytime hours.

The City of Galt establishes permissible hours of construction in Section 8.40.060(E) and (F) of the Municipal Code. The ordinance restricts noise-producing construction activities to weekday hours between 6:00 AM and 8:00 PM Monday through Friday, and from 7:00 AM to 8:00 PM on Saturdays and Sundays. During the permissible hours, construction activities are conditionally exempt from the standards established by Section 8.40.040(A) of the City's Municipal Code.

Although construction activities are temporary in nature and would likely occur during normal daytime working hours, construction-related noise could result in sleep interference at existing noise-sensitive land uses in the vicinity of the project if construction activities do not adhere to the requirements of the City of Galt Noise Ordinance with respect to hours of operation, muffling of internal combustion engines, and other factors that affect construction noise generation and the associated effects on noise-sensitive land uses. Therefore, impacts resulting in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance could be considered significant.

Operational Noise

Noise generated during operations of the proposed project would be limited to residential noise and traffic noise, as discussed in further detail below.

According to the Environmental Noise Assessment, operation of the proposed project would include typical residential noise, which would be compatible with the adjacent existing residential uses. The proposed project is not anticipated to contribute a measurable operational noise level increase to the existing ambient noise environment at any sensitive receptor locations. Therefore, a less-than-significant impact would occur with regard to on-site operational noise.

Operations associated with the proposed project would generate noise associated with vehicle traffic on local roadways. A doubling in traffic volumes is required to increase traffic noise levels by 3.0 dB, which is considered to be the threshold for a significant increase in the City of Galt General Plan Noise Element. As discussed in Section XVII, Transportation, of this Initial Study, the proposed 94-unit residential development would generate approximately 71 trips during the AM peak hour and 94 trips during the PM peak hour. However, based on the existing General Plan land use designation of the site, buildout of the project site with up to 54 units and the associated traffic noise impacts, was previously analyzed in the General Plan EIR. Buildout of the site with 54 units would be expected to generate 41 AM peak hour trips and 54 PM peak hour trips. Thus, the proposed project would result in a net increase of 40 residential units relative to what is already anticipated for the site and previously analyzed. An additional 40 units beyond what was anticipated by the City would generate 30 additional trips during the AM peak hour and 40 additional trips during the PM peak hour. The proposed project would not result in a doubling of peak hour vehicle trips and, thus a substantial increase in traffic noise levels beyond what was analyzed in the General Plan EIR would not occur. Therefore, traffic-related noise generated from buildout of the proposed project would result in a less-than-significant impact.

Railroad Noise at Proposed Sensitive Receptors

It should be noted that impacts of the environment on a project (as opposed to impacts of a project on the environment) are beyond the scope of required CEQA review. "[T]he purpose of an EIR is to identify the significant effects of a project on the environment, not the significant effects of the environment on the project." (*Ballona Wetlands Land Trust v. City of Los Angeles,* (2011) 201 Cal.App.4th 455, 473 (*Ballona*).) The California Supreme Court recently held that "CEQA does not generally require an agency to consider the effects of existing environmental conditions on a proposed project's future users or residents. What CEQA does mandate… is an analysis of how a project might exacerbate existing environmental hazards." (*California Building Industry Assn. v. Bay Area Air Quality Management Dist.* (2015) 62 Cal.4th 369, 392; see also *Mission Bay Alliance v. Office of Community Investment & Infrastructure* (2016) 6 Cal.App.5th 160, 197 ["identifying the effects on the project and its users of locating the project in a particular environmental setting is neither consistent with CEQA's legislative purpose nor required by the CEQA statutes"], quoting *Ballona*, *supra*, 201 Cal.App.4th at p. 474.).

Based on the above, for the purposes of the CEQA analysis, the relevant inquiry is not whether residents at the proposed single-family homes would be exposed to pre-existing environmental noise-related hazards, but instead whether project-generated noise could exacerbate the pre-existing conditions. Although the analysis of a project's existing noise environment is not required for CEQA purposes, such analysis is included in this document for compliance with applicable General Plan standards.

The western boundary of the site is 200 feet from the UPRR tracks. The 2030 General Plan EIR states that freight trains pass through the City between 20 to 40 times per day, and on-site railroad noise measurements performed by Saxelby Acoustics identified 19 train events near the project site in one 24-hour period. As shown in Figure 13, the proposed project would be exposed to exterior noise levels of up to 67 dBA L_{eq} at the ground floor building facades closest to the UPRR railroad tracks and up to 72 dBA L_{eq} at the second floor. Residential uses are considered normally acceptable in ambient noise environments up to 60 dBA L_{dn}, and conditionally acceptable in noise environments up to 70 dBA L_{dn}. Therefore, a noise level of 72 dBA L_{eq} would be within the normally unacceptable range.

In addition, the City of Galt requires interior noise levels at residential uses to be 45 dB L_{dn} or less. Standard construction practices would provide an exterior-to-interior noise level reduction of 25 dBA. Therefore, where exterior noise levels are 70 dBA L_{eq} or less, additional interior noise control measures are typically not required. Because the proposed project's exterior noise levels would be up to 72 dBA L_{eq} at second floors, closest to the UPRR tracks, the interior noise level at such second-floor locations would be up to 47 dBA L_{eq} after consideration of the 25 dB exterior-to-interior noise level reduction due to typical building construction. Thus, noise levels at the second-floor of the proposed residential uses would exceed the City of Galt's 45 dBA L_{eq} for interior noise level standard.

In order to address the anticipated exceedance of on-site exterior and interior noise level standards, the City would require the following condition of project approval, which would reduce noise levels to below the applicable City noise level standards:

Figure 13
Transportation Noise Contours (dBA L_{dn})



Source: Saxelby Acoustics, 2022.

- Prior to approval of project improvement plans, the plans for the proposed project shall show that the first row lots to the UPRR tracks shall be shielded through the use of a seven-foot-tall masonry sound wall subject to approval by the City Engineer. The approximate location of the aforementioned barrier is shown on Figure 5 of the Environmental Noise Assessment (see Appendix H). Other types of barriers may be employed but shall be reviewed by an acoustical engineer prior to being constructed. Sound wall heights are assumed to be relative to building pad elevations and may achieve the required wall height through use of earthen berm and wall combinations to achieve the total height. Additionally, second floor windows of the first row of residences along the UPRR tracks shall have a minimum STC rating of 38 for windows with a view of the UPRR tracks. Alternatively, an interior noise analysis shall be prepared by a qualified acoustic engineer outlining the measures required to meet the City's 45 dBA L_{dn} interior noise standard, especially at unshielded second floor facades along the UPRR tracks. The facades that require additional interior measures are shown in Figure 6 of the Environmental Noise Assessment (see Appendix H).

Conclusion

Based on the above, operation of the proposed project would not result in the generation of a substantial permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the City's General Plan and the Municipal Code. However, construction noise could result in a significant impact, should activities not adhere to the requirements of the City of Galt Noise Ordinance. Therefore, considering the potential for construction noise to increase noise levels in the project area in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, a ***potentially significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

XIII-1. *Construction activities shall comply with the City of Galt Noise Ordinance and shall be limited to the hours set forth below:*

Monday-Friday	*6:00 AM to 8:00 PM*
Saturday and Sunday	*7:00 AM to 8:00 PM*

The above criteria shall be included in the grading plan submitted by the applicant/developer for review and approval of the Public Works Department prior to issuance of grading permits. Exceptions to allow expanded construction activities shall be reviewed on a case-by-case basis as determined by the Chief Building Official and/or City Engineer.

XIII-2. *Construction activities shall adhere to the requirements of the City of Galt with respect to hours of operation, muffling of internal combustion engines, and other factors that affect construction noise generation and the associated effects on noise-sensitive land uses. Prior to issuance of grading permits, these criteria shall be included in the grading plan submitted by the applicant/developer for the review and approval of the Public Works Department.*

XIII-3. *During construction, the applicant/developer shall designate a disturbance coordinator and conspicuously post the person's number around the project site and in adjacent public spaces. The disturbance coordinator will receive all public complaints about construction noise disturbances and will be responsible for determining the cause of the complaint, and implement feasible measures to be taken to alleviate the problem. The disturbance coordinator shall report all complaints and corrective measures taken to the Community Development Director.*

b. Similar to noise, vibration involves a source, a transmission path, and a receiver. However, noise is generally considered to be pressure waves transmitted through air, whereas vibration usually consists of the excitation of a structure or surface. As with noise, vibration consists of an amplitude and frequency. A person's perception to the vibration depends on their individual sensitivity to vibration, as well as the amplitude and frequency of the source and the response of the system which is vibrating.

Vibration is measured in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration in terms of peak particle velocities (PPV) in inches per second (in/sec). Standards pertaining to perception as well as damage to structures have been developed for vibration levels defined in terms of PPV. Human and structural response to different vibration levels is influenced by a number of factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events. Table 8, which was developed by the California Department of Transportation (Caltrans), shows the vibration levels that would normally be required to result in damage to structures.

Table 8
Effects of Vibration on People and Buildings

PPV		Human Reaction	Effect on Buildings
mm/sec	in/sec		
0.15 to 0.30	0.006 to 0.019	Threshold of perception; possibility of intrusion	Vibrations unlikely to cause damage of any type
2.0	0.08	Vibrations readily perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
2.5	0.10	Level at which continuous vibrations begin to annoy people	Virtually no risk of "architectural" damage to normal buildings
5.0	0.20	Vibrations annoying to people in buildings (this agrees with the levels established for people standing on bridges and subjected to relative short periods of vibrations)	Threshold at which there is a risk of "architectural" damage to normal dwelling - houses with plastered walls and ceilings. Special types of finish such as lining of walls, flexible ceiling treatment, etc., would minimize "architectural" damage
10 to 15	0.4 to 0.6	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause "architectural" damage and possibly minor structural damage

Source: Caltrans. Transportation Related Earthborne Vibrations. TAV-02-01-R9601. February 20, 2002.

As shown in the table, the threshold for architectural damage to structures is 0.20 in/sec PPV and continuous vibrations of 0.10 in/sec PPV, or greater, would likely cause annoyance to sensitive receptors.

The primary vibration-generating activities associated with the proposed project would occur during construction when activities such as grading, utilities placement, and paving occur. Table 9 shows the typical vibration levels produced by construction equipment at various distances. The most substantial source of groundborne vibrations associated with project construction would be the use of vibratory compactors. Use of vibratory compactors/rollers could be required during construction of the proposed roadways.

Table 9
Vibration Levels for Various Construction Equipment

Type of Equipment	PPV at 25 feet (in/sec)	PPV at 50 feet (in/sec)
Large Bulldozer	0.089	0.031
Loaded Trucks	0.076	0.027
Small Bulldozer	0.003	0.001
Auger/drill Rigs	0.089	0.031
Jackhammer	0.035	0.012
Vibratory Hammer	0.070	0.025
Vibratory Compactor/roller	0.210 (less than 0.20 at 26 feet)	0.074

Source: Saxelby Acoustics, 2022.

Based on Table 9, construction vibration levels anticipated for the project are less than the 0.2 in/sec threshold at distances of 26 feet or more. Sensitive receptors that could be impacted by construction-related vibrations, especially vibratory compactors/rollers, are located approximately 75 feet, or further, from the site boundaries.

Furthermore, the proposed project would only cause elevated vibration levels during construction, as the proposed project would not involve any uses or operations that would generate substantial groundborne vibration. Although noise and vibration associated with the construction phases of the project would add to the vibration environment in the immediate project vicinity, construction activities would be temporary in nature and are anticipated to occur during normal daytime working hours, consistent with Section 8.40.060 of the City's Municipal Code. Thus, construction vibrations are not anticipated to exceed acceptable levels.

Based on the above, the proposed project would not expose people to or generate excessive groundborne vibration or groundborne noise levels in the vicinity of the project in excess of standards established in the City's General Plan and the Municipal Code. Therefore, a ***less-than-significant*** impact could occur.

c. The nearest airport to the site is Lodi Airport, which is located approximately 3.7 miles southeast of the site. The site is not covered by an existing airport land use plan. Given that the project site is not located within two miles of a public or private airport, the proposed project would not expose people residing or working in the project area to excessive noise levels associated with airports. Thus, ***no impact*** would occur.

XIV. POPULATION AND HOUSING. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	☐	☐	✖	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	✖	☐

Discussion

a. The proposed project would include the development of 94 single-family residential units on 8.99 acres. Using the City of Galt average persons per household value for single-family uses of 3.22, the proposed project's addition of 94 single-family residences would result in approximately 303 new residents.[34] In comparison, the General Plan EIR analyzed buildout of the site pursuant to the existing General Plan land use designation, which would involve an average density of six du/ac and approximately 174 new residents (54 units x 3.22 = 173.8). While, the proposed project would exceed the maximum density anticipated for the project site by the General Plan, an increase of 129 people would not be considered a substantial increase in population growth.

In addition, based on the 2020 Census, the Department of Finance estimates the 2021 population of Galt to be approximately 25,239.[35] The increase in population associated with the proposed project would constitute an approximately 1.2 percent increase in the City's total population. A 1.2 percent increase in population would not be considered substantial growth. Furthermore, as discussed in Section XIX, Utilities and Service Systems, of this Initial Study, adequate utility infrastructure would be available to support the proposed project.

As a result, the project would have a ***less-than-significant*** impact with respect to substantial unplanned population growth in an area, either directly or indirectly.

b. The proposed project would require demolition of two existing single-family residences, a dingbat-style apartment building, a barn, and a groundwater pumphouse. However, the removal of two residences and a small-scale apartment building would not be considered to result in the displacement of a substantial number of existing people or housing. In addition, although two residences would be removed from the City's housing stock, the proposed project would involve the construction of 94 new residences in the future. As such, the proposed project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere, and a ***less-than-significant*** impact would occur.

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34 City of Galt. *City of Galt 2021-2021 Housing Element Existing Conditions Report* [pg. 7-20]. May 2022.

35 California Department of Finance. *E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2022, with 2020 Benchmark.* Available at: https://dof.ca.gov/forecasting/demographics/estimates/estimates-e5-2010-2021/. Accessed August 2022.

XV. PUBLIC SERVICES. *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:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection?	☐	☐	✖	☐
b. Police protection?	☐	☐	✖	☐
c. Schools?	☐	☐	✖	☐
d. Parks?	☐	☐	✖	☐
e. Other Public Facilities?	☐	☐	✖	☐

Discussion

a. The proposed project would include development of 94 single-family residences. The Cosumnes Community Services District Fire Department (CCSDFD) would provide fire protection services to the proposed project. The CCSDFD operates eight fire stations to serve the cities of Galt and Elk Grove, as well as areas of unincorporated Sacramento County covering a total of approximately 157 square miles. The CCSDFD currently staffs 177 personnel which includes 175 full-time and two part-time employees. Two fire stations are located in the City of Galt: Fire Station 45 at 229 5th Street and Fire Station 46 at 1050 Walnut Avenue. Fire Station 45 is located approximately 0.45-mile northeast of the project site, and Fire Station 46 is located approximately 2.42 miles northeast.

The increase in the overall demand on fire protection services associated with buildout the City of Galt has been previously anticipated by the City and analyzed in the Galt 2030 General Plan EIR. The General Plan EIR found that buildout of the General Plan would increase the need for fire protection services and result in a significant and unavoidable impact. The CCSDFPD 2022-2027 Strategic Plan details how the CCSDFPD will prioritize services and establish timelines to meet the community's needs.[36] Implementation of the CCSDFPD Strategic Plan would ensure that the CCSDFD has adequate facilities and operations capacity to support buildout of the General Plan.

Additionally, any development within the project site would be required to adhere to Chapter 15.28, the Fire Code, of the City's Municipal Code, which requires that projects install a fire sprinkler system and adhere to all fire protection codes established by the CCSDFD. The above features would reduce the risk of fire at the project site, and, thus reduce potential for the project to increase demand. In addition, the project applicant would be required to pay all applicable fees, including a development impact fee and public safety fee. The payment of fees would ensure that adequate fire protection services would be available to serve the proposed project, and the proposed project would not require the construction of new or physically altered fire or police protection facilities, the construction of which could cause an environmental impact.

Furthermore, the project site was anticipated for residential development under the existing LDR land use designation. While the proposed General Plan Amendment from LDR to MHDR would increase the residential density at the project site, the proposed

[36] Cosumnes Community Services Department. *Fire Department Strategic Plan 2022-2027.* Adopted 2022.

project would not involve a substantially increased demand on fire services relative to what was analyzed in the General Plan EIR. In addition, the project site is surrounded by residential uses, which are already serviced by the CCSDFD. The City also requires, as a condition of approval, that new development projects annex into a Community Facilities District (CFD) for public facilities and services, which would further ensure that the proposed project would not result in impacts associated with fire protection services.

Given that the project site has been anticipated for urban development, the increase in fire protection services has been analyzed in the City's General Plan EIR. Thus, the proposed project would result in a ***less-than-significant*** impact.

b. The project site is located within the jurisdiction of the Galt Police Department (GPD). The GPD employs 38 sworn officers and 16 civilian staff, as well as several volunteers. The nearest GPD station to the project site is located at 455 Industrial Drive, approximately 1.2 miles northwest of the project site.

The Galt 2030 General Plan EIR determined that the increased cost to maintain equipment and facilities and to train and equip personnel would be offset through the increased revenue, and fees, generated by increased development. The applicant for the proposed project would be required to pay all applicable fees, including a development impact fee and public safety fee. Furthermore, the project site was anticipated for residential development under the existing LDR land use designation. Despite the proposed General Plan Amendment from LDR to MHDR, the proposed project would not involve a substantially increased demand on police protection services relative to what was analyzed in the General Plan EIR.

Given that the project site has been anticipated for urban development, the increase in police protection services associated with buildout of the project site has been analyzed in the City's General Plan EIR. Furthermore, the City of Galt General Plan includes the Public Facilities and Services Element to establish goals and policies for the City. The General Plan ensures that emergency response equipment and personnel training are adequate to follow the procedures contained within the City's Emergency Operations Plan. In addition, as discussed above, the City requires, as a condition of approval, that new development projects annex into a CFD for public facilities and services, which would further ensure that the proposed project would not result in impacts associated with police protection services. Therefore, the proposed project would not result in the need for new or physically altered police protection facilities, the construction of which could cause an environmental impact, and a ***less-than-significant*** impact would occur.

c. The project site is served by the Galt Joint Union Elementary School District (GJUESD) which operates middle and elementary schools within the City, as well as the Galt Joint Union High School District (GJUHSD) which operates the high schools. According to the Galt 2030 General Plan Existing Conditions, Galt High School and GJUESD were exceeding capacity; however, funding for school facilities is provided through State and local revenue sources, and recent discussions with the GJUESD have indicated that the existing schools in the project area are not at capacity.[37] The proposed residences within the project site would be anticipated to generate new students. As shown in Table 10, the proposed project would generate approximately 81 total students.

[37] GHD. *East Galt Infill Annexation/Simmerhorn Ranch Project Initial Study/Mitigated Negative Declaration*. May 2020.

Funding for new school construction is provided through State and local revenue sources. Senate Bill (SB) 50 (Chapter 407, Statutes of 1998) governs the amount of fees that can be levied against new development. Payment of fees authorized by the statute is deemed "full and complete mitigation." Such fees would be used in combination with State and other funds to construct new schools. The project applicant would be required to pay development impact fees in order to fund new facilities. The payment of development impact fees would be sufficient to ensure adequate school capacity is provided and a ***less-than-significant*** impact would occur.

Table 10
Proposed Project Student Generation

Grade	Number of Units	Students/Unit Rate[1]	Number of Students
K-5	94	0.48	45
6-8	94	0.17	16
9-12	94	0.21	20
Total	**94**	**0.86**	**81**

[1] Source: School Facility Needs Analysis, September 2011.

d. Using an average persons per household value of 3.22 per residential unit, the proposed project would generate a population of 303 persons. The 2030 Galt General Plan requires five acres of parkland per 1,000 residents; therefore, the project would be required to provide 1.52 acres of parkland. The applicant has not provided a parkland dedication as part of the proposed project. Thus, the proposed project would be subject to compliance with Section 18.64.080B of Galt's Municipal Code, which requires the applicant to pay a fee in-lieu of land dedication or include parkland in the proposed development. Payment of in-lieu fees would be considered sufficient to ensure that adequate public parkland is provided for future residents, and a ***less-than-significant*** impact would occur.

e. The Galt 2030 General Plan anticipates increased demand for public facilities with growth in the City of Galt. The project site is currently designated for residential uses. Implementation of the proposed project would result in an increase in demand for public and governmental facilities through the development of new residences. However, an increase of 129 residents, in addition to the 174 residents already anticipated in the General Plan EIR for the project site, would not be expected to result in the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service for any other public services. Considering the existence of public and governmental facilities within the City, the proposed project would not be anticipated to result in the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service for any other public services. Therefore, a ***less-than-significant*** *impact* would occur.

XVI. RECREATION. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	✖	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	✖	☐

Discussion

a,b. As discussed in Section XIV, Population & Housing, the proposed project would include 94 single-family residences, housing approximately 303 persons. Thus, an increase in demand on recreational facilities would occur. Section 18.64.080B of Galt's Municipal Code requires developments that include subdivision of land to either dedicate parkland or pay in-lieu fees. Using an average persons per household of 3.22 per residential unit, the project population would be approximately 303 residents. As discussed in Section XV, Public Services, the 2030 Galt General Plan requires five acres of parkland per 1,000 residents; therefore, the project would be required to dedicate at least 1.52 acres of parkland. Because the proposed project would not include the dedication of parkland, the project would be subject to the payment of in-lieu park fees, which would be used to fund park facilities throughout the City. The payment of such fees would ensure that adequate parkland be provided with the City, and existing recreational facilities would not experience impacts due to increased population growth. Thus, the proposed project would result in a ***less-than-significant*** impact related to recreational facilities.

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

Discussion

a. LOS is still currently used by the City of Galt for purposes of determining consistency with adopted General Plan goals and policies related to LOS. However, the law has changed with respect to how transportation-related impacts may be addressed under CEQA. Therefore, pursuant to SB 743, VMT is the most appropriate measure of transportation impacts, and LOS is no longer used for determining significant impacts under CEQA.

Please refer to Question "b" for a discussion of VMT.

Project Trip Generation

In order to determine the potential impact on surrounding roadways by increased vehicle trips associated with operation proposed project, the Institute of Traffic Engineer's (ITE) Trip Generation Handbook was used to estimate weekday AM, PM, and daily trip generation forecasts for the proposed project. As shown in Table 11 below, implementation of the proposed project would be expected to result in 71 trips occurring during the AM peak hour and 94 trips occurring during the PM peak hour, with approximately 895 daily trips.

Table 11
Weekday Project Trip Generation Rates and Estimates

Size	Rate	Daily Trips	AM Peak Hour				PM Peak Hour			
			Rate	In	Out	Total	Rate	In	Out	Total
94 units	9.52	**895**	0.75	18	53	**71**	1.00	59	35	**94**

Source: Institute of Transportation Engineers, 2012.

Because the proposed project would require a General Plan Amendment from LDR to MHDR, the project would generate traffic impacts beyond the type and intensity anticipated by the City and analyzed in the General Plan EIR.[38] The General Plan anticipated buildout of the project site with up to 54 units, which would be expected to result in 41 trips occurring during the AM peak hour and 54 trips occurring during the PM peak hour, with approximately 514. An additional 40 units beyond what was anticipated by the City would generate 30 additional trips during the AM peak hour and 40 additional trips during the PM peak hour, with 383 additional daily total trips beyond what was anticipated previously by the City. An increase of 70 combined AM and PM peak hour trips

[38] City of Galt. *Environmental Impact Report for the 2030 Galt General Plan, Circulation and Transportation* [pg. 5-12]. July 2008.

would not substantially alter the analysis of cumulative traffic impacts presented in the General Plan EIR for cumulative buildout of the City.

Pedestrian, Bicycle, and Transit Facilities

The following provides a discussion of the proposed project's potential impacts to pedestrian, bicycle, and transit facilities.

Pedestrian and Bicycle Impacts

Pedestrian facilities are comprised of crosswalks, sidewalks, pedestrian signals, and off-street paths, which provide safe and convenient routes for pedestrians to access destinations such as institutions, businesses, public transportation, and recreation facilities.

The proposed project would include construction of sidewalks on both sides of the proposed internal circulation roadway. The proposed sidewalks within the project site would also connect to the existing sidewalk located along the west side of 3rd Street. All new sidewalks would be required to comply with the Americans with Disabilities Act (ADA) and would conform to the existing pedestrian network in the project vicinity. The proposed sidewalks would also be consistent with General Plan Policy C-6.1, which requires that the City establishes safe and interconnected pedestrian networks. In addition, while most of the residential roadways surrounding the subject property do not include designated bicycle lanes, the streets are of sufficient width and have slow speed limits, making the roadways relatively bikeable. Amadeo Circle, which would be developed as part of the project, would adhere to the applicable policies established by the General Plan, as well as the City's complete streets ordinance. As such, impacts related to pedestrian facilities would not occur.

Bicycle Facilities

The City of Galt maintains three classes of commuter bikeways (Class I, Class II, and Class III). The City's Bicycle Transportation Plan proposes a number of new Class I, II, and III bikeways to create a citywide trail system. As shown in Figure 10 of the City's Bicycle Transportation Plan, the nearest existing bikeway to the project site is a Class II bikeway along F Street.[39] While the proposed residents would have access to the F Street bikeway, existing bicycle facilities are not present along the roadways in the immediate project vicinity. Furthermore, development of the proposed project would not preclude construction of any planned bicycle facilities, and the proposed project would not result in the creation of a conflict with any adopted programs, plans, ordinances, or policies addressing bicycle facilities. Thus, a less-than-significant impact would occur related to bicycle facilities.

Transit Services and Facilities

The City and County jointly plan, manage, and fund local transit service which is guided by the regular update of the Short Range Transit Plan. The current contract transit operator, Community Transportation Agency, Inc., in the City of Galt operates South County Transit (SCT) Link. SCT provides fixed routes in the SR 99 and Delta area service, as well as door-to-door Dial-A-Ride service in Galt. The nearest stop to the project site for both the SR 99 and Delta routes is at Galt City Hall, which is approximately one mile northeast of the project site. Given that the proposed project would follow all applicable

[39] City of Galt. *Bicycle Transportation Plan* [pg. 41]. January 2011.

policies established in the General Plan and the proposed project would not substantially increase the number of average trips anticipated by the City, existing transit services and facilities are anticipated to have sufficient capacity to accommodate potential transit users associated with the proposed project. Thus, a less-than-significant impact would occur related to transit services and facilities.

Conclusion

Given the above, adequate transit, roadway, bicycle, and pedestrian facilities would be available for the proposed project and the project would not conflict with any existing or planned transportation facilities in the project vicinity. Therefore, a ***less-than-significant*** impact would occur.

b. Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. Pursuant to Section 15064.3, analysis of VMT attributable to a project is the most appropriate measure of transportation impacts. However, the City has not yet established any standards or thresholds regarding VMT.

Pursuant to Section 15064.3(3), a lead agency may analyze a project's VMT qualitatively based on the availability of transit, proximity to destinations, etc. While changes to driving conditions that increase LOS times are an important consideration for traffic operations and management, the method of analysis does not fully describe environmental effects associated with fuel consumption, emissions, and public health. Section 15064.3(3) changes the focus of transportation impact analysis in CEQA from measuring impact to drivers to measuring the impact of driving.

While VMT thresholds have not yet been adopted by the City, Draft VMT Guidance has been prepared for the City by GHD,[40] which evaluates VMT and identifies recommended thresholds of significance for different types of land uses within the City of Galt. In accordance with the Governor's Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (Technical Advisory), VMT per capita is the recommended metric to evaluate CEQA-related transportation impacts for residential land uses, with an impact threshold of 15 percent below the existing VMT levels for residential land uses.[41] According to the Draft VMT Guidance, the existing average residential VMT per capita for the City is 34.5. In accordance with the OPR Technical Advisory and based on the recommended VMT thresholds, residential projects with a residential VMT per capita of 15 percent below the baseline VMT per capita of 34.5 would be anticipated to result in a less-than-significant VMT impact. Therefore, a residential development project with a VMT per capita of 29.3 or less would be anticipated to result in a less-than-significant VMT impact.

The Draft VMT Guidance includes a Residential VMT per Capita Screening Map, which depicts areas within the City where residential projects would generate an average VMT of 15 percent or less than the existing average VMT per capita. Residential projects identified in the screening map are presumed to have a less-than-significant VMT impact and do not require further VMT analysis. Based on the screening map, the project site is located in an area determined to result in an average residential VMT per capita of 24.5, which is 29 percent below the City's existing average residential VMT per capita of 34.5

[40] GHD. *SB 743 – Draft Vehicle Miles Traveled (VMT) Guidance*. April 28, 2022.

[41] Governor's Office of Planning and Research. *Technical Advisory on Evaluating Transportation Impacts in CEQA.* December 2018.

and exceeds OPR's recommended impact threshold of 15 percent below the existing VMT levels. As such, residential development on the project site is anticipated to result in a less-than-significant VMT impact.

As mentioned previously, the project site is located in close proximity to alternative forms of transportation, including bus routes. Access to multiple forms of public transportation would ultimately encourage residents to use alternative means of transportation to and from the project site and, as a result, reduce VMT associated with the proposed project.

Based on the above, the proposed project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b), and a ***less-than-significant*** impact would occur.

c,d. Primary site access would be provided by a landscaped roundabout located at the terminus of 3rd Street. Amadeo Circle would be constructed through the project site to provide access to the residential units. The right-of-way for the new roadway within the project site would be approximately 48 feet wide. Connected driveways would be attached to each proposed residence and private garages would be located within each individual residential unit. A total of 13 alleyways would be located between rows of residences and would provide access to the private garages. The new Amadeo Circle would allow for access to the alleyways and the associated garages. The proposed circulation improvements would be subject to compliance with all applicable roadway design standards. The proposed project would not alter the existing transportation network nor increase hazards due to a geometrical design feature.

Construction traffic associated with the proposed project would include heavy-duty vehicles which would share the area roadways with normal vehicle traffic, as well as transport of construction materials, and daily construction employee trips to and from the site. However, such heavy-duty truck traffic would only occur throughout the duration of construction activities and would cease upon buildout of the proposed subdivision. In addition to the construction of structures and the new Amadeo Circle, the project would also include off-site improvements to replace existing water and sanitary sewer lines within 3rd Street. The implementation of the utility line improvements would directly influence the transportation network near the site during construction, and could result in roadway or lane closures that adversely affect residents in the project area.

Emergency vehicle access would be provided by the roundabout at the terminus of 3rd Street and a new driveway off of Freedom Boulevard/2nd Street, which would connect to the northernmost residential alley in the northwestern corner of the site. The emergency vehicle access road would be gated and would not be accessible to the general public. In addition, all interior drive aisles and parking stalls would comply with City design standards, and, thus, on-site circulation would be expected to function acceptably for emergency response vehicles. As such, the proposed on-site vehicle circulation would allow for emergency vehicle access and would not impede current response times to the project site.

Based on the above, the project would not substantially increase hazards due to a design feature, or incompatible uses, or result in inadequate emergency access. However, without proper planning of construction activities, construction traffic could interfere with existing roadway operations during the construction phase, which could result in a risk to public safety. Therefore, project traffic related to construction activities could result in a ***significant*** impact.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

XVII-1. Implement Mitigation Measure IX-5.

XVIII. TRIBAL CULTURAL RESOURCES. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	☐	✖	☐	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	✖	☐	☐

Discussion

a,b. As discussed in Section V, Cultural Resources, of this Initial Study, a Cultural Resources Inventory and Evaluation Report was prepared for the proposed project by ECORP. As part of the Cultural Resources Inventory and Evaluation Report, ECORP determined that the historic-period Lippi Ranch Property is eligible for listing under the CRHR and the NRHP, or pursuant to Public Resources Code section 5020.1(k) or subdivision (c) of Public Resources Code Section 5024.1.

While previously documented pre-contract and historic archaeological sites, architectural resources, or traditional cultural properties have not been recorded at the project site, 11 previously recorded historic archaeological resources have been recorded within a 0.5-mile radius of the project site. Based on the results of the CHRIS record search and ECORP's archival research, ECORP determined that a low to moderate potential exists for buried archaeological site indicators to occur in the project site area. In addition, ECORP conducted an intensive field survey of the project site on September 29, 2022 using 15-meter transects. The field survey did not indicate the presence of any tribal cultural resources on-site. In addition, a records search of the NAHC SLF was conducted for the proposed project. Based on the results of the NAHC SLF, the site does not contain known tribal cultural resources.

In compliance with AB 52 (Public Resources Code Section 21080.3.1), a project notification letter was distributed to the chairpersons of the Wilton Rancheria, the Torres Martinez Desert Cahuilla Indian Tribe, and the Buena Vista Rancheria of Me-Wuk Indians. The Wilton Rancheria responded by email on August 19, 2022 with recommendations for the evaluation and treatment of tribal cultural resources at the project site. The recommendations are included herein. Further correspondence with Wilton Rancheria has not been received to date. The City did not receive communications from the Torres-Martinez Desert Cahuilla Indian Tribe or the Buena Vista Rancheria of Me-Wuk Indians during the 30-dayresponse period.

Based on the history of disturbance at the project site as a result of past development and agricultural uses, as well as the lack of identified tribal cultural resources at the site and

within the off-site improvement areas, tribal cultural resources are not expected to occur within the proposed improvement areas. Nevertheless, the possibility exists that development of the proposed project could result in a substantial adverse change in the significance of a tribal cultural resource if previously unknown tribal cultural resources are uncovered during grading or other ground-disturbing activities. Thus, a ***potentially significant*** impact to tribal cultural resources could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

XVIII-1. Implement Mitigation Measures V-1 and V-2.

XIX. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	✖	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	✖	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	✖	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	✖	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	✖	☐

Discussion

a-c. Electricity, natural gas, telecommunications, water, and sanitary sewer services would be provided to the project site by way of new connections to existing infrastructure in the immediate project area. Brief discussions of water, sewer service, stormwater drainage, electrical, natural gas, and telecommunications that would serve the proposed project are included below.

Water

As previously mentioned under Section X, Hydrology and Water Quality, water service for the proposed project would be provided by the City. The proposed project would include construction of new eight-inch water lines throughout the project site, with connections to the existing eight-inch water main north of the project boundary and the existing six- and eight-inch water main in Freedom Boulevard/2nd Street. The existing six-inch water line within 3rd Street from the northern boundary of the project site to F Street and the existing four-inch water line from F Street to D Street would be replaced with a new 12-inch water line. The new 12-inch water line would extend to the existing 12-inch water line at C Street. On-site water would be routed to the new 12-inch water line within 3rd Street.

According to the City's 2020 UWMP, the City of Galt relies upon groundwater from the Cosumnes Subbasin of the San Joaquin Valley Groundwater basin as the sole source of domestic potable water for current and future water demand.[42] The Cosumnes Subbasin is managed through the south Basin Groundwater Management Plan, which was adopted in 2011. According to the 2020 UWMP, the City has eight active wells to extract groundwater from the Cosumnes Subbasin. The wells have capacities ranging from 600

[42] City of Galt. *2020 Urban Water Management Plan Update*. June 2021.

to 1,900 gallons per minute (gpm) with a total capacity of approximately 10,400 gpm. The depth to groundwater is approximately 80 feet to 100 feet with the wells drawing water at depths ranging from 652 feet to 1,539 feet.

According to the 2020 UWMP, the estimated baseline average per capita per day (gpcd) water demand between the years 2000 and 2009 was approximately 221 gallons per day per capita. The 2020 water demand target for the City of Galt is approximately 177 gpcd. According to the 2020 UWMP, the City can supply all of the water demands with groundwater from the Cosumnes Subbasin through the year 2045. Furthermore, the City is projected to have sufficient water supplies to meet projected water needs through 2045 during normal, dry, and multiple dry years. The UWMP notes that water usage could be reduced by over 30 percent should conservation measures be necessary.

The projected supply available to the City of Galt assumes that new wells will be developed in the future if warranted by demand, and would be adequate to serve a projected year 2045 population of 35,758.[43] Given that the proposed project includes the development of up to 94 single-family residences, the City of Galt's estimated current local population of 25,239 would increase by 308 residents, assuming the City of Galt's average household size of 3.22 persons per household, for a total current population of 25,547. Such an increase in population is well within the City of Galt's anticipated population growth, and, thus, within the City's available water supply.

Wastewater

Sanitary sewer services would be provided to the project site by the City of Galt Utilities Division, which is responsible for the operation and maintenance of the sewer system, including the City's WWTP and 12 sewer lift stations. Sewer lift stations pump raw wastewater that is collected throughout the City and pump raw wastewater to the City's WWTP, which is located approximately 3.7 miles northwest of the project site.

The City of Galt's current wastewater treatment collection system consists of approximately 79 miles of sewer mains and trunk sewers. The wastewater is collected through the sewer mains and trunk sewers, then conveyed to the City of Galt's WWTP, which is located approximately 2.6 miles northwest of the project site. The WWTP has a capacity of 3.0 million gallons per day (mgd) and is currently operating at 2.0 mgd.[44] Thus, the WWTP has a remaining capacity of approximately 1.0 mgd.

The proposed project would include construction of new eight-inch sanitary sewer lines and sanitary sewer manholes through the project site. The proposed project would also include replacement of the existing six-inch sanitary sewer line within 3rd Street from the northern boundary of the project site to F Street with an eight-inch sanitary sewer line. On-site sewage would be routed to the new eight-inch sewer line within 3rd Street. According to the City of Galt Public Works Department, the average per capita flow is 100 gallons per day (gpd).[45] Based on the average per capita flow rate, operation of the proposed project would contribute a total wastewater generation of approximately 30,300 gpd, (100 gpd x 303 new residents) or 0.030 mgd. Therefore, the WWTP has adequate remaining

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43 City of Galt. *2020 Urban Water Management Plan Update* [pg. 14]. June 2021.

44 City of Galt. *Wastewater.* Available at: https://www.cityofgalt.org/government/public-works-department/utilities-division/wastewater. Accessed August 2022.

45 *Ibid.*

capacity to accommodate the increase of wastewater flows associated with the proposed project.

It should further be noted that, although the proposed project includes a General Plan Amendment and Rezone to increase the density of the project site, buildout of the site with residential development was anticipated in the City's General Plan. Thus, increased wastewater flows associated with the project site have been generally anticipated within the City's General Plan and wastewater related analyses, such as the City's Sanitary Sewer Management Plan and the City's WWTP Facilities Master Plan. Furthermore, the General Plan EIR determined that impacts related to wastewater treatment capacity would be less than significant.

Therefore, given the available capacity within the wastewater facility, the proposed project would not result in inadequate capacity to serve the project's projected demand in addition to the existing commitments.

Stormwater

As discussed in Section X, Hydrology and Water Quality, stormwater draining off impervious surfaces such as roofs, parking areas, and drive aisles within the project site would be directed and treated at bioretention areas throughout the project site. The bioretention basins would be designed to comply with Sacramento County standards for hydromodification and stormwater quality. Furthermore, Mitigation Measure X-1 would ensure that the project applicant comply with the NPDES general construction permit requirements. Consequently, implementation of the proposed project would include provision of adequate on-site infrastructure, and the existing off-site infrastructure would be sufficient to meet the demand from the project. Additionally, because the site has been anticipated for development by the City's General Plan, impacts to stormwater systems resulting from development of the site have been analyzed in the City's General Plan EIR. Therefore, the proposed project would not significantly increase stormwater flows into the City's existing system and sufficient water supply capacity would be available to serve the project.

Electricity, Natural Gas, and Telecommunications

Electricity, natural gas, and telecommunications utilities would be provided by way of connections to existing infrastructure located within the immediate project vicinity. SMUD would provide electricity, PG&E would provide natural gas services, and AT&T and Comcast/Xfinity would provide telecommunication services to the project site. The proposed project would not require major upgrades to, or extension of, existing infrastructure. Thus, impacts related to electricity, natural gas, and telecommunications infrastructure would be less than significant.

Conclusion

Considering the above, sufficient utility infrastructure exists in the project vicinity to serve the proposed project. Furthermore, increased demand for water, sewer, and other utilities resulting from the proposed project can be accommodating by the City's existing utility capacity. Therefore, the project would result in a ***less-than-significant*** impact related to the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

d,e. Solid waste, recyclable materials, and compostable material collection within the City of Galt is operated by California Waste Recovery Systems (CWRS). CWRS is a private franchise that can haul solid waste to any approved landfill facility in the area. The Sacramento County Landfill located on Kiefer Boulevard has been recently expanded. The Sacramento County Landfill covers 1,084 acres of land; 660 acres are permitted for disposal. The site's permit allows the landfill to receive a maximum of 10,815 tons of waste per day. According to the California Department of Resources Recycling and Recovery (CalRecycle), the Sacramento County Landfill has a remaining capacity of 112,900,000 cubic yards out of a total permitted capacity of 117,400,000, or 96 percent remaining capacity.[46]

Because the proposed project would require a General Plan Amendment to change the project site's current General Plan land use designation from LDR to MHDR, construction and operation of the proposed project would result in increased solid waste generation beyond what has been previously anticipated for the site by the General Plan EIR. As noted previously, the proposed project would accommodate an additional 129 residents beyond what was analyzed for the project site in the General Plan, which would represent an increase of 1.2 percent relative to the existing City population. Such a relatively minor population increase would not substantially affect the available capacity of the Sacramento County Landfill. In addition, the residential nature of the proposed project would not be expected to generate substantial amounts of solid waste. Furthermore, the project would be required to comply with all applicable provisions of Chapter 8.16, Garbage, of the City's Municipal Code.

Therefore, the proposed project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals and would comply with federal, State, and local management and reduction statutes and regulations related to solid waste. Therefore, a ***less-than-significant*** impact would occur.

[46] California Department of Resources Recycling and Recovery (CalRecycle). *Facility/Site Summary Details: Sacramento County Landfill (Kiefer) (34-AA-0001)*. Available at https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2070?siteID=2507. Accessed October 2022.

XX. WILDFIRE. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	✖	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	✖	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	✖	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	✖	☐

Discussion

a-d. According to the CAL FIRE Fire and Resource Assessment Program, the project site is not located within or near a State responsibility area or lands classified as a Very High Fire Hazard Severity Zone (VHFHSZ).[47] The nearest VHFHSZ is approximately 7.12 miles northeast of the project site. Therefore, the proposed project would not be subject to substantial risks related to wildfires, and a ***less-than-significant*** impact would occur.

[47] California Department of Forestry and Fire Protection. *Sacramento County, Very High Fire Hazard Severity Zones in LRA.* July 30, 2008. Available at: https://osfm.fire.ca.gov/divisions/wildfire-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/. Accessed August 2022.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	✖	☐	☐	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	✖	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	✖	☐	☐

Discussion

a. As discussed in Section IV, Biological Resources, of this Initial Study, while a limited potential exists for special-status wildlife to occur on-site and within the off-site improvement areas, Mitigation Measures IV-1 through IV-9 would ensure that any impacts related to special-status species would be reduced to less-than-significant levels.

The project site or off-site improvement areas do not contain any known prehistoric resources. Thus, implementation of the proposed project is not anticipated to have the potential to result in impacts related to prehistoric resources. Nevertheless, Mitigation Measures V-1 and V-2 would ensure that in the event that previously unknown archaeological resources are discovered within the project site or off-site improvement areas, such resources would be protected in compliance with the requirements of CEQA and other State standards. However, as discussed in Section V, Cultural Resources, of this Initial Study, the on-site Lippi Ranch property is potentially eligible for listing on the NRHP and the CRHR. Thus, implementation of the proposed project could potentially result in impacts related to historic resources.

Considering the above, the proposed project would not degrade the quality of the environment, substantially reduce or impact the habitat of fish or wildlife species, cause fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. However, as discussed in question “a” of Section V, Cultural Resources, of this Initial Study, development of the proposed project has the potential to eliminate important examples of the major periods of California history or prehistory. Thus, a ***potentially significant*** impact could occur.

Further analysis of the above impact will be included in the Cultural Resources chapter of the Lippi Ranch Subdivision Project EIR.

b. As demonstrated in this Initial Study, all potential environmental impacts that could occur as a result of project implementation, with the exception of impacts to cultural resources, would result in no impact or a less-than-significant level through compliance with applicable General Plan policies, Municipal Code Standards, and mitigation measures included in this Initial Study, as well as other applicable local and State regulations. While some cultural resources may have regional significance, the resources themselves are site-specific, and impacts to them are project-specific. For example, impacts to a subsurface archeological find at one project site would not generally be made worse by impacts to a cultural resource at another site due to development of another project. Rather, the resources and the effects upon them are generally independent. Thus, any incremental effects associated with the proposed project would not be considerable relative to the effects of all past, current, and probably future projects in the project area.

   In addition, although buildout of the site was not anticipated for MHDR uses, development of the site for residential uses has been anticipated, and development of MHDR uses is typically located and compatible with the surrounding low- and medium-density housing development adjacent to the project site. As such, the proposed project is within the realm of what has been anticipated for the site by the City. For the aforementioned reasons, when viewed in conjunction with other closely related past, present, or reasonably foreseeable future projects, development of the proposed project would not result in a cumulatively considerable contribution to cumulative impacts, and the project's incremental contribution to cumulative impacts would be ***less than significant***.

c. As described in this Initial Study, the proposed project would comply with all applicable General Plan policies, Municipal Code standards, other applicable local and State regulations, in addition to the mitigation measures included herein. In addition, as discussed in Section III, Air Quality; Section VII, Geology and Soils; Section IX, Hazards and Hazardous Materials; and Section XIII, Noise, of this Initial Study, the proposed project would not cause substantial effects to human beings, including effects related to exposure to air pollutants, hazardous materials, noise, and transportation. Therefore, with implementation of mitigation, the proposed project would result in a ***less-than-significant*** impact.

Appendix A

Air Quality and Greenhouse Gas Emissions – CalEEMod Results

Lippi Ranch Project Detailed Report

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1.1. Basic Project Information

Data Field	Value
Project Name	Lippi Ranch Project
Lead Agency	City of Galt
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.00
Precipitation (days)	36.0
Location	38.24632375097323, -121.30611581610941
County	Sacramento
City	Galt
Air District	Sacramento Metropolitan AQMD
Air Basin	Sacramento Valley
TAZ	740
EDFZ	13
Electric Utility	Sacramento Municipal Utility District
Gas Utility	Pacific Gas & Electric

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Single Family Housing	94.0	Dwelling Unit	8.99	183,300	115,205	—	263	—
Other Asphalt Surfaces	0.35	1000sqft	0.01	0.00	0.00	—	—	—

Road Widening	0.10	Mile	0.05	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.43	3.74	36.1	34.2	0.05	1.60	19.9	21.5	1.47	10.1	11.6	—	5,564	5,564	0.23	0.12	2.68	5,589
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.81	3.72	12.9	16.4	0.03	0.53	0.49	1.02	0.49	0.12	0.61	—	3,245	3,245	0.13	0.08	0.07	3,272
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.22	2.59	8.58	11.6	0.02	0.35	1.23	1.58	0.32	0.56	0.88	—	2,316	2,316	0.09	0.06	0.78	2,336
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.22	0.47	1.57	2.11	< 0.005	0.06	0.22	0.29	0.06	0.10	0.16	—	383	383	0.02	0.01	0.13	387

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	4.43	3.74	36.1	34.2	0.05	1.60	19.9	21.5	1.47	10.1	11.6	—	5,564	5,564	0.23	0.12	2.68	5,589
2025	1.72	3.65	12.0	16.8	0.03	0.46	0.49	0.95	0.43	0.12	0.54	—	3,283	3,283	0.13	0.08	2.53	3,312
2026	1.63	3.57	11.3	16.6	0.03	0.41	0.49	0.89	0.37	0.12	0.49	—	3,267	3,267	0.13	0.08	2.30	3,296
2027	1.56	3.52	10.8	16.4	0.03	0.36	0.49	0.85	0.33	0.12	0.45	—	3,253	3,253	0.13	0.08	2.08	3,281
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.81	3.72	12.9	16.4	0.03	0.53	0.49	1.02	0.49	0.12	0.61	—	3,245	3,245	0.13	0.08	0.07	3,272
2025	1.70	3.62	12.0	16.2	0.03	0.46	0.49	0.95	0.43	0.12	0.54	—	3,231	3,231	0.13	0.08	0.07	3,258
2026	1.61	3.56	11.4	16.0	0.03	0.41	0.49	0.89	0.37	0.12	0.49	—	3,217	3,217	0.13	0.08	0.06	3,244
2027	1.54	3.49	10.8	15.8	0.03	0.36	0.49	0.85	0.33	0.12	0.45	—	3,203	3,203	0.13	0.08	0.05	3,230
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.10	1.63	8.21	9.35	0.01	0.35	1.23	1.58	0.32	0.56	0.88	—	1,742	1,742	0.07	0.04	0.48	1,756
2025	1.22	2.59	8.58	11.6	0.02	0.33	0.34	0.67	0.30	0.08	0.39	—	2,316	2,316	0.09	0.06	0.78	2,336
2026	1.15	2.54	8.11	11.4	0.02	0.29	0.34	0.63	0.27	0.08	0.35	—	2,305	2,305	0.09	0.06	0.71	2,325
2027	0.56	1.31	3.90	5.72	0.01	0.13	0.17	0.30	0.12	0.04	0.16	—	1,156	1,156	0.05	0.03	0.32	1,166
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.20	0.30	1.50	1.71	< 0.005	0.06	0.22	0.29	0.06	0.10	0.16	—	288	288	0.01	0.01	0.08	291
2025	0.22	0.47	1.57	2.11	< 0.005	0.06	0.06	0.12	0.06	0.01	0.07	—	383	383	0.02	0.01	0.13	387
2026	0.21	0.46	1.48	2.09	< 0.005	0.05	0.06	0.11	0.05	0.01	0.06	—	382	382	0.02	0.01	0.12	385
2027	0.10	0.24	0.71	1.04	< 0.005	0.02	0.03	0.06	0.02	0.01	0.03	—	191	191	0.01	< 0.005	0.05	193

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.00	8.92	4.84	45.6	0.10	0.14	3.09	3.23	0.14	0.55	0.69	40.4	11,171	11,211	3.85	0.39	30.9	11,454
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.12	8.05	5.47	33.3	0.09	0.14	3.09	3.23	0.14	0.55	0.69	40.4	10,346	10,386	3.89	0.42	2.08	10,611
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.37	8.31	5.12	36.1	0.09	0.14	3.02	3.16	0.14	0.54	0.68	40.4	10,329	10,370	3.86	0.40	13.8	10,598
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.80	1.52	0.94	6.59	0.02	0.03	0.55	0.58	0.02	0.10	0.12	6.69	1,710	1,717	0.64	0.07	2.29	1,755

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	4.38	3.99	3.86	39.9	0.09	0.06	3.09	3.16	0.06	0.55	0.61	—	9,350	9,350	0.36	0.36	29.6	9,497
Area	0.51	4.87	0.05	5.32	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	14.3	14.3	< 0.005	< 0.005	—	15.4
Energy	0.11	0.05	0.93	0.40	0.01	0.08	—	0.08	0.08	—	0.08	—	1,797	1,797	0.13	0.01	—	1,803
Water	—	—	—	—	—	—	—	—	—	—	—	7.08	8.88	16.0	0.02	0.02	—	21.2
Waste	—	—	—	—	—	—	—	—	—	—	—	33.3	0.00	33.3	3.33	0.00	—	117
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.31	1.31
Total	5.00	8.92	4.84	45.6	0.10	0.14	3.09	3.23	0.14	0.55	0.69	40.4	11,171	11,211	3.85	0.39	30.9	11,454

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	4.01	3.61	4.54	32.9	0.08	0.06	3.09	3.16	0.06	0.55	0.61	—	8,539	8,539	0.40	0.40	0.77	8,669
Area	0.00	4.39	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	0.11	0.05	0.93	0.40	0.01	0.08	—	0.08	0.08	—	0.08	—	1,797	1,797	0.13	0.01	—	1,803
Water	—	—	—	—	—	—	—	—	—	—	—	7.08	8.88	16.0	0.02	0.02	—	21.2
Waste	—	—	—	—	—	—	—	—	—	—	—	33.3	0.00	33.3	3.33	0.00	—	117
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.31	1.31
Total	4.12	8.05	5.47	33.3	0.09	0.14	3.09	3.23	0.14	0.55	0.69	40.4	10,346	10,386	3.89	0.42	2.08	10,611
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.92	3.53	4.16	32.1	0.08	0.06	3.02	3.09	0.06	0.54	0.60	—	8,513	8,513	0.37	0.37	12.5	8,646
Area	0.35	4.72	0.04	3.64	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	9.77	9.77	< 0.005	< 0.005	—	10.5
Energy	0.11	0.05	0.93	0.40	0.01	0.08	—	0.08	0.08	—	0.08	—	1,797	1,797	0.13	0.01	—	1,803
Water	—	—	—	—	—	—	—	—	—	—	—	7.08	8.88	16.0	0.02	0.02	—	21.2
Waste	—	—	—	—	—	—	—	—	—	—	—	33.3	0.00	33.3	3.33	0.00	—	117
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.31	1.31
Total	4.37	8.31	5.12	36.1	0.09	0.14	3.02	3.16	0.14	0.54	0.68	40.4	10,329	10,370	3.86	0.40	13.8	10,598
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.71	0.64	0.76	5.85	0.02	0.01	0.55	0.56	0.01	0.10	0.11	—	1,409	1,409	0.06	0.06	2.07	1,431
Area	0.06	0.86	0.01	0.67	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	1.62	1.62	< 0.005	< 0.005	—	1.74
Energy	0.02	0.01	0.17	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	298	298	0.02	< 0.005	—	298
Water	—	—	—	—	—	—	—	—	—	—	—	1.17	1.47	2.64	< 0.005	< 0.005	—	3.51
Waste	—	—	—	—	—	—	—	—	—	—	—	5.52	0.00	5.52	0.55	0.00	—	19.3
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.22	0.22
Total	0.80	1.52	0.94	6.59	0.02	0.03	0.55	0.58	0.02	0.10	0.12	6.69	1,710	1,717	0.64	0.07	2.29	1,755

3. Construction Emissions Details

3.1. Linear, Drainage, Utilities, & Sub-Grade (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.37	1.14	9.93	13.4	0.02	0.39	—	0.39	0.36	—	0.36	—	1,971	1,971	0.08	0.02	—	1,978
Dust From Material Movement	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.03	0.27	0.37	< 0.005	0.01	—	0.01	0.01	—	0.01	—	54.0	54.0	< 0.005	< 0.005	—	54.2
Dust From Material Movement	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.05	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.94	8.94	< 0.005	< 0.005	—	8.97

Dust From Material Movement	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.09	0.05	1.04	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	179	179	0.01	0.01	0.73	182
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.11	0.04	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	< 0.005	—	57.2	57.2	0.01	0.01	0.12	60.2
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.47	4.47	< 0.005	< 0.005	0.01	4.54
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.57	1.57	< 0.005	< 0.005	< 0.005	1.65
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.74	0.74	< 0.005	< 0.005	< 0.005	0.75
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.26	0.26	< 0.005	< 0.005	< 0.005	0.27

3.3. Demolition (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.12	2.62	24.9	21.7	0.03	1.06	—	1.06	0.98	—	0.98	—	3,425	3,425	0.14	0.03	—	3,437
Demolition	—	—	—	—	—	—	0.61	0.61	—	0.09	0.09	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	0.14	1.36	1.19	< 0.005	0.06	—	0.06	0.05	—	0.05	—	188	188	0.01	< 0.005	—	188
Demolition	—	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.25	0.22	< 0.005	0.01	—	0.01	0.01	—	0.01	—	31.1	31.1	< 0.005	< 0.005	—	31.2
Demolition	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.07	0.05	0.97	0.00	0.00	0.15	0.15	0.00	0.04	0.04	—	174	174	0.01	0.01	0.71	176
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.07	0.02	0.98	0.36	0.01	0.01	0.13	0.14	0.01	0.04	0.04	—	522	522	0.05	0.08	1.09	550
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	8.67	8.67	< 0.005	< 0.005	0.02	8.79
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.06	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	28.6	28.6	< 0.005	< 0.005	0.03	30.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.44	1.44	< 0.005	< 0.005	< 0.005	1.46
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.74	4.74	< 0.005	< 0.005	< 0.005	4.98

3.5. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.34	3.65	36.0	32.9	0.05	1.60	—	1.60	1.47	—	1.47	—	5,296	5,296	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	—	19.7	19.7	—	10.1	10.1	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	1.48	1.35	< 0.005	0.07	—	0.07	0.06	—	0.06	—	218	218	0.01	< 0.005	—	218
Dust From Material Movement	—	—	—	—	—	—	0.81	0.81	—	0.42	0.42	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.27	0.25	< 0.005	0.01	—	0.01	0.01	—	0.01	—	36.0	36.0	< 0.005	< 0.005	—	36.2
Dust From Material Movement	—	—	—	—	—	—	0.15	0.15	—	0.08	0.08	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.08	0.06	1.14	0.00	0.00	0.18	0.18	0.00	0.04	0.04	—	203	203	0.01	0.01	0.83	206
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.12	0.05	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	65.6	65.6	0.01	0.01	0.14	69.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.59	7.59	< 0.005	< 0.005	0.01	7.69
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.70	2.70	< 0.005	< 0.005	< 0.005	2.83
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.26	1.26	< 0.005	< 0.005	< 0.005	1.27
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.45	0.45	< 0.005	< 0.005	< 0.005	0.47

3.7. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.26	1.90	18.2	18.8	0.03	0.84	—	0.84	0.77	—	0.77	—	2,958	2,958	0.12	0.02	—	2,969
Dust From Material Movement	—	—	—	—	—	—	7.08	7.08	—	3.42	3.42	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.50	0.52	< 0.005	0.02	—	0.02	0.02	—	0.02	—	81.1	81.1	< 0.005	< 0.005	—	81.3
Dust From Material Movement	—	—	—	—	—	—	0.19	0.19	—	0.09	0.09	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.09	0.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	13.4	13.4	< 0.005	< 0.005	—	13.5
Dust From Material Movement	—	—	—	—	—	—	0.04	0.04	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.07	0.05	0.97	0.00	0.00	0.15	0.15	0.00	0.04	0.04	—	174	174	0.01	0.01	0.71	176
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.33	4.33	< 0.005	< 0.005	0.01	4.40
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.72	0.72	< 0.005	< 0.005	< 0.005	0.73
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.44	1.20	11.2	13.1	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.44	1.20	11.2	13.1	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.50	0.42	3.93	4.59	0.01	0.17	—	0.17	0.16	—	0.16	—	840	840	0.03	0.01	—	843
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09	0.08	0.72	0.84	< 0.005	0.03	—	0.03	0.03	—	0.03	—	139	139	0.01	< 0.005	—	140
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.16	0.15	0.11	2.20	0.00	0.00	0.34	0.34	0.00	0.08	0.08	—	392	392	0.02	0.01	1.60	398
Vendor	0.03	0.01	0.56	0.20	< 0.005	< 0.005	0.08	0.08	< 0.005	0.02	0.02	—	296	296	0.02	0.04	0.76	310
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.15	0.13	0.15	1.61	0.00	0.00	0.34	0.34	0.00	0.08	0.08	—	348	348	0.01	0.01	0.04	352
Vendor	0.03	0.01	0.60	0.21	< 0.005	< 0.005	0.08	0.08	< 0.005	0.02	0.02	—	296	296	0.02	0.04	0.02	310
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.05	0.04	0.58	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	125	125	< 0.005	< 0.005	0.24	127
Vendor	0.01	< 0.005	0.21	0.07	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	104	104	0.01	0.02	0.11	109
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.11	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	20.7	20.7	< 0.005	< 0.005	0.04	21.0
Vendor	< 0.005	< 0.005	0.04	0.01	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	17.2	17.2	< 0.005	< 0.005	0.02	18.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	1.35	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.35	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.96	0.80	7.46	9.31	0.02	0.31	—	0.31	0.28	—	0.28	—	1,713	1,713	0.07	0.01	—	1,719
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	1.36	1.70	< 0.005	0.06	—	0.06	0.05	—	0.05	—	284	284	0.01	< 0.005	—	285
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.16	0.14	0.10	2.04	0.00	0.00	0.34	0.34	0.00	0.08	0.08	—	384	384	0.01	0.01	1.48	390
Vendor	0.03	0.01	0.53	0.20	< 0.005	< 0.005	0.08	0.08	< 0.005	0.02	0.02	—	291	291	0.02	0.04	0.76	305
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.14	0.13	0.13	1.50	0.00	0.00	0.34	0.34	0.00	0.08	0.08	—	341	341	0.01	0.01	0.04	345

Vendor	0.03	0.01	0.56	0.20	< 0.005	< 0.005	0.08	0.08	< 0.005	0.02	0.02	—	291	291	0.02	0.04	0.02	304
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.09	0.08	1.10	0.00	0.00	0.24	0.24	0.00	0.06	0.06	—	250	250	< 0.005	0.01	0.45	253
Vendor	0.02	0.01	0.40	0.14	< 0.005	< 0.005	0.05	0.06	< 0.005	0.01	0.02	—	208	208	0.01	0.03	0.23	217
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.01	0.20	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	41.4	41.4	< 0.005	< 0.005	0.08	42.0
Vendor	< 0.005	< 0.005	0.07	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	34.4	34.4	< 0.005	0.01	0.04	36.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Building Construction (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.28	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.28	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.91	0.77	7.04	9.26	0.02	0.27	—	0.27	0.25	—	0.25	—	1,712	1,712	0.07	0.01	—	1,718
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	0.14	1.28	1.69	< 0.005	0.05	—	0.05	0.05	—	0.05	—	283	283	0.01	< 0.005	—	284
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.15	0.14	0.09	1.91	0.00	0.00	0.34	0.34	0.00	0.08	0.08	—	377	377	0.01	0.01	1.35	382
Vendor	0.03	0.01	0.49	0.19	< 0.005	< 0.005	0.08	0.08	< 0.005	0.02	0.02	—	285	285	0.02	0.04	0.69	299
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.12	0.11	1.40	0.00	0.00	0.34	0.34	0.00	0.08	0.08	—	334	334	0.01	0.01	0.03	339
Vendor	0.03	0.01	0.53	0.19	< 0.005	< 0.005	0.08	0.08	< 0.005	0.02	0.02	—	285	285	0.02	0.04	0.02	298
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.09	0.07	1.02	0.00	0.00	0.24	0.24	0.00	0.06	0.06	—	245	245	< 0.005	0.01	0.42	249
Vendor	0.02	0.01	0.37	0.14	< 0.005	< 0.005	0.05	0.06	< 0.005	0.01	0.02	—	203	203	0.01	0.03	0.21	213
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.01	0.19	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	40.6	40.6	< 0.005	< 0.005	0.07	41.2

Vendor	< 0.005	< 0.005	0.07	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	33.7	33.7	< 0.005	0.01	0.03	35.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.15. Building Construction (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.23	1.03	9.39	12.9	0.02	0.34	—	0.34	0.31	—	0.31	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.23	1.03	9.39	12.9	0.02	0.34	—	0.34	0.31	—	0.31	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.44	0.37	3.36	4.63	0.01	0.12	—	0.12	0.11	—	0.11	—	858	858	0.03	0.01	—	861
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.07	0.61	0.85	< 0.005	0.02	—	0.02	0.02	—	0.02	—	142	142	0.01	< 0.005	—	143
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.13	0.09	1.80	0.00	0.00	0.34	0.34	0.00	0.08	0.08	—	370	370	0.01	0.01	1.22	375
Vendor	0.03	0.01	0.46	0.18	< 0.005	< 0.005	0.08	0.08	< 0.005	0.02	0.02	—	278	278	0.02	0.04	0.62	291
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.12	0.11	0.11	1.32	0.00	0.00	0.34	0.34	0.00	0.08	0.08	—	329	329	0.01	0.01	0.03	333
Vendor	0.03	0.01	0.49	0.19	< 0.005	< 0.005	0.08	0.08	< 0.005	0.02	0.02	—	278	278	0.02	0.04	0.02	291
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.04	0.48	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	121	121	< 0.005	< 0.005	0.19	122
Vendor	0.01	< 0.005	0.17	0.07	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	99.7	99.7	0.01	0.01	0.10	104
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.09	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	20.0	20.0	< 0.005	< 0.005	0.03	20.3
Vendor	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	16.5	16.5	< 0.005	< 0.005	0.02	17.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.17. Paving (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	1.01	0.85	7.81	10.0	0.01	0.39	—	0.39	0.36	—	0.36	—	1,512	1,512	0.06	0.01	—	1,517
Paving	—	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	< 0.005	0.04	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.28	8.28	< 0.005	< 0.005	—	8.31
Paving	—	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.37	1.37	< 0.005	< 0.005	—	1.38
Paving	—	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.07	0.05	0.97	0.00	0.00	0.15	0.15	0.00	0.04	0.04	—	174	174	0.01	0.01	0.71	176
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.87	0.87	< 0.005	< 0.005	< 0.005	0.88
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.14	0.14	< 0.005	< 0.005	< 0.005	0.15
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.19. Architectural Coating (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	0.14	0.91	1.15	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	2.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	0.14	0.91	1.15	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	2.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.29	0.37	< 0.005	0.01	—	0.01	0.01	—	0.01	—	43.1	43.1	< 0.005	< 0.005	—	43.3
Architectural Coatings	—	0.71	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.05	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.14	7.14	< 0.005	< 0.005	—	7.16
Architectural Coatings	—	0.13	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.44	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	78.4	78.4	< 0.005	< 0.005	0.32	79.6
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.03	0.32	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	69.6	69.6	< 0.005	< 0.005	0.01	70.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.11	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	23.1	23.1	< 0.005	< 0.005	0.04	23.4

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.82	3.82	< 0.005	< 0.005	0.01	3.87
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.21. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	2.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	2.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.09	0.63	0.81	< 0.005	0.02	—	0.02	0.02	—	0.02	—	95.4	95.4	< 0.005	< 0.005	—	95.7
Architectural Coatings	—	1.58	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.12	0.15	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	15.8	15.8	< 0.005	< 0.005	—	15.8
Architectural Coatings	—	0.29	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.41	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	76.8	76.8	< 0.005	< 0.005	0.30	78.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.03	0.30	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	68.2	68.2	< 0.005	< 0.005	0.01	69.1
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.22	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	50.0	50.0	< 0.005	< 0.005	0.09	50.7

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	8.28	8.28	< 0.005	< 0.005	0.02	8.39
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.23. Architectural Coating (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.12	0.86	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	2.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.12	0.86	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	2.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.10	0.09	0.61	0.81	< 0.005	0.02	—	0.02	0.02	—	0.02	—	95.4	95.4	< 0.005	< 0.005	—	95.7
Architectural Coatings	—	1.58	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.11	0.15	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	15.8	15.8	< 0.005	< 0.005	—	15.8
Architectural Coatings	—	0.29	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.38	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	75.3	75.3	< 0.005	< 0.005	0.27	76.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.02	0.28	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	66.9	66.9	< 0.005	< 0.005	0.01	67.8
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.01	0.20	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	49.0	49.0	< 0.005	< 0.005	0.08	49.7

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	8.12	8.12	< 0.005	< 0.005	0.01	8.23
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.25. Architectural Coating (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.11	0.83	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	2.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.11	0.83	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	2.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.32	0.43	< 0.005	0.01	—	0.01	0.01	—	0.01	—	51.5	51.5	< 0.005	< 0.005	—	51.6
Architectural Coatings	—	0.85	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.06	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.52	8.52	< 0.005	< 0.005	—	8.55
Architectural Coatings	—	0.16	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.36	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	74.0	74.0	< 0.005	< 0.005	0.24	75.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.26	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	65.7	65.7	< 0.005	< 0.005	0.01	66.6
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.10	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	26.0	26.0	< 0.005	< 0.005	0.04	26.3

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.30	4.30	< 0.005	< 0.005	0.01	4.36
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	4.38	3.99	3.86	39.9	0.09	0.06	3.09	3.16	0.06	0.55	0.61	—	9,350	9,350	0.36	0.36	29.6	9,497
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	4.38	3.99	3.86	39.9	0.09	0.06	3.09	3.16	0.06	0.55	0.61	—	9,350	9,350	0.36	0.36	29.6	9,497
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	4.01	3.61	4.54	32.9	0.08	0.06	3.09	3.16	0.06	0.55	0.61	—	8,539	8,539	0.40	0.40	0.77	8,669

Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	4.01	3.61	4.54	32.9	0.08	0.06	3.09	3.16	0.06	0.55	0.61	—	8,539	8,539	0.40	0.40	0.77	8,669
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.71	0.64	0.76	5.85	0.02	0.01	0.55	0.56	0.01	0.10	0.11	—	1,409	1,409	0.06	0.06	2.07	1,431
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.71	0.64	0.76	5.85	0.02	0.01	0.55	0.56	0.01	0.10	0.11	—	1,409	1,409	0.06	0.06	2.07	1,431

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	613	613	0.03	< 0.005	—	614
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	613	613	0.03	< 0.005	—	614
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	613	613	0.03	< 0.005	—	614
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	613	613	0.03	< 0.005	—	614
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	101	101	< 0.005	< 0.005	—	102
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	101	101	< 0.005	< 0.005	—	102

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.11	0.05	0.93	0.40	0.01	0.08	—	0.08	0.08	—	0.08	—	1,185	1,185	0.10	< 0.005	—	1,188
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.11	0.05	0.93	0.40	0.01	0.08	—	0.08	0.08	—	0.08	—	1,185	1,185	0.10	< 0.005	—	1,188
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Single Family Housing	0.11	0.05	0.93	0.40	0.01	0.08	—	0.08	0.08	—	0.08	—	1,185	1,185	0.10	< 0.005	—	1,188
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.11	0.05	0.93	0.40	0.01	0.08	—	0.08	0.08	—	0.08	—	1,185	1,185	0.10	< 0.005	—	1,188
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.02	0.01	0.17	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	196	196	0.02	< 0.005	—	197
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.01	0.17	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	196	196	0.02	< 0.005	—	197

4.3. Area Emissions by Source

4.3.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	3.92	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.47	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landscape Equipme	0.51	0.48	0.05	5.32	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	14.3	14.3	< 0.005	< 0.005	—	15.4
Total	0.51	4.87	0.05	5.32	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	14.3	14.3	< 0.005	< 0.005	—	15.4
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	3.92	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.47	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.00	4.39	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	0.72	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.09	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.06	0.06	0.01	0.67	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.62	1.62	< 0.005	< 0.005	—	1.74
Total	0.06	0.86	0.01	0.67	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	1.62	1.62	< 0.005	< 0.005	—	1.74

4.4. Water Emissions by Land Use

4.4.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	7.08	8.88	16.0	0.02	0.02	—	21.2
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	7.08	8.88	16.0	0.02	0.02	—	21.2
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	7.08	8.88	16.0	0.02	0.02	—	21.2
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	7.08	8.88	16.0	0.02	0.02	—	21.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	1.17	1.47	2.64	< 0.005	< 0.005	—	3.51
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	1.17	1.47	2.64	< 0.005	< 0.005	—	3.51

4.5. Waste Emissions by Land Use

4.5.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	33.3	0.00	33.3	3.33	0.00	—	117
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	33.3	0.00	33.3	3.33	0.00	—	117
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	33.3	0.00	33.3	3.33	0.00	—	117
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	33.3	0.00	33.3	3.33	0.00	—	117
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	5.52	0.00	5.52	0.55	0.00	—	19.3
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	5.52	0.00	5.52	0.55	0.00	—	19.3

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.31	1.31
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.31	1.31
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.31	1.31
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.31	1.31
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.22	0.22
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.22	0.22

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description

Utility Construction	Linear, Drainage, Utilities, & Sub-Grade	6/20/2024	7/3/2024	5.00	10.0	—
Demolition	Demolition	5/1/2024	5/29/2024	5.00	20.0	—
Site Preparation	Site Preparation	5/30/2024	6/19/2024	5.00	15.0	—
Grading	Grading	6/20/2024	7/3/2024	5.00	10.0	—
Building Construction	Building Construction	7/6/2024	7/2/2027	5.00	780	—
Paving	Paving	7/4/2024	7/5/2024	5.00	2.00	—
Architectural Coating	Architectural Coating	7/20/2024	7/16/2027	5.00	780	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74

Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48
Utility Construction	Rough Terrain Forklifts	Diesel	Average	1.00	8.00	96.0	0.40
Utility Construction	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Utility Construction	Signal Boards	Electric	Average	3.00	8.00	6.00	0.82
Utility Construction	Air Compressors	Diesel	Average	1.00	8.00	37.0	0.48
Utility Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Utility Construction	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Utility Construction	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Utility Construction	Trenchers	Diesel	Average	1.00	8.00	40.0	0.50

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	15.0	14.3	LDA,LDT1,LDT2
Demolition	Vendor	—	8.80	HHDT,MHDT
Demolition	Hauling	6.90	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—

Site Preparation	Worker	17.5	14.3	LDA,LDT1,LDT2
Site Preparation	Vendor	—	8.80	HHDT,MHDT
Site Preparation	Hauling	0.87	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	14.3	LDA,LDT1,LDT2
Grading	Vendor	—	8.80	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	33.8	14.3	LDA,LDT1,LDT2
Building Construction	Vendor	10.0	8.80	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	14.3	LDA,LDT1,LDT2
Paving	Vendor	—	8.80	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	6.77	14.3	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	8.80	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT
Utility Construction	—	—	—	—
Utility Construction	Worker	20.0	11.0	LDA,LDT1,LDT2
Utility Construction	Vendor	0.00	8.80	HHDT,MHDT

Utility Construction	Hauling	1.00	15.0	HHDT
Utility Construction	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	371,183	123,728	0.00	0.00	21.0

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Utility Construction	—	—	0.05	0.00	—
Demolition	0.00	0.00	0.00	12,000	—
Site Preparation	—	100	22.5	0.00	—
Grading	—	—	10.0	0.00	—
Paving	0.00	0.00	0.00	0.00	1.09

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt

Single Family Housing	1.04	0%
Other Asphalt Surfaces	0.01	100%
Road Widening	0.05	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	88.1	375	0.01	< 0.005
2025	0.00	375	0.01	< 0.005
2026	0.00	375	0.01	< 0.005
2027	0.00	375	0.01	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Single Family Housing	887	897	804	320,014	10,977	11,094	9,942	3,958,808
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Single Family Housing	—

Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	94
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
371182.5	123,728	0.00	0.00	21.0

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Single Family Housing	837,373	267	0.0129	0.0017	3,697,127
Other Asphalt Surfaces	0.00	267	0.0129	0.0017	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Single Family Housing	3,314,346	1,966,547
Other Asphalt Surfaces	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Single Family Housing	22.1	0.00
Other Asphalt Surfaces	0.00	0.00

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Single Family Housing	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Single Family Housing	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type
—	—

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	23.7	annual days of extreme heat
Extreme Precipitation	3.35	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A

Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	50.5
AQ-PM	38.6
AQ-DPM	13.9
Drinking Water	34.9
Lead Risk Housing	51.6
Pesticides	82.5
Toxic Releases	9.60
Traffic	48.4
Effect Indicators	—
CleanUp Sites	2.59
Groundwater	70.4
Haz Waste Facilities/Generators	22.0
Impaired Water Bodies	93.4
Solid Waste	12.9
Sensitive Population	—
Asthma	46.9
Cardio-vascular	83.4
Low Birth Weights	32.0
Socioeconomic Factor Indicators	—
Education	83.9
Housing	76.5
Linguistic	79.8
Poverty	62.2

Unemployment	41.8

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	14.60284871
Employed	26.40831515
Median HI	—
Education	—
Bachelor's or higher	16.52765302
High school enrollment	100
Preschool enrollment	39.0606955
Transportation	—
Auto Access	62.47914795
Active commuting	66.93186193
Social	—
2-parent households	81.43205441
Voting	64.87873733
Neighborhood	—
Alcohol availability	86.34672142
Park access	24.54767099
Retail density	2.45091749
Supermarket access	16.57898114
Tree canopy	75.63197742
Housing	—
Homeownership	57.5003208

Housing habitability	27.78134223
Low-inc homeowner severe housing cost burden	18.76042602
Low-inc renter severe housing cost burden	13.20415758
Uncrowded housing	19.18388297
Health Outcomes	—
Insured adults	27.4990376
Arthritis	0.0
Asthma ER Admissions	57.4
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	6.9
Cognitively Disabled	46.5
Physically Disabled	27.7
Heart Attack ER Admissions	35.2
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	19.6
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0

No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	37.8
Elderly	30.4
English Speaking	11.2
Foreign-born	65.7
Outdoor Workers	3.2
Climate Change Adaptive Capacity	—
Impervious Surface Cover	81.8
Traffic Density	39.7
Traffic Access	23.0
Other Indices	—
Hardship	89.4
Other Decision Support	—
2016 Voting	67.0

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	62.0
Healthy Places Index Score for Project Location (b)	34.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	Lot acreage adjusted to represent total acreage of project site. Landscaped area calculated based on project-specific landscaping plan. Linear Road Widening land use included to account for off-site utility lines.
Construction: Construction Phases	Phase timing adjusted based on applicant provided information. Architectural coating assumed to start two weeks after building construction and last for the same duration. Linear construction assumed to occur during grading phase.
Construction: Off-Road Equipment	Amount of equipment assumed for utility construction based on typical construction of linear utility lines.
Construction: Trips and VMT	Worker and vendor trpis/length for Linear, Drainage, Utilities, & Sub-Grade phase updated to be consistent with typical linear utility construction assumptions.

Appendix B

Biological Resources Memorandum

MADRONE ECOLOGICAL CONSULTING

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(916) 822-3230

August 22, 2022

Deanne Green
The True Life Companies
110 Blue Ravine Road, Suite 209
Folsom, CA 95630

Subject: **Biological Review for the Lippi Ranch Property, City of Galt, Sacramento County, CA**

Dear Ms. Green:

At the request of The True Life Companies, Madrone Ecological Consulting (Madrone) conducted a biological review of the approximately 9-acre Lippie Ranch Property and adjacent potential improvement areas (Study Area). The property is located at 626 3rd Street in the City of Galt, Sacramento County, California and is comprised of APN 150-0247-006, 007, 011, and 150-0101-046. The Study Area is within Section 34, Township 5 North, Range 6 East (MDB&M) of the "Lodi North, California" 7.5·minute quadrangle (USGS 2015), at an approximate Latitude 38.24608 and Longitude -121.30561.

The Study Area consists of fallow agricultural land with a two homes, a garage, and barn in the northwestern portion. The property is bounded by a railroad grade to the east, a mobile home park to the west, a residential subdivision to the south, and commercial properties to the north. The Study Area does not support any wetlands or drainages, and there were no ditches identified around the perimeter of the site.

Methods

A Madrone biologist conducted a literature review in order to identify potential biological resource constraints and assess the suitability of habitats on the site to support State- and Federally- protected species. The literature review included a review of the following databases:

- California Natural Diversity Database (CNDDB) (CNDDB 2022) Species query of Plant and Wildlife Species in the Study Area and all areas within 5 miles of the Study Area;
- U. S. Fish and Wildlife Service (USFWS) Information for Planning and Conservation (IPaC) (USFWS 2022) query for the Study Area;
- U. S. Fish and Wildlife Service. National Wetlands Inventory website. U.S. Department of the Interior, Fish and Wildlife Service, Washington, D.C. (Updated June 25, 2018 http://www.fws.gov/wetlands)
- The Final South Sacramento Habitat Conservation Plan (SSHCP) (February 2018)

For the purposes of this review, special-status species is defined as those species that are:

- Listed as threatened or endangered, or proposed or candidates for listing by the USFWS or National Marine Fisheries Service (NMFS);
- Listed as threatened or endangered and candidates for listing by CDFW;
- Identified as Fully Protected Species or Species of Special Concern by CDFW; and
- Plant species considered to be rare, threatened, or endangered in California by the
  - CNPS and CDFW [CRPR 1 and 2]:
  - CRPR 1A: Plants presumed extinct.
  - CRPR 1B: Plants rare, threatened, or endangered in California and elsewhere.
  - CRPR 2A: Plants extirpated in California, but common elsewhere.
  - CRPR 2B: Plants rare, threatened, or endangered in California, but more common elsewhere.

Madrone Senior Biologist Bonnie Peterson conducted a reconnaissance-level field survey of the Study Area on 15 October 2021, to assess the suitability of habitats onsite to support special-status species, and to conduct an aquatic resources assessment. The site visit included a survey of potential nesting habitat and an assessment of general site conditions within the Study Area, but should not be considered a comprehensive environmental study.

Results

The Study Area is comprised primarily of regularly-disked, unvegetated fallow fields with trees along the perimeter, and a developed portion with homes, barns, and landscaping in the northeast corner. The Study Area provides suitable foraging habitat for the state-listed Swainson's hawk (*Buteo swainsoni*), the fully-protected white-tailed kite (*Elanus leucurus*), and non-listed raptors, as well as suitable foraging habitat for western burrowing owl (*Athene cunicularia*). There are suitable raptor nesting trees including Valley oak (*Quercus lobata*), live oak (*Quercus wislizeni*), tree of heaven (*Ailanthus altissima*), and almond (*Prunus* sp.) along the eastern, western, and southern perimeter and clustered around the homes. The fallow fields lack suitable western burrowing owl burrows; however, the railroad grade provides suitable cover for western burrowing owl. No burrowing owl were observed during the field visit or during protocol level pre-construction surveys conducted as part of the development of the adjacent site, and are unlikely to occur. Trees and existing buildings may also be used by roosting bats and migratory birds.

Because the Study Area does not support wetlands or streams/creeks, the site lacks suitable habitat for the rare plants that could potentially occur in the area, including Ahart's dwarf rush (*Juncus leiospermus* var. *ahartii)*, Bogg's Lake hedge-hyssop (*Gratiola heterosepala)*, dwarf downingia (*Downingia pusilla),* Legenere (*Legenere limosa*), pincushion navarretia (*Navarretia myersii),* or Sanford's arrowhead (*Sagittaria sanfordii*)).

In order to develop the site, the City of Galt (City) will likely require participation in the South Sacramento Habitat Conservation Plan (SSHCP). The Study Area is within the Urban Development Area (UDA) for the SSHCP. Rather than requiring mitigation for individual species or their habitats, the SSHCP has a fee program that is based on the land cover types present on the project site. SSHCP land cover types on the site consist of Cropland (10.19 acres) and Developed (1.79 acre). The SSHCP originally mapped the trees along the southern boundary of the Study Area as Mixed Riparian Woodland. While these are mostly native trees, primarily Valley oak and

live oak, they are not associated with an aquatic feature and the landcover should be updated during the environmental site assessment. The current (2019) development fee for the SSHCP for agricultural land, which includes cropland, is $17,759 per acre.

The SSHCP application requires a wetland delineation, biological survey, plant survey, and cultural resources report, if applicable. Since there are no aquatic resources on the site, the City may determine that a wetland delineation is not necessary. Similarly, a plant survey may not be required based on the lack of suitable habitat for the SSCHP-covered plant species. The City should be consulted during the project design phase to determine if a cultural resources report is necessary.

The City will also require that development is in compliance with design and construction requirements and SSCHP Avoidance and Minimization Measures (AMMs). Based on the habitat identified, we assume that a number of SSHCP biological measures would apply. A draft table of SSHCP Measures applicable to the Study Area is included in **Attachment A**. These measures should be refined as informed by planning level biological surveys.

We appreciate the opportunity to assist you with this review. If you have any questions or require further assistance, please contact me at (916) 822-3230, or via email at gfodge@madroneeco.com.

Sincerely,



Ginger E. Fodge
Principal

Attachments
Attachment A. SSHCP Draft Avoidance and Minimization Measures

Attachments

Attachment A: SSHCP Draft Avoidance and Minimization Measures

Attachment A

SSHCP Draft Avoidance and Minimization Measures

Avoidance and Minimization Measure	Applicable to the Project (Yes, No, Completed)	Compliance Action
Condition 1. Avoid and Minimize Urban Development Impacts to Watershed Hydrology and Water Quality		
LID-1 (Stormwater Quality): When the size of a project exceeds the thresholds established by the State Water Resources Control Board (SWRCB) (see the most recent Stormwater Quality Design Manual for the Sacramento and South Placer Regions, or future SWRCB-approved design manuals applicable to the Plan Area), incorporate stormwater management into site design to satisfy the requirements outlined in the most recent Stormwater Quality Design Manual for the Sacramento and South Placer Regions. Stormwater management may include groundwater recharge (LID-2) and natural site features (LID-3).	Yes	The Project will prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) per the NPDES Construction General Permit.
LID-2 (Groundwater Recharge): When siting SSHCP Preserves containing Riparian, Open Water, or Freshwater Marsh SSHCP land cover types, the Implementing Entity will prioritize locations that are suitable for groundwater recharge.	No	Not applicable. Project does not contain SSHCP Preserves.
LID-3 (Natural Site Features): Incorporate preservation of a site's natural aquatic features (such as creeks and streams) into project design to retain natural hydrologic patterns and to retain habitat that might be used by Covered Species.	Yes	Completed during design phase. Project has been designed to avoid all natural aquatic features.
Condition 2. Avoid and Minimize Urban Development Direct and Indirect Impacts to Existing Preserves and SSHCP Preserves Note: This Condition only applies to projects with on-site preserves or projects that are adjacent to existing or planned preserves.		
EDGE-1-10	No	Not applicable. No existing preserve or planned preserves are located adjacent to the Project.
Condition 3. Implement Construction Best Management Practices Condition 3 applies to all Covered Activities within the UDA		

Avoidance and Minimization Measure	Applicable to the Project (Yes, No, Completed)	Compliance Action
BMP-1 (Construction Fencing): Orange construction fencing will be installed to ensure that ground disturbance does not extend beyond the allowed construction footprint (i.e., the limit of project construction plus equipment staging areas and access roads). Plan Permittees and Third-Party Project Proponents implementing ground-disturbing Covered Activities will mark the outer boundary of any Preserve Setback or Stream Setback adjacent to or within the Project Site with orange construction fencing prior to ground disturbance. This fencing will remain in place until project completion, as identified by the Plan Permittee.	Yes	Fencing will be used as necessary until Plan Permittee (City of Galt) determines Project is complete. As the Project Area is bounded by existing development to the north and west, and railroad to the east, minimal fencing is anticipated.
BMP-2 (Erosion Control): Plan Permittees and Third-Party Project Proponents implementing ground-disturbing Covered Activities will install temporary control measures for sediment, stormwater, and pollutant runoff as required by the Plan Permittee to protect water quality and species habitat. Silt fencing or other appropriate sediment control device(s) will be installed downslope of any Covered Activity that disturbs soils. Fiber rolls and seed mixtures used for erosion control will be certified as free of viable noxious weed seed. As discussed in Section 5.4.2, Covered Species Take Avoidance and Minimization Measures, erosion controls installed in or adjacent to Plan Area modeled habitat for giant garter snake (*Thamnophis gigas*), western pond turtle (*Actinemys marmorata*), California tiger salamander (*California tiger salamander*), or western spadefoot must be of appropriate design and materials that will not entrap the species (e.g., not contain mesh netting). Regular monitoring and maintenance of the project's erosion control measures will be conducted until project completion to ensure effective operation of erosion control measures.	Yes	To be included in the site-specific SWPPP.

Avoidance and Minimization Measure	Applicable to the Project (Yes, No, Completed)	Compliance Action
BMP-3 (Equipment Storage and Fueling): Plan Permittees and Third-Party Project Proponents implementing ground-disturbing Covered Activities will ensure that equipment storage and staging will occur in the development footprint only (not sited in any existing on-site Preserve, planned on-site Preserve, Preserve Setback, Stream Setback, or aquatic land cover type). Fuel storage and equipment fueling will occur away from waterways, stream channels, stream banks, and other environmentally sensitive areas within the development footprint. However, certain equipment storage and fueling activities can be allowed on Preserves within habitat reestablishment/establishment sites (refer to Section 5.2.7) if no location outside of the site is available. If a Covered Activity results in a spill of fuel, hydraulic fluid, lubricants, or other petroleum products, the spill will be absorbed and waste disposed of in a manner to prevent pollutants from entering a waterway, Preserve, Preserve Setback, or Stream Setback.	Yes	To be included in the site specific SWPPP.
BMP-4 (Erodible Materials): Plan Permittees and Third-Party Project Proponents implementing Covered Activities must not deposit erodible materials into waterways. Vegetation clippings, brush, loose soils, or other debris material will not be stockpiled within stream channels or on adjacent banks. Erodible material must be disposed of such that it cannot enter a waterway, Preserve, Preserve Setback, Stream Setback, or aquatic land cover type. If water and sludge must be pumped from a subdrain or other structure, the material will be conveyed to a temporary settling basin to prevent sediment from entering a waterway.	Yes	To be included in the site specific SWPPP.
BMP-5 (Dust Control): Plan Permittees and Third-Party Project Proponents implementing ground-disturbing Covered Activities will water active construction sites regularly, if warranted, to avoid or minimize impacts from construction dust on adjacent vegetation and wildlife habitats. No surface water will be used from aquatic land covers; water will be obtained from a municipal source or existing groundwater well	Yes	To be included in the site specific SWPPP.
BMP-6 (Construction Lighting): Plan Permittees and Third-Party Project Proponents implementing ground-disturbing Covered Activities will direct all temporary construction lighting (e.g., lighting used for security or nighttime equipment maintenance) away from adjacent natural habitats, and particularly Riparian and Wetland habitats and wildlife movement areas.	Yes	Lighting will not be directed towards habitats south of the Project Area.
BMP-7 (Biological Monitor): If a Covered Activity includes ground disturbance within Covered Species modeled habitat, an approved biologist will be on site during the period of ground disturbance and may need to be on site during other construction activities depending on the Covered Species affected. After ground-disturbing project activities are complete, the approved biologist will train an individual to act as the on-site construction monitor for the remainder of construction, with the concurrence of the Permitting Agencies. The on-site monitor will attend the training described in BMP-8. The approved biologist and the on-site monitor will have oversight over implementation of Avoidance and Minimization Measures, and will have the authority to stop activities if any of the requirements associated with those measures are not met. If the monitor requests that work be stopped, the Wildlife Agencies will be notified within one working day by email. The approved biologist and/or on-site monitor will record all observations of listed species on California Natural Diversity Database field sheets and submit them to the California Department of Fish and Wildlife. The approved biologist or on-site monitor will be the contact source for any employee or contractor who might inadvertently kill or injure a Covered Species or who finds a dead, injured or entrapped individual. The approved biologist and on-site monitor's names and telephone numbers will be provided to the Wildlife	Yes	A biologist will be on site during initial ground disturbance and conducted initial training of on-site staff.

Avoidance and Minimization Measure	Applicable to the Project (Yes, No, Completed)	Compliance Action
Agencies prior to the initiation of ground-disturbing activities. Refer to species-specific measures for details on requirements for biological monitors.		
BMP-8 (Training of Construction Staff): A mandatory Worker Environmental Awareness Program will be conducted by an approved biologist for all construction workers, including contractors, prior to the commencement of construction activities. The training will include how to identify Covered Species that might enter the construction site, relevant life history information and habitats, SSHCP and statutory requirements and the consequences of non-compliance, the boundaries of the construction area and permitted disturbance zones, litter control training (SPECIES-2), and appropriate protocols if a Covered Species is encountered. Supporting materials containing training information will be prepared and distributed by the approved biologist. When necessary, training and supporting materials will also be provided in Spanish. Upon completion of training, construction personnel will sign a form stating that they attended the training and understand all of the Avoidance and Minimization Measures. Written documentation of the training must be submitted to the Implementing Entity within 30 days of completion of the training, and the Implementing Entity will provide this information to the Wildlife Agencies.	Yes	The Project will implement a worker environmental awareness training (WEAT) program and submit documentation to the City upon completion
BMP-9 (Soil Compaction): After construction is complete, all temporarily disturbed areas will be restored similar to pre-project conditions, including impacts relating to soil compaction, water infiltration capacity, and soil hydrologic characteristics.	Yes	Temporarily disturbed areas will be restored.
BMP-10 (Revegetation): Plan Permittees and Third-Party Project Proponents implementing ground-disturbing Covered Activities will revegetate any cut-and-fill slopes with native or existing non-invasive, non-native plants (e.g., non-native grasses) suitable for the altered soil conditions and in compliance with EDGE-2 and EDGE-8, if applicable.	Yes	No native habitats will be impacted and temporarily disturbed soils within the railroad easement will be revegetated as outlined in the site specific SWPPP.
BMP-11 (Speed Limit): Project-related vehicles will observe the posted speed limits on paved roads and a 10-mile-per-hour speed limit on unpaved roads and during travel in Project Areas. Construction crews will be given weekly tailgate instruction to travel only on designated and marked existing, cross-country, and project-only roads.	Yes	To be included in the WEAT and implemented during construction.
Condition 4. Avoid and Minimize Impacts that May Result from Implementation of Covered Transportation Projects Note: This Condition only applies to projects that include road improvements.		
ROAD-1 through 3	No	Not applicable. Project includes frontage improvements but does not include new roads.
Condition 5. Avoid and Minimize Impacts that Result from Public Use of Low-Impact Nature Trails in Preserves Note: This condition only applies to Projects that contain or are adjacent to planned or existing preserves		
NATURE- 1 through 5	No	Not applicable. Project does not contain and is not adjacent to planned or existing preserves.
Condition 6. Avoid and Minimize Impacts When Re-Establishing or Establishing Wetlands Note: This Condition only applies if a project will re-establish or establish wetlands.		
RE-ESTABLISHMENT/ESTABLISHMENT 1 through 3	No	Not applicable. Project will not re-establish or establish wetlands.

Avoidance and Minimization Measure	Applicable to the Project (Yes, No, Completed)	Compliance Action
Condition 7. Avoid and Minimize Impacts to Streams and Creeks Note: This Condition only applies if a stream is located within the project boundary.		
STREAM-1 through STREAM-5 (Laguna Creek Wildlife Corridor): A 150-foot setback measured from the top of the bank on both sides of the stream will be applied to Laguna Creek within the Urban Development Area (minimum 300-foot corridor width). If trails are located within the Laguna Creek Wildlife Corridor, the nearest edge of the trail will be located at least 80 feet from the top of the bank.	No	Not applicable. Project Site does not contain and is not near any tributaries to Elder Creek, Fry Creek, Geber Creek, Morrison Creek, Central Paseo, or Sun Creek.
Condition 8. Avoid and Minimize Impacts to Covered Species from Utility and Utility Maintenance Covered Activities Note: AMMs associated with Condition 8 must be applied to all Covered Activities associated with construction and maintenance of infrastructure projects.		
UTILITY 1 through 4	No	Not applicable. Project does not include road improvements.
Condition 9. Avoid and Minimize Impacts that Might Result from Removing or Breaching Levees to Establish or Re-establish Riparian Habitat.		
LEVEE-1 (Preparation of Hydrologic Analysis)	No	Not applicable. Project will not breach levees or establish riparian habitat.
Condition 10. Avoid and Minimize Impacts That Might Result from Potential Residual Contamination of Preserves and Related Exposure of People to Such Hazardous Materials. Note: Condition 10 only applies to existing and planned preserve sites.		
HAZARDOUS MATERIALS-1 through 2	No	Not applicable. Project does not include existing or planned preserves.
Covered Species Take Avoidance and Minimization Measures Note: These AMMs apply to all Projects that contain modeled species habitat.		
SPECIES-1 (Litter Removal Program): A litter control program will be instituted for the entire Project Site. All workers will ensure that their food scraps, paper wrappers, food containers, cans, bottles, and other trash are deposited in covered or closed trash containers. All garbage will be removed from the Project Site at the end of each work day, and construction personnel will not feed or otherwise attract wildlife to the area where construction activities are taking place.	Yes	Training to be included in the WEAT and implemented during construction.
SPECIES-2 (No Pets in Construction Areas): To avoid harm and harassment of native species, workers and visitors will not bring pets onto a Project Site.	Yes	Training to be included in the WEAT and implemented during construction.
SPECIES-3 (Take Report): If accidental injury or death of any Covered Species occurs, workers will immediately inform the approved biologist or on-site monitor and site supervisor. The approved biologist or on-site monitor will phone the appropriate contact person at the Implementing Entity. The Implementing Entity will immediately contact the Wildlife Agencies by telephone. A memorandum will be provided to the Implementing Entity and Wildlife Agencies within 1 working day of the incident. The report will provide the date and location of the incident, number of individuals taken, the circumstances resulting in the take, and any corrective measures taken to prevent additional take.	Yes	Training to be included in the WEAT and implemented during construction.

Avoidance and Minimization Measure	Applicable to the Project (Yes, No, Completed)	Compliance Action
SPECIES-4 (Post-Construction Compliance Report): A post-construction compliance report will be submitted to the SSHCP Implementing Entity within 30 calendar days of completion of construction activities or within 30 calendar days of any break in construction activity that lasts more than 30 days. The report will detail the construction start and completion dates, any information about meeting or failing to meet species take Avoidance and Minimization Measures (AMM), effectiveness of each AMM that was applied at the Project Site, and any known project effects to Covered Species.	Yes	To be prepared following completion of construction.
PLANT-1 (Rare Plant Surveys): If a Covered Activity Project Site contains modeled habitat for Ahart's dwarf rush (*Juncus leiospermus var. ahartii*), Bogg's Lake hedge-hyssop (*Gratiola heterosepala*), dwarf downingia (*Downingia pusilla*), Legenere (*Legenere limosa*), pincushion navarretia (*Navarretia myersii*), or Sanford's arrowhead (*Sagittaria sanfordii*), the Covered Activity Project Site will be surveyed for the rare plant by an approved biologist and following the California Department of Fish and Wildlife (CDFW) rare plant survey protocols (CDFG 2009) or the most recent CDFW rare plant survey protocols. An approved biologist will conduct the field surveys and will identify and map plant species occurrences according to the protocols. See Chapter 10 for the process to submit survey information to the Plan Permittee and the Permitting Agencies.	No	The Project Area does not contain habitat for any of these species.
PLANT-2 (Rare Plant Protection): If a rare plant listed in AMM PLANT-1 is detected within an area proposed to be disturbed by a Covered Activity or is detected within 250 feet of the area proposed to be disturbed by a Covered Activity, the Implementing Entity will assure one unprotected occurrence of the species is protected within a SSHCP Preserve before any ground disturbance occurs at the Project Site.	No	No suitable habitat in the Project Area.
ORCUTT-1 and ORCUTT-2 (Orcutt Grass Surveys and Protection)	No	Not applicable. Project is outside range and does not contain modeled or suitable habitat.
California Tiger Salamander		
CTS-1 through 7	No	Not applicable. Suitable breeding habitat for this species is absent from the site and adjacent properties.
Western Spadefoot		
WS-1 through 6	No	Not applicable. Project Site does not contain modeled or suitable habitat.
Giant Garter Snake		
GGS-1 through 8	No	Not applicable. Habitats required by this species are absent from the site. Additionally, the SSHCP does not identify the site as supporting modeled habitat for this species

Avoidance and Minimization Measure	Applicable to the Project (Yes, No, Completed)	Compliance Action
Western Pond Turtle		
WPT-1through 9	No	Not applicable. Project Site does not contain modeled or suitable habitat.
Tricolored Blackbird		
TCB-1 (Tricolored Blackbird Surveys): If modeled habitat for tricolored blackbird is present within a Covered Activity's project footprint or within 500 feet of a project footprint, then an approved biologist will conduct a field investigation to determine if existing or potential nesting or foraging sites are present within the project footprint and adjacent areas within 500 feet of the project footprint. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas. Within the Plan Area, potential tricolor blackbird nest sites are often associated with freshwater marsh and seasonal wetlands, or in thickets of willow, blackberry, wild rose, thistle, and other thorny vegetation. Tricolored blackbirds are also known to nest in crops associated with dairy farms. Foraging habitat is associated with annual grasslands, wet and dry vernal pools and other seasonal wetlands, agricultural fields (such as large tracts of alfalfa and pastures with continuous haying schedules and recently tilled fields), cattle feedlots, and dairies. The Third-Party Project Proponent will map all existing or potential nesting or foraging sites and provide these maps to the Local Land Use Permittees and Implementing Entity. Nesting sites must also be noted on plans that are submitted to a Local Land Use Permittee. See Chapter 10 for the process to conduct and submit survey information.	Yes	No suitable breeding or foraging habitat is present on or directly adjacent to the site; however the City may require pre-construction surveys based on refined HCP modeled habitat following planning level surveys.
TCB-2 (Tricolored Blackbird Pre-Construction Surveys): Pre-construction surveys will be required to determine if active nests are present within a project footprint or within 500 feet of a project footprint if existing or potential nest sites were found during design surveys and construction activities will occur during the breeding season (March 1 through September 15). An approved biologist will conduct pre-construction surveys within 30 days and within 3 days of ground-disturbing activities, and within the proposed project footprint and 500 feet of the proposed project footprint to determine the presence of nesting tricolored blackbird. Pre-construction surveys will be conducted during the breeding season (March 1 through August 31). Surveys conducted in February (to meet pre-construction survey requirements for work starting in March) must be conducted within 14 days and 3 days in advance of ground-disturbing activities. If a nest is present, then TCB-3 and TCB-4 will be implemented. The approved biologist will inform the Land Use Authority Permittee and the Implementing Entity of species locations, and they in turn will notify the Wildlife Agencies.	Yes	The Project Site is within mapped modeled habitat for this species, but does not contain suitable habitat constituents. Tricolored blackbird surveys may be required as described.
TCB-3 (Tricolored Blackbird Nest Buffer): If active nests are found within the project footprint or within 500 feet of any project related Covered Activity, the Third-Party Project Proponent will establish a 500-foot temporary buffer around the active nest until the young have fledged.	Yes	If active nests are found, a 500-foot buffer will be implemented.

Avoidance and Minimization Measure	Applicable to the Project (Yes, No, Completed)	Compliance Action
TCB-4 (Tricolored Blackbird Nest Buffer Monitoring): If nesting tricolored blackbirds are present within the project footprint or within 500 feet of any project-related Covered Activity, then an approved biologist experienced with tricolored blackbird behavior will be retained by the Third-Party Project Proponent to monitor the nest throughout the nesting season and to determine when the young have fledged. The approved biologist will be on site daily while construction-related activities are taking place near the disturbance buffer. Work within the nest disturbance buffer will not be permitted. If the approved biologist determines that tricolored blackbirds are exhibiting agitated behavior, construction will cease until the buffer size is increased to a distance necessary to result in no harm or harassment to the nesting tricolored blackbirds. If the biologist determines that the colonies are at risk, a meeting with the Third-Party Project Proponent, Implementing Entity, and Wildlife Agencies will be held to determine the best course of action to avoid nest abandonment or take of individuals. The approved biologist will also train construction personnel on the required avoidance procedures, buffer zones, and protocols in the event that a tricolored blackbird flies into an active construction zone (i.e., outside the buffer zone).	Yes	If active nests are found, nest monitoring will be implemented as required.
TCB-5 (Timing of Pesticide Use and Harvest Timing on Agricultural Preserves): On SSHCP Agricultural Preserves, pesticides (including herbicides) will not be applied from January 1 through July 15.	No	Not applicable. The Project Site does not support any agricultural preserves.
Swainson's Hawk		
SWHA-1 (Swainson's Hawk Surveys): If modeled habitat for Swainson's hawk (Figure 3-25) is present within a Covered Activity's project footprint or within 0.25 mile of a project footprint, then an approved biologist will conduct a survey to determine if existing or potential nesting sites are present within the project footprint and adjacent areas within 0.25 mile of the project footprint. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas. Nest sites are often associated with Riparian land cover, but also include lone trees in fields, trees along roadways, and trees around structures. Nest trees may include, but are not limited to, Fremont's cottonwood (*Populus fremontii*), oaks (*Quercus* spp.), willows (*Salix* spp.), walnuts (Juglans spp.), eucalyptus (Eucalyptus spp.), pines (*Pinus* spp.), and Deodar cedar (*Cedrus deodara*). The Third-Party Project Proponent will map all existing and potential nesting sites and provide these maps to the Local Land Use Permittees and Implementing Entity. Nesting sites must also be noted on plans that are submitted to a Local Land Use Permittee. See Chapter 10 for the process to conduct and submit survey information	Yes	The Project Site supports modeled habitat for this species, so Swainson's hawk surveys will be conducted as described.
SWHA-2 (Swainson's Hawk Pre-Construction Surveys): Pre-construction surveys will be required to determine if active nests are present within a project footprint or within 0.25 mile of a project footprint if existing or potential nest sites were found during initial surveys and construction activities will occur during the breeding season (March 1 through September 15). An approved biologist will conduct pre-construction surveys within 30 days and 3 days of ground-disturbing activities to determine presence of nesting Swainson's hawk. Pre-construction surveys will be conducted during the breeding season (March 1 through September 15). If a nest is present, then SWHA-3 and SWHA-4 will be implemented. The approved biologist will inform the Land Use Authority Permittee and Implementing Entity of species locations, and they in turn will notify the Wildlife Agencies.	Yes	Preconstruction survey will be conducted 3-30 days prior to construction.

Avoidance and Minimization Measure	Applicable to the Project (Yes, No, Completed)	Compliance Action
SWHA-3 (Swainson's Hawk Nest Buffer): If active nests are found within the project footprint or within 0.25 mile of any project-related Covered Activity, the Third-Party Project Proponent will establish a 0.25-mile disturbance buffer around the active nest until the young have fledged, with concurrence from the Wildlife Agencies.	Yes	A 0.25-mile buffer will be established around active nests if found.
SWHA-4 (Swainson's Hawk Nest Buffer Monitoring): If nesting Swainson's hawks are present within the project footprint or within 0.25 mile of any project-related Covered Activity, then an approved biologist experienced with Swainson's hawk behavior will be retained by the Third-Party Project Proponent to monitor the nest throughout the nesting season and to determine when the young have fledged. The approved biologist will be on site daily while construction-related activities are taking place within the buffer. Work within the temporary nest disturbance buffer can occur with the written permission of the Implementing Entity and Wildlife Agencies. If nesting Swainson's hawks begin to exhibit agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, the approved biologist will have the authority to shut down construction activities. If agitated behavior is exhibited, the biologist, Third-Party Project Proponent, Implementing Entity, and Wildlife Agencies will meet to determine the best course of action to avoid nest abandonment or take of individuals. The approved biologist will also train construction personnel on the required avoidance procedures, buffer zones, and protocols in the event that a Swainson's hawk flies into an active construction zone (i.e., outside the buffer zone).	Yes	If found, active nests will be monitored to determine fledging.
Greater Sandhill Crane		
GSC-1 (Greater Sandhill Crane Surveys): If modeled habitat for greater sandhill crane (Figure 3-22) is present within a Covered Activity's project footprint or within 0.5 mile of a project footprint, then an approved biologist will conduct a field investigation to determine if existing or potential roosting sites are present within the project footprint and adjacent areas within 0.5 mile of the project footprint. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas. Roosting sites within the Plan Area are often associated with flooded fields, seasonal wetlands, and freshwater marsh. The Third-Party Project Proponent will map all existing or potential roosting sites and provide these maps to the Local Land Use Permittees and Implementing Entity. Roosting sites must also be noted on plans that are submitted to a Local Land Use Permittee. See Chapter 10 for the process to conduct and submit survey information.	Yes	SSHCP Modeled habitat is present in the Project Area, however, the Project does not provide typical roosting sites.
GSC-2 (Greater Sandhill Crane Pre-Construction Surveys): Pre-construction surveys will be required to determine if active roosting sites are present within a project footprint or within 0.5 mile of a project footprint if existing or potential roosting sites were found during initial surveys and construction activities will occur when wintering flocks are present within the Plan Area (September 1 through March 15). An approved biologist will conduct pre-construction surveys within 15 days of ground disturbing activities, and within 0.5 mile of a project footprint, to determine presence of roosting greater sandhill cranes. Preconstruction surveys will be conducted September 1 through March 15, when wintering flocks are present within the Plan Area. If birds are present, then GSC-3, GSC-4, and GSC-5 will be implemented. The approved biologist will inform the Land Use Authority Permittee and Implementing Entity of species locations, and they in turn will notify the Wildlife Agencies.	Yes	No roosting sites were observed during the initial site visit and habitats in and adjacent to the Study Area do not provide typical roosting habitat. However, as the Project Area is within HCP modeled habitat, a pre-construction survey will be conducted 0-15 days prior to construction.

Avoidance and Minimization Measure	Applicable to the Project (Yes, No, Completed)	Compliance Action
GSC-3 (Greater Sandhill Crane Roosting Buffer): If active roosting sites are found within the project footprint or within 0.5 mile of any project-related Covered Activity, the Third-Party Project Proponent will establish a 0.5-mile temporary roosting disturbance buffer around the roosting site until the cranes have left.	Yes	If active roosting sites are found, a 0.5-mile buffer will be established.
GSC-4 (Greater Sandhill Crane Visual Barrier): Greater sandhill cranes have low tolerance for human disturbance, and such disturbance has caused cranes to abandon foraging and roosting sites. Repeat disturbance affects their ability to feed and store energy needed for survival. If project-related activities occur within 0.5 mile of a known roosting site as identified by surveys conducted during implementation of GSC-1 or GSC-2, a visual barrier will be constructed.	Yes	A visual barrier will be installed if work must occur within a 0.5-mile buffer of known roosting sites.
GSC-5 (Greater Sandhill Crane Roosting Buffer Monitoring): If roosting sites are found within the project footprint or within 0.50 mile of any project-related Covered Activity, an approved biologist experienced with greater sandhill crane behavior will be retained by the Third-Party Project Proponent to monitor the roosting site throughout the roosting season and to determine when the birds have left. The approved biologist will be on site daily while construction-related activities are taking place within the disturbance buffer. Work within the temporary disturbance buffer can only occur with the written permission of the Implementing Entity and Wildlife Agencies. If greater sandhill cranes are abandoning their roosting and/or forage sites, the approved biologist will have the authority to shut down construction activities. If roost abandonment occurs, the approved biologist, Third-Party Project Proponent, Implementing Entity, and Wildlife Agencies will meet to determine the best course of action to avoid harm and harassment of individuals. The approved biologist will also train construction personnel on the avoidance procedures, buffer zones, and protocols in the event that greater sandhill cranes move into an active construction zone (i.e., outside the buffer zone).	Yes	If found, active roosting sites will be monitored as necessary.
Western Burrowing Owl		
WBO-1 (Western Burrowing Owl Surveys): Surveys within modeled habitat are required for both the breeding and non-breeding season. If the Project Site falls within modeled habitat, an approved biologist will survey the Project Site and map all burrows, noting any burrows that may be occupied. Occupied burrows are often (but not always) indicated by tracks, feathers, egg shell fragments, pellets, prey remains, and/or excrement. Surveying and mapping will be conducted by the approved biologist while walking transects throughout the entire Project Site plus all accessible areas within a 250-foot radius from the Project Site. The centerline of these transects will be no more than 50 feet apart and will vary in width to account for changes in terrain and vegetation that can preclude complete visual coverage of the area. For example, in hilly terrain with patches of tall grass, transects will be closer together, and in open areas with little vegetation, they can be 50 feet apart. This methodology is consistent with current survey protocols for this species (California Burrowing Owl Consortium 1993). Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas. If suitable habitat is identified during the initial survey, and if the project does not fully avoid the habitat, pre-construction surveys will be required. Burrowing owl habitat is fully avoided if project-related activities do not impinge on a 250-foot buffer established by the approved biologist around suitable burrows. See Chapter 10 for the process to conduct and submit survey information.	Yes	The site is within modeled habitat for this species. However, suitable habitat in the form of ground squirrel burrows is currently absent from the site. And no evidence of this species was detected during the site visit. The nearest recorded observation of this species is more than three miles from the site.

Avoidance and Minimization Measure	Applicable to the Project (Yes, No, Completed)	Compliance Action
WBO-2 (Western Burrowing Owl Pre-Construction Surveys)	No	The site does not support suitable nesting habitat for this species.
WBO-3 (Burrowing Owl Avoidance)	No	The site does not support suitable nesting habitat for this species and the area is not within modeled wintering habitat for the species.
WBO-4 (Burrowing Owl Construction Monitoring)	No	The site does not support suitable nesting habitat for this species and the area is not within modeled wintering habitat for the species.
WBO-5 (Burrowing Owl Passive Relocation)	No	The site does not support suitable nesting habitat for this species and the area is not within modeled wintering habitat for the species.
WBO-6 (Burrowing Owl Timing of Maintenance Activities)	No	The Project Site is not adjacent to existing or planned preserves, preserve setbacks, or stream setback areas.
WBO-7 (Rodent Control): Rodent control will be allowed only in developed portions of a Covered Activity Project Site within western burrowing owl modeled habitat. Where rodent control is allowed, the method of rodent control will comply with the methods of rodent control discussed in the 4(d) Rule published in the U.S. Fish and Wildlife Service's (2004) final listing rule for tiger salamander.	Yes	The Project Site is within modeled breeding habitat so any rodent control will follow the guidelines described in this measure.
Covered Raptor Species		
RAPTOR-1 (Raptor Surveys): If modeled habitat for a covered raptor species (Figures 3-20, 3-23, 3-24, or 3-28) is present within a Covered Activity's project footprint or within 0.25 mile of a project footprint, then an approved biologist will conduct a field investigation to determine if existing or potential nesting sites are present within the project footprint and adjacent areas within 0.25 mile of the project footprint. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas. The Third-Party Project Proponent will map all existing or potential nesting sites and provide these maps to the Local Land Use Permittees and Implementing Entity. Nesting sites must also be noted on plans that are submitted to a Local Land Use Permittee. See Chapter 10 for the process to conduct and submit survey information.	Yes	Because the Project Site and adjacent areas contain habitats that could be used by covered raptor species, planning-level surveys will be conducted as described.
RAPTOR-2 (Raptor Pre-Construction Surveys): Pre-construction surveys will be required to determine if active nests are present with a project footprint or within 0.25 mile of a project footprint if existing or potential nest sites are found during initial surveys and construction activities will occur during the raptor breeding season. An approved biologist will conduct preconstruction surveys within 30 days and 3 days of ground-disturbing activities within the proposed project footprint and within 0.25 mile of the proposed project footprint to determine presence of nesting covered raptor species. Pre-construction surveys will be conducted during the raptor breeding season. If a nest is present, then RAPTOR-3 and RAPTOR-4 will be implemented. The approved biologist will inform the Land Use Authority Permittee and Implementing Entity of species locations, and they in turn will notify the Wildlife Agencies.	Yes	A pre-construction survey will be conducted 3-30 days prior to construction.
RAPTOR-3 (Raptor Nest/Roost Buffer): If active nests are found within the project footprint or within 0.25 mile of any project related Covered Activity, the Third-Party Project Proponent will establish a 0.25-mile temporary nest disturbance buffer around the active nest until the young have fledged.	Yes	If active nests are found, a 0.25-mile buffer will be established until young have fledged.

Avoidance and Minimization Measure	Applicable to the Project (Yes, No, Completed)	Compliance Action
RAPTOR-4 (Raptor Nest/Roost Buffer Monitoring): If project-related Covered Activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then an approved biologist experienced with raptor behavior will be retained by the Third-Party Project Proponent to monitor the nest throughout the nesting season and to determine when the young have fledged. The approved biologist will be on site daily while construction-related activities are taking place within the disturbance buffer. Work within the temporary nest disturbance buffer can occur with the written permission of the Implementing Entity and Wildlife Agencies. If nesting raptors begin to exhibit agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, the approved biologist/monitor will have the authority to shut down construction activities. If agitated behavior is exhibited, the biologist, Third-Party Project Proponent, Implementing Entity, and Wildlife Agencies will meet to determine the best course of action to avoid nest abandonment or take of individuals. The approved biologist will also train construction personnel on the required avoidance procedures, buffer zones, and protocols in the event that a covered raptor species flies into an active construction zone (i.e., outside the buffer zone).	Yes	Construction monitoring will be implemented if active nests are identified during pre-construction surveys.
Western Red Bat		
BAT-1 (Winter Hibernaculum Surveys): If modeled habitat (Figure 3-30) for western red bat is present within 300 feet of a Covered Activity's project footprint, then an approved biologist will conduct a field investigation of the project footprint and adjacent areas within 300 feet of a project footprint to determine if a potential winter hibernaculum is present, and to identify and map potential hibernaculum sites. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas. If potential hibernaculum sites are found, the Third-Party Project Proponent will note their locations on project designs and will design the project to avoid all areas within a 300-foot buffer around the potential hibernaculum sites. Winter hibernaculum habitat is fully avoided if project-related activities do not impinge on a 300-foot buffer established by the approved biologist around an existing or potential winter hibernaculum site. See Chapter 10 for the process to conduct and submit survey information.	Yes	Trees along the southern boundary are modeled habitat.
BAT-2 (Winter Hibernaculum Pre-Construction Surveys): If the Third-Party Project Proponent elects not to avoid potential winter hibernaculum sites within the project footprint plus a 300-foot buffer, additional surveys are required. Prior to any ground disturbance related to Covered Activities, an approved biologist will conduct a pre-construction survey within 3 days of ground-disturbing activities within the project footprint and 300 feet of the project footprint to determine the presence of winter hibernaculum sites. Pre-construction surveys will be conducted during the winter hibernaculum season (November 1 through March 31). If a winter hibernaculum is present, then BAT-3 and BAT-4 will be implemented. The approved biologist will inform the Land Use Authority Permittee and Implementing Entity of species locations, and they in turn will notify the Wildlife Agencies	Yes	If construction will take place in the winter and the applicant chooses not to avoid potential hibernacula, this survey will be implemented as described.
BAT-3 (Winter Hibernaculum Buffer): If active winter hibernaculum sites are found within the project footprint or within 300 feet of the project footprint, the Third-Party Project Proponent will establish a 300-foot temporary disturbance buffer around the active winter hibernaculum site until bats have vacated the hibernaculum and the Implementing Entity and Wildlife Agencies concur	Yes	If winter hibernacula are found, a buffer will be implemented as required.

Avoidance and Minimization Measure	Applicable to the Project (Yes, No, Completed)	Compliance Action
BAT-4 (Bat Eviction Methods): An approved biologist will determine if non-maternity and non-hibernaculum day and night roosts are present on the Project Site. If necessary, an approved biologist will use safe eviction methods to remove bats if direct impacts to non-maternity and non-hibernaculum day and night roosts cannot be avoided. If a winter hibernaculum site is present, Covered Activities will not occur until the hibernaculum is vacated, or, if necessary, safely evicted using methods acceptable to the Wildlife Agencies.	Yes	If potential roosts are located during preconstruction surveys and roosts must be evacuated, this measure will be implemented as described.

Appendix C

Arborist Report

California Tree and Landscape Consulting, Inc.
Tree and Landscape Consulting

July 15, 2022

Aidan Barry
TTLC Galt – Lippi Ranch, LLC
110 Blue Ravine Road, Suite 209
Folsom, CA 95630
c/o Jim McDonough, jmcdonough@thetruelifecompanies.com

RE: ARBORIST REPORT FOR LIPPI RANCH DEVELOPMENT PROJECT, GALT, CA, PARCEL NUMBERS 50-0247-006, 007, 011 & 150-0101-046

Dear Mr. Barry,

Thank you for the opportunity to provide arborist consulting services for the trees growing on the property and adjacent properties growing into the property for the Lippi Ranch project in Galt, CA.

You contacted our office on June 11, 2022 requesting an arborists assessment of the trees and an arborist report for the Lippi Ranch project in Galt. The site plan for the project was provided. A proposal was provided and approved. The inspection was performed on Tuesday, June 14, 2022.

The assignment was to inventory the trees growing on the property and adjacent properties that grow into the subject property and may be impacted by any development activities. After the preliminary report was completed, the site design was adjusted and shared on July 11, 2022, and this report is provided for the revised design.

Project Summary: The Lippi Ranch project proposes 94 home sites, 5 water quality basins, and open space around the south, west, and north sides of the project to retain as many trees as possible around the perimeter. The project proposes removing 4 protected oak trees in the interior area of the project.

# trees	# protected trees	# protected trees removed	Protected Diameter inches removed	Proposed mitigation	# total trees removed
138	70	4	83 inches	tbd	60; 10 dead, 25 Poor, 25 Fair, 4 protected oaks

Observations: The site was visited on Tuesday, June 14, 2022, at approximately 9:00 am. ISA Certified Arborist Tyler Thompson, #WE-12751A and Gordon Mann, #WE0151AM, performed

the inspections. All the trees were inspected and the protected oaks were included in the report. There were 138 total trees inspected on the property, including 70 native oak trees, 66 were of protected size.

The City of Galt Municipal Code Title 12.28 protects native oak trees with a diameter at breast height (dbh) of six inches or greater, or 8 inches or greater aggregated for multi-trunked trees. "Tree means any oak tree or public tree. Oak tree" includes, but is not limited to any of the following: Valley Oak, *Quercus lobata*, Interior Live Oak, *Quercus wislizenii*, Blue Oak, *Quercus douglasii*, or Oracle Oak, *Quercus morehus*, having at least one trunk of six inches diameter measured four feet above the ground, or multi-trunks with an aggregate diameter of eight inches or more, measured at four feet above the ground. "Public Tree" is any tree with half or more of its trunk or branches on or above public land.

All trees on the property and adjacent properties that have branches extending into the subject property were inspected and tagged or given tree numbers if off-site or undersized trees. Some trees on adjacent properties behind fences private property the tags were nailed to the fence and the diameters estimated from viewing over the fence. The aerial images show the trees approximate locations and numbers for reference.

The tools used in the inspection were a diameter tape, probe, mallet, camera, and hammer. The diameter was measured with a diameter tape at 4.5 feet above grade or the appropriate height to measure the reasonable diameter when trunk and growth conditions do not allow a correct measurement at 4.5 feet. The height of the diameter measurement is listed.

The tree condition was assessed by a combination of health and structure. Health was considered based on leaf size, color, density, live and dead branches, trunk flare and trunk condition. Structure was assessed based on branch structure, branch attachments, decay or cavities, end weights, branch leverage, and branch structure. The tree condition rating scale is:

5	Excellent	Found to have none to few defects or decay, and high vigor, mitigation required
4	Good	Found to have few defects or decay, above average vigor, mitigation required
3	Fair	Found to have mitigatable defects, limited decay, average vigor, mitigation required
2	Poor	Found to have significant defects, decay, lower vigor, no mitigation
1	Very poor	Found to have significant defects, decay, low declining vigor, no mitigation
0	Dead	Found to be dead, no mitigation

The tree observation data and comments are shown in the attached Lippi Ranch Galt Tree List.

Other testing or examination: No additional testing or examination was requested at the time of the inspection or found necessary.

Discussion: The proposed site is 8.992 acres. Ninety-four lots are proposed for the development. Most of the trees along the west and south property lines are being retained. The protected oaks on the east side of the north property line are proposed for retention. An open space with a path are provided along the north, west, and south property line that creates the space for the trees to be protected from the proposed home construction.

There are 4 protected oaks in the center of the parcel proposed for removal. The four trees are in Fair condition and total 83 diameter inches.

The intent of the project is to retain as many of the larger oak trees around the property line as possible while developing the interior of the site. 4 protected oaks are proposed for removal, tree numbers 1503 (29”), 1509 (7”), 1516 (18”), and 1517 (29”), for a total of 83 proposed removal inches.

The proposed landscaping plan was not provided to calculate the final mitigation. The plan provided does show the typical private street section and Lot C section and trees are shown in these section details. With 94 sites, there should be enough room to plant the needed trees for mitigation whether the trees are #15 counting as 1 inch, or 24-inch box trees counting for 2 inches, or 36-inch boxed trees counting for 3 inches.

Tree Protection: The existing trees on the site and adjacent properties that are proposed to be retained should be protected prior to site work beginning and during the construction phases including landscaping. Protective fencing should extend as far to the edge of the drip line of the trees as possible. Fencing along the outside edge of the construction area would protect all those trees along the fence lines as shown in the open space areas on the proposed plan. Careful installation of the proposed concrete sidewalk around the perimeter of the property will be necessary, or possibly an alternative material such as interlocking pavers that will have less impact to adjacent trees, and will be able to be maintained if roots from adjacent trees grow and raise the walkway.

Sturdy fencing will be put in place over the soil around the trees to protect the roots and soil from compaction. For the trees on adjacent properties that have canopy extending into the project area some pruning maybe necessary for site or structure clearance. The root systems of the trees from the setback to the property line fences should be protected with fencing as close to the edge of the setback as possible. The tree protection fencing should have appropriate signage delineating the protected tree area, and no work should be performed in that area without prior City approval.

The protective fence shall not be moved or removed unless written approval is given by the City. If there is approved work to be performed within the protective fence area, the fence should only be opened for work in the approved protected area, and then closed securely after the approved work is performed. There will be no storage of equipment of materials within the protected fence areas.

If work is approved in the protected fencing, the placement of 4-inch thick wood chip mulch over the soil will protect the soil from compaction by workers during the work process. The work area can have the mulch moved over to perform any approved work. After the work area is completed, the mulch should be spread to cover all the soil within the fenced area. If equipment is needed to be used in the tree protection area, steel plates should be placed over the 4-inch deep mulch on the travel route or work areas to protect against compaction.

If trees that are to be retained are found to have conflicts with the proposed work by roots or branches extending or encroaching into the work area, root pruning and branch pruning shall be performed prior to the construction work. Root pruning shall be performed at the edge of the proposed work closest to the tree prior to any excavation to avoid ripping or tearing roots beyond the edge of the work area. The roots at the edge of the work area shall be carefully excavated

without pulling or tearing, and cut cleanly with a sharp tool appropriate for the size root to be cut. After the root is severed, it can be excavated from the work area without further damage to the tree.

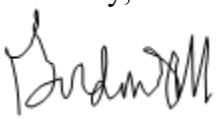
Tree pruning shall be performed by a qualified arborist following specifications written in accordance with ANSI A300 Tree Management Standards Part 1 Pruning and the ISA Best Management Practices for Pruning. The pruning objective shall be to provide the necessary clearance and reduce risk while retaining as much of the foliar crown as possible. The pruning system shall be a natural system or a modified natural system when clearance needs may alter the natural appearance of that portion of the crown. The smallest diameter pruning cuts possible to achieve the necessary clearance or risk reduction shall be made starting in the outer portion of the crown at the branch tips and working inward using reduction cuts and branch removal cuts not to exceed the smallest diameter possible or defined. If specific trees need to be pruned, more clearly written specifications for branch diameter size and location of the pruning in the crown can be provided. Live branches in the interior of the crown should only be pruned if broken or rubbing another branch. Dead branches can be removed anywhere in the crown.

Conclusion: There were 138 trees included in the current inspection. Ten trees were on adjacent properties with canopies extending into the subject property. There are 70 protected trees. There are 60 trees proposed for removal. 10 are dead, 2 are undersized, 4 are protected oaks, and the remainder are unprotected species. The total diameter inches proposed for removal is 83. There are locations planned for tree planting in the project. The mitigation will need to be finalized for the number of inches to be planted in the project or a mitigation fee to be paid.

The project proposes retaining as many trees around the perimeter of the property on the north, west and south sides as possible. Proper tree protection will be required to protect and retain those trees.

Please contact me at 650-740-3461, or gordon@mannandtrees.com, if you have any questions about this report or any other services we provide.

Sincerely,

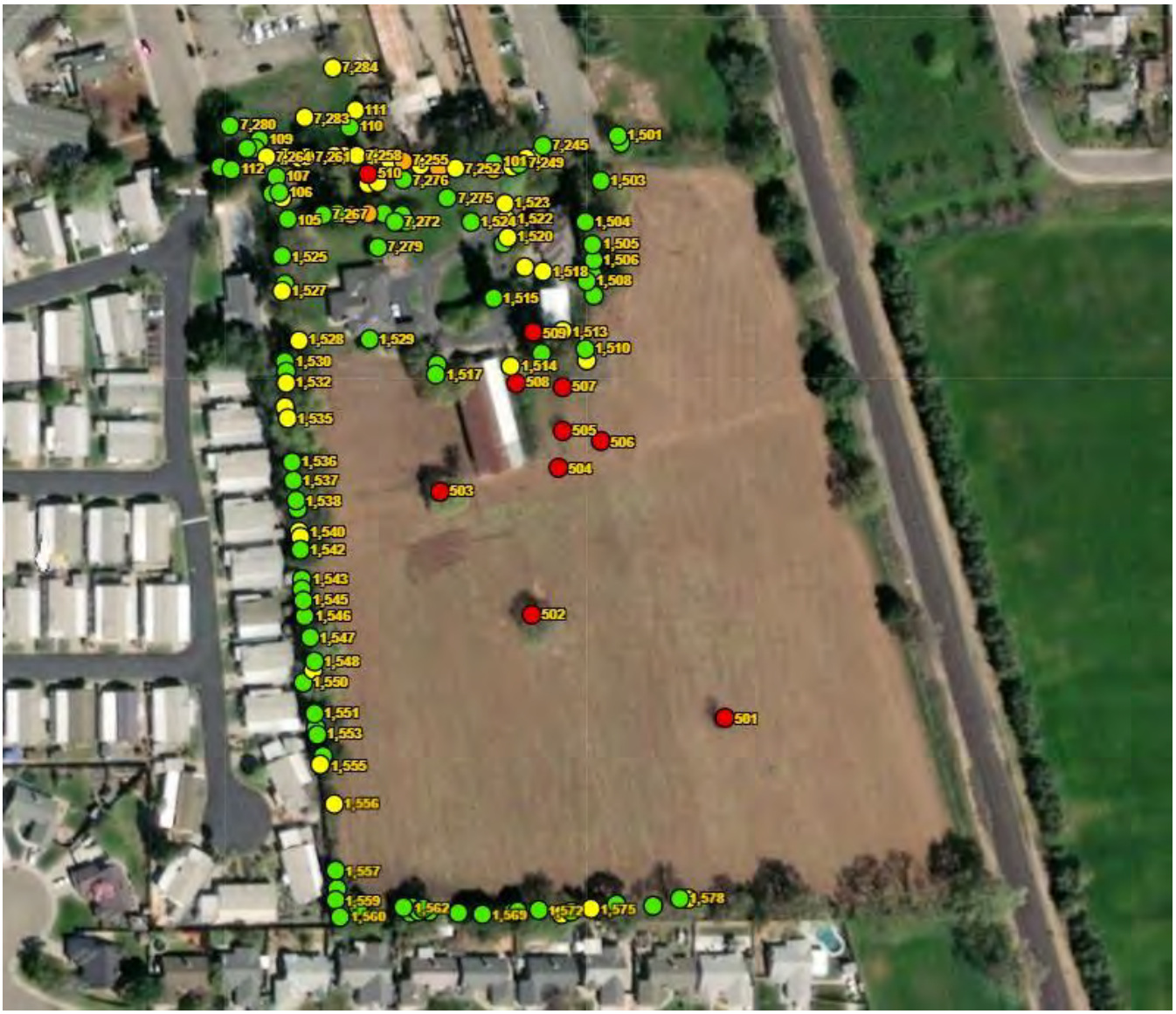


Gordon Mann
Consulting Arborist and Urban Forester
Registered Consulting Arborist #480
ISA Certified Arborist and Municipal Specialist #WE-0151AM
CaUFC Certified Urban Forester #127
ISA Qualified Tree Risk Assessor
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Auburn, CA 95603
650-740-3461
www.caltlc.com

Attachments:

Appendix 1 Aerial Images
Appendix 2 Lippi Ranch Galt Tree List
Appendix 3 Tree Pruning
Appendix 4 Root Pruning
Appendix 5 Tree Protection
Assumptions and Limitations
Resume for Gordon Mann
Certificate of Performance

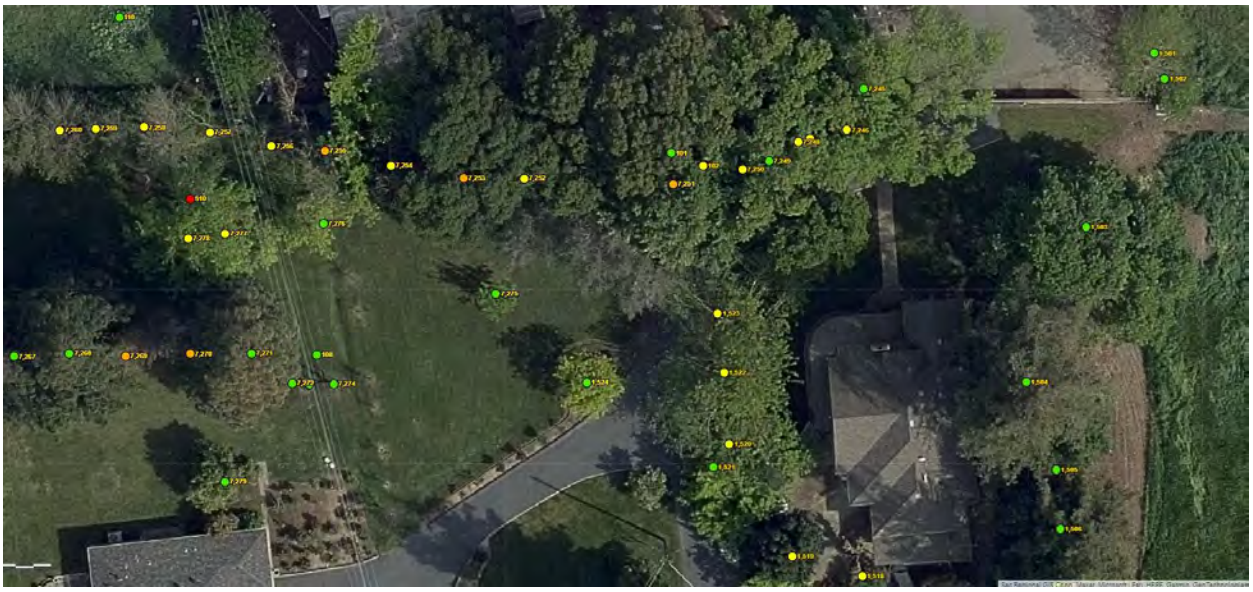
Aerial Images



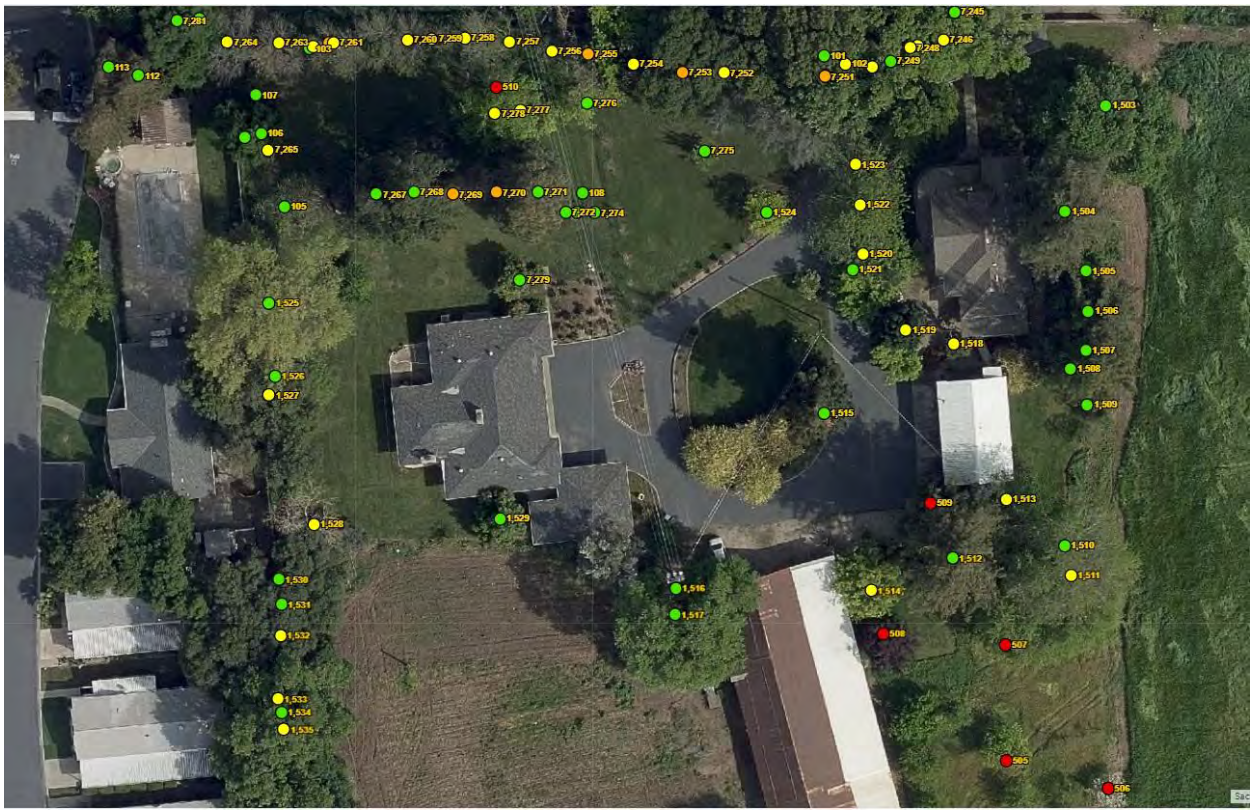
Total project area with tree numbers in approximate locations



Northwest property area with tree numbers in approximate locations



Northeast property area with tree numbers in approximate locations



North middle property area with tree numbers in approximate locations



Middle property area with tree numbers in approximate locations



South middle property area with tree numbers in approximate locations



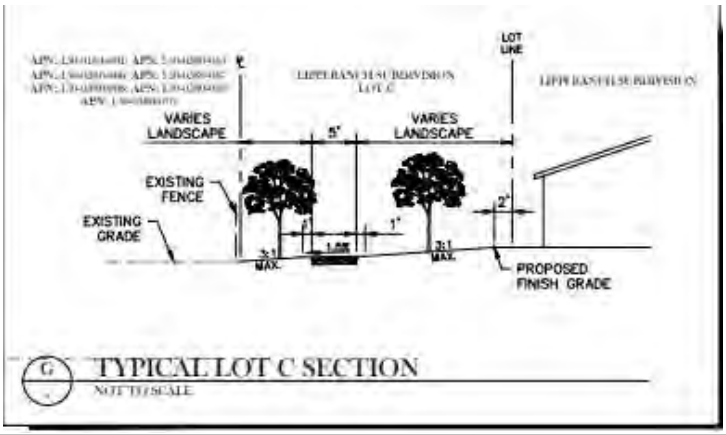
Southwest property area with tree numbers in approximate locations

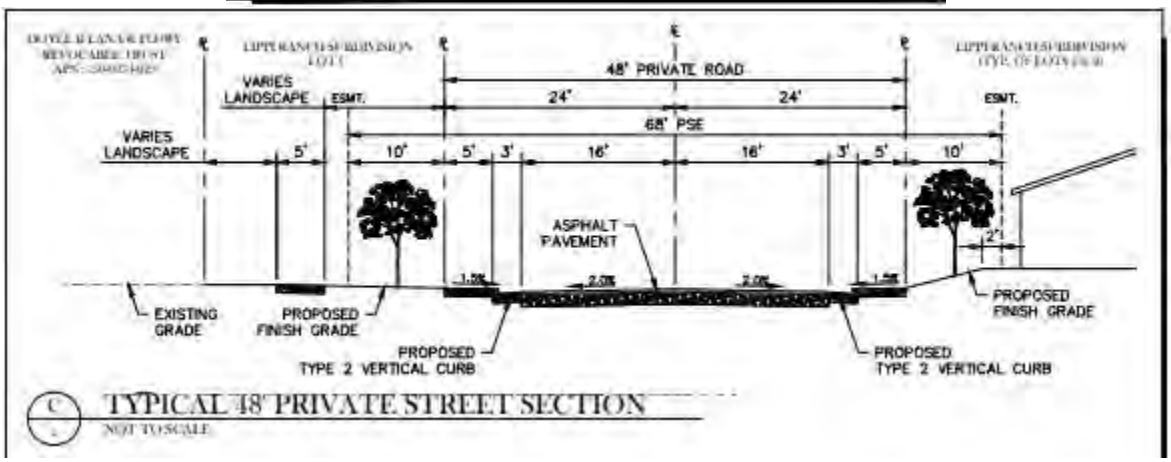


Southeast property area with tree numbers in approximate locations



Southwest property area with tree numbers in approximate locations







Conceptual Site plan



Yellow lines show tree protection fencing for the property

Appendix 2 Tree List

Lippi Ranch Galt
Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project Status	Mitigation Inches
101	Interior Live Oak Quercus wislizenii	42	54	44	3 Fair - Minor Problems	Off-site tree; Normal flare, SGR S, 3 Co dom at 9', moderate to low crown density,	Retain and protect	
102	Interior Live Oak Quercus wislizenii	4	54	5	2 Poor - Major Structure or Health Problems	off site tree; Undersized; Bends in trunk, subordinated top	Retain and protect	
103	Italian Cypress Cupressus semervirens	13	12	3	3 Fair - Minor Problems	Growing into 7262, foliage down to 18"	Remove	
104	Italian Cypress Cupressus semervirens	11	12	1	1 Very Poor - Extreme Structure or Health Problems	Growing into 7262, foliage down to 18", mostly dead	Remove	
105	Arborvitae Thuja occidentalis	8	6	11	3 Fair - Minor Problems	6 stems at base	Retain and protect	
106	Arborvitae Thuja occidentalis	10	6	12	3 Fair - Minor Problems	7 stems at base	Retain and protect	
107	Arborvitae Thuja occidentalis	11	6	12	3 Fair - Minor Problems	8 stems at base	Retain and protect	
108	Crape Myrtle Lagerstroemia indica	49	36	4	3 Fair - Minor Problems	Undersized	Retain and protect	
113	Coast Redwood Sequoia sempervirens	27	54	15	3 Fair - Minor Problems	Off site, extends into property by 7', dia estimated	Retain and protect	
112	Coast Redwood Sequoia sempervirens	28	54	15	3 Fair - Minor Problems	Off site, extends into property by 1', dia estimated	Retain and protect	
501	Valley Oak Quercus lobata		54		0 Dead	stump in ag field, 7&7"sprouts	Remove	
502	Valley Oak Quercus lobata		54		0 Dead	stump in ag field, 21", sprouts	Remove	
503	Valley Oak Quercus lobata		54		0 Dead	stump in ag field, 22", sprouts	Remove	

Lippi Ranch Galt
Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project Status	Mitigation Inches
504	Plum Prunus americana		54		0 Dead	stump in ag field, 9"	Remove	
505	Plum Prunus americana		54		0 Dead	stump in ag field, 11"	Remove	
506	Cherry Prunus serotina		54		0 Dead	stump in ag field, 13"	Remove	
507	Plum Prunus americana		54		0 Dead	stump in ag field, 11"	Remove	
508	Plum Prunus americana		54		0 Dead	stump in ag field, 16"	Remove	
509	Pine Pinus sp		54		0 Dead	stump 11"	Remove	
510	European Birch Betula pendulata	9.8	54	0	0 Dead	Dead	Remove	
1501	Arizona Ash Fraxinus velutina	8	54	17	3 Fair - Minor Problems	Off-site, fair tree. overhangs property line 5'. low branches.	Retain and protect	
1502	Pecan Carya illinoinensis	6	54	14	3 Fair - Minor Problems	Off-site,fair tree. grows next to adjacent Arizona ash. canopy branches overhang property line 5' south.	Retain and protect	
1503	Valley Oak Quercus lobata	29.2	54	38	3 Fair - Minor Problems	fair base. partially gordling root north. heavy east lateral branch. good foliage health. good vigor.	Remove & mitigate	29
1504	Coast Redwood Sequoia sempervirens	62	54	25	3 Fair - Minor Problems	good base, structure and vigor. 15' east of building.	Remove	
1505	Privet Ligustrum lucidum	9.6	54	15	3 Fair - Minor Problems	codom at 1', 7.5 & 6". partially understory. good structure and vigor.	Remove	
1506	Coast Redwood Sequoia sempervirens	34.2	54	24	3 Fair - Minor Problems	elevated root collar. good base and flare. low branches all around. good structure and vigor.	Remove	

Lippi Ranch Galt
Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project Status	Mitigation Inches
1507	Coast Redwood Sequoia sempervirens	39.5	54	27	3 Fair - Minor Problems	elevated root collar. good base and flare. low branches all around. good structure and vigor.	Remove	
1508	Crape Myrtle :agerstroemia indica	11	24	15	3 Fair - Minor Problems	codom at grade and 1', 6, 5, 5, 5, 3. topped canopy. understory of adjacent redwood. fair vigor.	Remove	
1509	Interior Live Oak Quercus wislizenii	6.5	54	15	3 Fair - Minor Problems	good base. dense branch structure. miniaturized foliage. fair structure and vigor.	Remove & mitigate	7
1510	Evergreen Chinese Elm Ulmus parvifolia	28	54	40	3 Fair - Minor Problems	good base and flare. swollen lower trunk with large closed wound east. codom at 18'. good canopy structure, long branches. good vigor.	Remove	
1511	Evergreen Chinese Elm Ulmus parvifolia	22.3	54	46	2 Poor - Major Structure or Health Problems	good base. codom at 7'. heavy overextended canopy stems lean south. understory structure. low canopy branches south. fair vigor.	Remove	
1512	Coast Redwood Sequoia sempervirens	56.1	54	25	3 Fair - Minor Problems	good base and flare, lifting and breaking concrete pad north. low branches southwest. good structure. sparse foliage top 20'. fair overall vigor.	Remove	
1513	Fig Ficus benjamina	6.5	24	13	2 Poor - Major Structure or Health Problems	unbalanced base with 30% dead/damaged bark. topped and pruned aggressively. poor structure. fair foliage vigor. fair/low overall vigor.	Remove	
1514	Japanese Maple Acer palmatum	15	12	13	2 Poor - Major Structure or Health Problems	fair base, codom at 1'. 50% dead branches, mostly canopy top. low vigor.	Remove	
1515	Coast Redwood Sequoia sempervirens	58.7	54	20	3 Fair - Minor Problems	good base and flare. weeping, crossing branches. old canopy top failer. fair structure. good foliage health. fair vigor.	Remove	

Lippi Ranch Galt
Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project Status	Mitigation Inches
1516	Valley Oak Quercus lobata	17.6	54	32	3 Fair - Minor Problems	good base, slightly buried flare. codom at 12'. pruned north canopy for powerlines. good vigor.	Remove & mitigate	18
1517	Valley Oak Quercus lobata	28.5	54	45	3 Fair - Minor Problems	good base and flare. leans moderately south. good structure, low weeping canopy branches south. good vigor.	Remove & mitigate	29
1518	Mulbery Morus alba	26.6	12	10	2 Poor - Major Structure or Health Problems	growing in 5 by 5' planter. historically pollarded (topped). swollen stems throughout. fair vigor.	Remove	
1519	Bay Laurel Umbellularia californica	25.2	54	12	2 Poor - Major Structure or Health Problems	hollow trunk from old codom trunk tear out. crowded stems. fair/low vigor.	Remove	
1520	Japanese Maple Acer palmatum	9.9	24	14	2 Poor - Major Structure or Health Problems	fair base, growing in elevated planter. codom at 1', 7&7". crossing stems, oven cracks in canopy stems. fair vigor.	Remove	
1521	Japanese Maple Acer palmatum	12	12	13	3 Fair - Minor Problems	good base. multi stem at 1'. good structure and vigor.	Remove	
1522	Mulbery Morus alba	17.5	54	17	2 Poor - Major Structure or Health Problems	swollen elevated roots with multiple pockets of decay. dead bark on canopy stems. historically pollarded canopy. good foliage vigor.	Remove	
1523	Mulbery Morus alba	14.1	54	16	2 Poor - Major Structure or Health Problems	swollen elevated roots with multiple pockets of decay. dead bark on canopy stems. historically pollarded canopy. good foliage vigor.	Remove	
1524	Persimmon Diospyros kaki	9.1	54	13	3 Fair - Minor Problems	good base, structure and vigor.	Remove	

Lippi Ranch Galt
Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project Status	Mitigation Inches
1525	Pin Oak Quercus palustris	31.6	54	45	3 Fair - Minor Problems	good base and flare, ivy growing around trunk up to 20'. fair structure, heavy overextended branches with branch end failers. good vigor. recommend weight reduction pruning.	Retain and protect	
1526	Persimmon Diospyros kaki	7.3	54	16	3 Fair - Minor Problems	good base, structure and vigor. leans east.	Retain and protect	
1527	Interior Live Oak Quercus wislizenii	36.6	54	34	2 Poor - Major Structure or Health Problems	1' from fence on west side of property. good base. codom at 2' and 5', 30.2, 18.9. very sparse foliage with 60% dead branches throughout south canopy. sparse foliage in north canopy tops. tree in decline. recommend monitoring tree, most likely dying or major die back. low vigor.	Retain and protect	
1528	Olive Olea euopaea	9.2	54	13	2 Poor - Major Structure or Health Problems	co dom 7&6"ivy on base. crossing rubbing stems with dead bark. poor structure. low vigor.	Retain and protect	
1529	Grapefruit Citrus sp	13.2	54	15	3 Fair - Minor Problems	good base, structure and vigor.	Remove	
1530	Interior Live Oak Quercus wislizenii	32	54	15	3 Fair - Minor Problems	shared tree on west fence line. good base. codom at 5'. open closing wounds on canopy stems. good structure and vigor. dbh approximate.	Retain and protect	
1531	Interior Live Oak Quercus wislizenii	12.5	54	20	3 Fair - Minor Problems	good base, ivy. moderate/heavy lean south. partial understory structure. low canopy branches south. fair/poor structure. good foliage health. fair overall vigor.	Retain and protect	

Lippi Ranch Galt
Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project Status	Mitigation Inches
1532	Interior Live Oak Quercus wislizenii	10.2	54	18	2 Poor - Major Structure or Health Problems	unbalanced base, trunk corrects up. poor understory structure. 30% dead branches. 1' from property line. fair/poor vigor.	Retain and protect	
1533	Interior Live Oak Quercus wislizenii	5.2	54	11	2 Poor - Major Structure or Health Problems	Undersized; base grafted to much larger adjacent valley oak north. poor understory structure. low branches. on property line. fair vigor.	Retain and protect	
1534	Valley Oak Quercus lobata	36	54	50	3 Fair - Minor Problems	shared tree on fence line. dbh approximate. tag east. good base, structure and vigor. codom at 12'.	Retain and protect	
1535	Interior Live Oak Quercus wislizenii	30	54	42	2 Poor - Major Structure or Health Problems	shared tree, on property line. dbh approximate. tag east. dead 17" south codom stem at 2'. poor understory structure, stems lean heavy west outside property line. fair vigor.	Retain and protect	
1536	Interior Live Oak Quercus wislizenii	29	54	38	3 Fair - Minor Problems	shared tree, on property line. dbh approximate. tag east. good base, structure and vigor.	Retain and protect	
1537	Interior Live Oak Quercus wislizenii	29.4	54	28	3 Fair - Minor Problems	shared tree, on property line. dbh approximate. tag east. minor bark decay on west stem connection near base. codom at 1'. leans mostly west. good structure and vigor.	Retain and protect	
1538	Interior Live Oak Quercus wislizenii	25	12	38	3 Fair - Minor Problems	shared tree, on property line. dbh approximate. tag east. good base. codom at 4' and 5'. wires grown into northernmost codom atem at 4'. leans mostly east over property line 35'. good structure and vigor.	Retain and protect	

Lippi Ranch Galt
Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project Status	Mitigation Inches
1539	Interior Live Oak Quercus wislizenii	26	12	37	3 Fair - Minor Problems	shared tree, on property line. dbh approximate. tag east. good base. codom at 4', large stems lean heavy west and east. low branches east over property 30'. good foliage health. fair overall vigor.	Retain and protect	
1540	Almond Prunus edulis	8	54	12	2 Poor - Major Structure or Health Problems	shared tree, on property line. dbh approximate. flared/dead bark on base, 25%. 40% dead branches. poor trunk structure, understory. fair foliage health. low vigor.	Retain and protect	
1541	Interior Live Oak Quercus wislizenii	16.3	54	29	2 Poor - Major Structure or Health Problems	base has t post grown completely into it, along with metal fence. heavy lean southeast over property 29'. low canopy branches. good foliage health. fair/low vigor.	Retain and protect	
1542	Interior Live Oak Quercus wislizenii	18	54	20	3 Fair - Minor Problems	shared tree, on property line. tag east. good base, structure and vigor. codom at 10' with closed seem running below codom union.	Retain and protect	
1543	Interior Live Oak Quercus wislizenii	8.5	54	16	3 Fair - Minor Problems	shared tree, on property line. tag tied to branch on northeast side of tree with orange flagging. dense branches to grade, dbh approximate. good base, structure and vigor.	Retain and protect	
1544	Interior Live Oak Quercus wislizenii	8	54	16	3 Fair - Minor Problems	shared tree, on property line. tag tied to branch on east side of tree with orange flagging. dense branches to grade, dbh approximate. good base, structure and vigor.	Retain and protect	

Lippi Ranch Galt
Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project Status	Mitigation Inches
1545	Interior Live Oak Quercus wislizenii	7	54	14	3 Fair - Minor Problems	shared tree, on property line. tag tied to branch on east side of tree with orange flagging. dense branches to grade, dbh approximate. good base, structure and vigor.	Retain and protect	
1546	Interior Live Oak Quercus wislizenii	13.6	54	26	3 Fair - Minor Problems	shared tree, on property line. ply wood grown into codom union of tree, possible weak attachment at base. dead 4" lower branch at 2'. low branches east, 20' over property line. fair vigor.	Retain and protect	
1547	Valley Oak Quercus lobata	31	36	42	3 Fair - Minor Problems	shared tree, on property line. tag placed on weeping branch close to ground at 4' east. dbh approximate. codom at 8'. 6.5" branch growing next to codom union and leaning east, rubbing east codom main stem. canopy to grade. leans 40' east over property line. good vigor.	Retain and protect	
1548	Interior Live Oak Quercus wislizenii	15	54	22	3 Fair - Minor Problems	offsite tree. tag placed east. dbh approximate. codom at 8'. good structure and vigor. low canopy branches east 20' over property line.	Retain and protect	
1549	Almond Prunus edulis	17	12	11	2 Poor - Major Structure or Health Problems	shared tree, on property line. codom at 1'. crowded codom union with multiple small branches. 45% dead branches. poor structure. low vigor.	Retain and protect	
1550	Valley Oak Quercus lobata	22	54	32	3 Fair - Minor Problems	offsite tree, touching fence. dbh approximate. codom at 6'. overextended 15" southeast codom stem, leans 15' over property line. fair structure. good vigor.	Retain and protect	

Lippi Ranch Galt
Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project Status	Miti-gation Inches
1550	Valley Oak Quercus lobata	22	54	32	3 Fair - Minor Problems	offsite tree, touching fence. dbh approximate. codom at 6'. overextended 15" southeast codom stem, leans 15' over property line. fair structure. good vigor.	Retain and protect	
1551	Interior Live Oak Quercus wislizenii	25	54	22	3 Fair - Minor Problems	shared tree. dbh approximate. codom at 8'. low east branches on grade, branches overlap property line 15'. good structure and vigor.	Retain and protect	
1552	Interior Live Oak Quercus wislizenii	8	54	22	3 Fair - Minor Problems	shared tree. dbh approximate. tag tied to east branch with orange flagging. low branches on grade east, 12' onto property. moderately damaged foliage. fair structure and vigor.	Retain and protect	
1553	Interior Live Oak Quercus wislizenii	7	54	15	3 Fair - Minor Problems	shared tree. dbh approximate. tag tied to east branch with orange flagging. low branches on grade east, 12' onto property. fair structure. good vigor.	Retain and protect	
1554	Interior Live Oak Quercus wislizenii	27.9	54	29	3 Fair - Minor Problems	shared tree. good base, codom at 1'. low branches east lean 24' onto property. good structure and vigor.	Retain and protect	
1555	Interior Live Oak Quercus wislizenii	8	12	16	2 Poor - Major Structure or Health Problems	shared tree. unbalanced base south. codom at 3'. dead branch laying in codom union at 3'. fair structure. miniaturized foliage. fair/low vigor.	Retain and protect	
1556	Tree of Heaven Ailanthus altissima	14.4	54	19	2 Poor - Major Structure or Health Problems	multi stem at grade. fair structure. weeping sun scalded, sparse foliage. low vigor.	Retain and protect	

Lippi Ranch Galt
Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project Status	Mitigation Inches
1558	Interior Live Oak Quercus wislizenii	20.3	12	24	3 Fair - Minor Problems	shared tree. base growing into metal fence. codom at 5'. low canopy branches on grade, leans 20' onto property. good structure and vigor.	Retain and protect	
1559	Interior Live Oak Quercus wislizenii	8.2	54	17	3 Fair - Minor Problems	metal fence grown into base west. leans slightly west over adjacent property. fair structure, one sided west. partially understory. fair vigor.	Retain and protect	
1560	Interior Live Oak Quercus wislizenii	11.1	54	17	3 Fair - Minor Problems	good base. understory structure, dense branching. canopy leans moderately north and corrects at top. good vigor.	Retain and protect	
1561	Interior Live Oak Quercus wislizenii	29.7	24	28	3 Fair - Minor Problems	good base, structure and vigor. codom at 4' and 8'. canopy to grade.	Retain and protect	
1562	Interior Live Oak Quercus wislizenii	8.7	54	22	3 Fair - Minor Problems	good base. grown 3' from #1563 and grows up through its canopy. leans west, one sided west. good vigor.	Retain and protect	
1563	Interior Live Oak Quercus wislizenii	12.6	24	25	3 Fair - Minor Problems	good base. 8" lower lateral branchwest. low branches north leaning towards field. canopy leans north. good vigor.	Retain and protect	
1563	Interior Live Oak Quercus wislizenii	5	36	9	3 Fair - Minor Problems	Undersized; good base, structure and vigor.	Retain and protect	
1565	Valley Oak Quercus lobata	30.7	48	37	3 Fair - Minor Problems	good base, metal fence grown into south base. low 9" lateral branch leans 20' northeast. crossing/touching main stems. good canopy structure. good vigor.	Retain and protect	
1566	Interior Live Oak Quercus wislizenii	10.8	36	17	3 Fair - Minor Problems	good base. small low branches. fully understory, fair/poor structure. good foliage health. fair overall vigor.	Retain and protect	
1567	Interior Live Oak Quercus wislizenii	6.5	36	17	3 Fair - Minor Problems	good base. small low dead branches. hard lean east, understory. fair vigor.	Retain and protect	

Lippi Ranch Galt
Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project Status	Mitigation Inches
1568	Interior Live Oak Quercus wislizenii	5.5	36	17	3 Fair - Minor Problems	Undersized; good base, structure and vigor. partially understory, young tree.	Retain and protect	
1569	Interior Live Oak Quercus wislizenii	27.1	36	31	3 Fair - Minor Problems	shared tree. multi stem at 2'. fence and t post grown into base. canopy to ground north. good canopy structure. good vigor.	Retain and protect	
1570	Interior Live Oak Quercus wislizenii	22.8	54	31	3 Fair - Minor Problems	shared tree. low north branches to grade. good structure and vigor.	Retain and protect	
1571	Interior Live Oak Quercus wislizenii	7.9	54	20	3 Fair - Minor Problems	good base. leans heavy northeast. good vigor.	Retain and protect	
1572	Interior Live Oak Quercus wislizenii	31.1	24	35	3 Fair - Minor Problems	good base. codom at 4' with slightly swollen codom union. good canopy structure. good vigor.	Retain and protect	
1573	Interior Live Oak Quercus wislizenii	7	54	16	2 Poor - Major Structure or Health Problems	offsite tree on fence line/ property line. tag placed on branch north with orange tape. dbh approximate. small, long low branches lean north over property line 16'. fair structure, good vigor.	Retain and protect	
1574	Interior Live Oak Quercus wislizenii	9.8	54	19	3 Fair - Minor Problems	fair base. fence grown into lower trunk. leans moderately north. good vigor.	Retain and protect	
1575	Interior Live Oak Quercus wislizenii	8.7	54	18	2 Poor - Major Structure or Health Problems	buried flare. swollen lower trunk with high amount of epicormic growth. staining on trunk and limbs. dead dying bark in small patches throughout tree. poor structure. low vigor.	Retain and protect	
1576	Interior Live Oak Quercus wislizenii	27.1	36	36	3 Fair - Minor Problems	good base, structure and vigor. codom at 6 and 6'. tree has been pruned well over the years.	Retain and protect	

Lippi Ranch Galt
Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project Status	Mitigation Inches
1577	Valley Oak Quercus lobata	16.9	54	28	3 Fair - Minor Problems	slightly swollen base. small closed wounds on trunk. fair structure. good vigor.	Retain and protect	
1578	Valley Oak Quercus lobata	20.1	54	34	3 Fair - Minor Problems	good base, structure and vigor. 4' from fence south. multiple small closed and open wounds up trunk.	Retain and protect	
1579	Valley Oak Quercus lobata	7.5	54	21	2 Poor - Major Structure or Health Problems	good base. 4" cavity on trunk at 8' pointing upward, no wound wood response. unbalanced canopy east. poor understory structure. moderate damage to foliage. low vigor.	Retain and protect	
7245	Modesto Ash Fraxinus velutina 'Modesto'	27.9	54	24	3 Fair - Minor Problems	Off-site,Behind monolithic sidewalk, root raising walk&curb, previous failure street side at 8', co dom at 11', low W lateral at 6', end wts	Retain and protect	
7246	Interior Live Oak Quercus wislizenii	15.6	54	21	2 Poor - Major Structure or Health Problems	Off-site,Flare at fence, privet sprouts at S baseGrowing under 7245, co dom at 15', mostly horizontal growth, 1 N vertical leader	Retain and protect	
7247	Interior Live Oak Quercus wislizenii	20.6	54	22	2 Poor - Major Structure or Health Problems	Swollen flare, on fence line, leans S 30-45 deg, end wts, 1-sided crown S, 5" stem at E of base.	Retain and protect	
7248	Interior Live Oak Quercus wislizenii	13.2	54	19	2 Poor - Major Structure or Health Problems	Flare next to 7247, on fence line, leans S 45 deg with upright at 20', 1-sided crown S	Retain and protect	
7249	Valley Oak Quercus lobata	32.8	54	34	3 Fair - Minor Problems	Normal flare, crown mostly NE, co dom at 30', self correcting bends in trunk	Retain and protect	
7250	Valley Oak Quercus lobata	25.9	54	34	2 Poor - Major Structure or Health Problems	2 stems at base, 10" stem N on adjacent property not affecting crown radius, lg stem leans S 30 deg, 1-sided crown S, end wts	Retain and protect	

Lippi Ranch Galt
Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project Status	Mitigation Inches
7251	Interior Live Oak Quercus wislizenii	33.7	42	32	1 Very Poor - Extreme Structure or Health Problems	Trunk on fence line next to 101 42" ilo, leans S 30-45 deg, 2 stems at 2' included bark 2-7', 1-sided crown S, end wts	Retain and protect	
7252	Interior Live Oak Quercus wislizenii	37.4	54	33	2 Poor - Major Structure or Health Problems	Sinuses and decay NE, W, & S at base, low SW lateral at 9', co dom at 15', moderate crown density, end wts, growing around fence, growing on fence line	Retain and protect	
7253	Silver Maple Acer sacharum	17.1	54	18	1 Very Poor - Extreme Structure or Health Problems	Normal flare, S leader top dead, N leader cracked 7-15', end wts,	Remove	
7254	Silver Maple Acer sacharum	17.8	30	33	2 Poor - Major Structure or Health Problems	Normal flare, S leader at 5' leans S, N leader leans N, end wts, undersized privet stems along south of trunk	Remove	
7255	Silver Maple Acer sacharum	22.4	24	18	1 Very Poor - Extreme Structure or Health Problems	Swollen flare, several burls on trunk, top dieback, horizontal laterals, end wts	Remove	
7256	Modesto Ash Fraxinus velutina 'Modesto'	13	54	12	2 Poor - Major Structure or Health Problems	Girdling graft, 3 co doms at 5', line clearance pruned	Remove	
7257	Modesto Ash Fraxinus velutina 'Modesto'	9.9	54	12	2 Poor - Major Structure or Health Problems	Girdling graft, 2 co doms at 5', line clearance pruned, 1-sided crown W	Remove	
7258	Modesto Ash Fraxinus velutina 'Modesto'	21.2	48	17	2 Poor - Major Structure or Health Problems	Girdling at graft, co dom at 7', topped at 20', decay in branches	Remove	

Lippi Ranch Galt
Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project Status	Mitigation Inches
7259	Modesto Ash Fraxinus velutina 'Modesto'	18.1	48	15	2 Poor - Major Structure or Health Problems	Swollen at graft, co dom at 7', topped at 20', decay in lower S & E trunk	Remove	
7260	Modesto Ash Fraxinus velutina 'Modesto'	18	54	19	2 Poor - Major Structure or Health Problems	Swollen at graft, 3 low branches at 7', topped at 20' & 25', decay in S trunk at 5',	Remove	
7261	Modesto Ash Fraxinus velutina 'Modesto'	17.6	54	15	2 Poor - Major Structure or Health Problems	Swollen at graft, 3 co doms at 6'&7', topped at 20', decay in S trunk at base, Italian cypress 7265 growing through tree, ivy in ashes from 7268-7263	Remove	
7262	Modesto Ash Fraxinus velutina 'Modesto'	121.2	24	17	2 Poor - Major Structure or Health Problems	Swollen at graft, 2 co doms at 7', topped at 25', decay in S trunk at base, Italian cypress 7264 growing through tree, ivy in ashes from 7268-7263	Remove	
7263	Modesto Ash Fraxinus velutina 'Modesto'	21.5	48	17	2 Poor - Major Structure or Health Problems	Girdling at graft, SGR N, 2 co doms at 6', 6 leaders topped at 25', decay in S trunk at base, ivy in ashes from 7268-7263	Remove	
7264	Modesto Ash Fraxinus velutina 'Modesto'	22.4	48	21	2 Poor - Major Structure or Health Problems	Girdling at graft, SGR S, 2 co doms at 6', 6 leaders topped at 25', decay in S trunk at base, ivy in ashes from 7268-7262	Remove	
7265	Interior Live Oak Quercus wislizenii	20.6	18	19	2 Poor - Major Structure or Health Problems	Normal flare,no dom at 24", 18" included bark, good crown density,		
7266	Interior Live Oak Quercus wislizenii	6.8	54	19	3 Fair - Minor Problems	Normal flare, leans W away from 7265, crown mostly W		
7267	Coast Redwood Sequoia sempervirens	36	54	18	3 Fair - Minor Problems	Normal flare, topped at 30', regrown top, growing inside zip line platform	Remove	
7268	Coast Redwood Sequoia sempervirens	62.2	54	24	3 Fair - Minor Problems	Normal flare, topped at 70', growing co doms	Remove	

Lippi Ranch Galt
Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project Status	Mitigation Inches
7269	Coast Redwood Sequoia sempervirens	14.4	54	1	1 Very Poor - Extreme Structure or Health Problems	Normal flare, topped at 50', dying	Remove	
7270	Coast Redwood Sequoia sempervirens	17.3	54	1	1 Very Poor - Extreme Structure or Health Problems	Normal flare, topped at 35', dying	Remove	
7271	Coast Redwood Sequoia sempervirens	54.8	54	26	3 Fair - Minor Problems	Swollen lower trunk to 36", topped at 70',	Remove	
7272	Crape Myrtle Lagerstroemia indica	7.5	24	6	3 Fair - Minor Problems	Swollen flare, growing under Redwood just outside power lines, pollard Ed at 6-7'	Remove	
7273	Crape Myrtle Lagerstroemia indica	6.6	36	5	3 Fair - Minor Problems	Swollen flare, growing under Redwood, under power lines, pollarded at 6-7'	Remove	
7274	Crape Myrtle Lagerstroemia indica	8	30	6	3 Fair - Minor Problems	Swollen flare, growing under Redwood just under power lines, pollard Ed at 6-7'	Remove	
7275	Plum Prunus americana	6.4	54	10	3 Fair - Minor Problems	Fruit tree, producing	Remove	
7276	Sweetgum Liquidambar styraciflua	12	54	16	3 Fair - Minor Problems	Normal flare, cut SGR S, line clearance pruned W, crown mostly E	Remove	
7277	Sweetgum Liquidambar styraciflua	13.3	42	17	2 Poor - Major Structure or Health Problems	Swollen flare, surface roots S, co dom at 15', line clearance pruned E, crown mostly W	Remove	
7278	Sweetgum Liquidambar styraciflua	15.5	42	120	2 Poor - Major Structure or Health Problems	Swollen flare, SGR E, co dom at 35, trunk wound S bark damaged 0-36", bleeding E 12-48"	Remove	

Lippi Ranch Galt
Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project Status	Mitigation Inches
7279	Orange Citrus sp	9.2	18	12	3 Fair - Minor Problems	Fruit tree, producing	Remove	
7280	Valley Oak Quercus lobata	27	36	32	3 Fair - Minor Problems	Possibl slight buried flare, 3 co doms at 8', low branches over street, dead branches to 2",	Retain and protect	
7281	Interior Live Oak Quercus wislizenii	25.6	36	29	3 Fair - Minor Problems	Flare buried S side by 2' of leaf debris, old pruning wound E at 5', leans W 20 deg, self correcting, crown mostly W	Retain and protect	
7282	Interior Live Oak Quercus wislizenii	18	54	20	3 Fair - Minor Problems	Flare buried S side by 1' of leaf debris, leans W 20 deg, self correcting, crown mostly W	Retain and protect	
7282	Interior Live Oak Quercus wislizenii	12	54	16	2 Poor - Major Structure or Health Problems	5 stems at base, 5,4,5,4,2, tight cluster	Retain and protect	
138 total trees, 81 in Fair condition, 41 in Poor condition, 6 in Very Poor condition, 10 Dead/stumps; 70 Protected Oaks, 49 in Fair condition, 18 in Poor or worse condition, 3 Dead; 54 Interior Live Oak, 38 in Fair condition, 16 in Poor or worse condition; 16 Valley Oak, 11 in Fair condition, 2 in Poor condition, 3 dead; 4 protected oaks proposed for removal all in Fair or better condition, 83 total inches proposed for mitigation. 60 total removals - 10 dead, 25 in Poor condition or worse, 25 in Fair condition; 4 protected trees.								
							Total Inches	83

color key	description
	Protected oaks in poor condition or worse
	Protected oaks in fair condition or better
	Undersized oak trees
	Stumps/Dead trees
	Trees to be removed (in project status column)
	Off Site trees (in project status column)
	mitigation inches

Appendix 3 Tree Pruning

The tree pruning should be performed to specifications written in accordance with ANSI A300 Tree Management Standards Part 1 Pruning and ISA Best Management Practices for Pruning, with the objective to reduce risk, improve tree structure, provide necessary clearance, and retain as large a foliar canopy as possible. The system will be a natural system or a modified natural system with crown shape variances for necessary clearance.

Prune branches that do not meet necessary clearance and to reduce the risk of branch failure. Pruning should be performed to remove branches and foliage in the outer 25% of the crown working towards the center for final cuts. Focus pruning on removing branches using branch removal cuts and reduction cuts, reducing end weights, pruning the smallest diameter branches

possible to achieve the clearance, setting a maximum size branch diameter to be cut. Remove dead branches to a specified diameter such as 1". Retain interior branches and as much foliage as possible targeting a maximum of 15% total foliage removal, less if possible, to accomplish the clearance required. A couple trees extending over the property from adjacent properties may need up to 20% foliage removal to accomplish clearance.

Appendix 4 Root Pruning

For trees to be retained, roots shall be pruned before the area the roots are growing in is excavated and the roots removed. This may include trees growing on properties adjacent to the project site. The root pruning shall occur at the tree side edge of the work area using sharp tools appropriate for the size of the root to be cut, making clean cuts. Any roots within the tree protection zone or drip line to be pruned greater than 4 inches in diameter, should have an arborist inspect to verify the root will not compromise tree stability or health. Once the roots are pruned, the excavation can proceed in the work area with the approved limited damage to the tree. The pruned roots shall be covered with soil or moist burlap to protect from drying out. If burlap is used, it will need to be re-moistened daily.

Appendix 5 Tree Protection

Tree protection shall be shown on the construction drawings and put in place prior to the beginning of grading, demolition or construction work. If roots need to be pruned for installation of replacement pavement, the root pruning specifications above should be followed.

Tree Protection fencing shall be sturdy fencing placed around open soil areas or grass areas under the drip line of the tree. If the drip line is covered partially by concrete, only the open soil areas need to be protected by fencing. If concrete is going to be removed after the initiation of construction activities, as soon as the concrete is removed, fencing shall be put in place over areas that will be open soil or turf in the final design.

The fencing shall have a clear sign designating the area as the tree protection zone and no people, equipment, or materials shall be allowed in the fenced area.

If approved work is to occur within the tree protection area, the fence shall remain in place and opened for the work, then immediately put back in place after the work is completed. To protect soil where work is approved in a tree protection zone, a layer of 4" thick wood chip mulch shall be placed over the soil. The mulch can be moved for the approved work. After the work is complete, the mulch shall be spread back to cove the soil. If heavy equipment is approved to work within the tree protection fencing, steel plates shall be placed over the 4" mulch layer and the equipment shall be staged on the plates to perform the work.

Assumptions and Limitations: This report provides information about the subject tree at the time of the inspection. Trees and conditions may change over time. This report is only valid for the tree with the conditions present at the time of the inspection. All observations were made while standing on the ground. The inspection consisted of primarily visual observations to information about branch attachments, loading, and a mallet and probe used to learn the extent of decay and hollow portions of the tree.

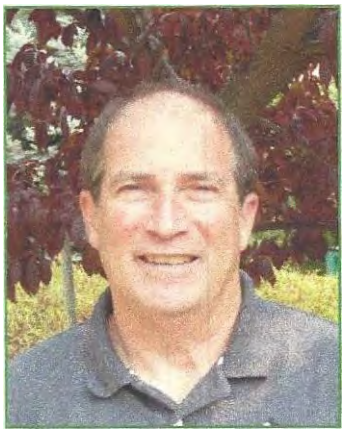
Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that can fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the
remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks related to trees is to eliminate all trees.

California Tree and Landscape Consulting, Inc.



GORDON MANN

EDUCATION AND QUALIFICATIONS

1977	Bachelor of Science, Forestry, University of Illinois, Champaign.
1982 - 1985	Horticulture Courses, College of San Mateo, San Mateo.
1984	Certified as an Arborist, WE-0151A, by the International Society of Arboriculture (ISA).
2004	Certified as a Municipal Specialist, WE-0151AM, by the ISA.
2011	Registered Consulting Arborist, #480, by the American Society of Consulting Arborists (ASCA).
2003	Graduate of the ASCA Consulting Academy.
2006	Certified as an Urban Forester, #127, by the California Urban Forests Council (CaUFC).
2011	TRACE Tree Risk Assessment Certified, continued as an ISA Qualified Tree Risk Assessor (T.R.A.Q.).

PROFESSIONAL EXPERIENCE

2016 – Present CALIFORNIA TREE AND LANDSCAPE CONSULTING, INC (CalTLC). President and Consulting Arborist.
Auburn. Mr. Mann provides consultation to private and public clients in health and structure analysis, inventories, management planning for the care of trees, tree appraisal, risk assessment and management, and urban forest management plans.

1986 - Present MANN MADE RESOURCES. Owner and Consulting Arborist. Auburn.
Mr. Mann provides consultation in municipal tree and risk management, public administration, and developing and marketing tree conservation products.

2015 – 2017 CITY OF RANCHO CORDOVA, CA. Contract City Arborist.
Mr. Mann serves as the City's first arborist, developing the tree planting and tree maintenance programs, performing tree inspections, updating ordinances, providing public education, and creating a management plan,

1984 – 2007 CITY OF REDWOOD CITY, CA. City Arborist, Arborist, and Public Works Superintendent.
Mr. Mann developed the Tree Preservation and Sidewalk Repair Program, supervised and managed the tree maintenance program, performed

inspections and administered the Tree Preservation Ordinance. Additionally, he oversaw the following Public Works programs: Streets, Sidewalk, Traffic Signals and Streetlights, Parking Meters, Signs and Markings, and Trees.

1982 – 1984 CITY OF SAN MATEO, CA. Tree Maintenance Supervisor.
For the City of San Mateo, Mr. Mann provided supervision and management of the tree maintenance program, and inspection and administration of the Heritage Tree Ordinance.

1977 – 1982 VILLAGE OF BROOKFIELD, IL. Village Forester.
Mr. Mann provided inspection of tree contractors, tree inspections, managed the response to Dutch Elm Disease. He developed an in-house urban forestry program with leadworker, supervision, and management duties to complement the contract program.

1979 - Present INTERNATIONAL SOCIETY OF ARBORICULTURE. Member.

- Board of Directors (2015 - Present)
- True Professional of Arboriculture Award (2011); In recognition of material and substantial contribution to the progress of arboriculture and having given unselfishly to support arboriculture.

1982 - Present WESTERN CHAPTER ISA (WCISA). Member.

- Chairman of the Student Committee (2014 - 2017)
- Member of the Certification Committee (2007 - Present)
- Chairman of the Municipal Committee (2009 - 2014) ◦ Award of Merit (2016) In recognition of outstanding meritorious service in advancing the principles, ideals and practices of arboriculture.
- Annual Conference Chair (2012)
- Certification Proctor (2010 – Present)
- President (1992 - 1993)
- Award of Achievement and President's Award (1990)

1985 - Present CALIFORNIA URBAN FORESTS COUNCIL (CaUFC). Member; Board Member (2010 - Present)

1985 - Present SOCIETY OF MUNICIPAL ARBORISTS (SMA). Member. e Legacy Project of the Year (2015) o In recognition of outstanding meritorious service in advancing the principles, ideals and practices of arboriculture.
◦ Board Member (2005 - 2007)

2001 - Present AMERICAN SOCIETY OF CONSULTING ARBORISTS.
Member. e Board of Directors (2006 - 2013)
• President (2012)

2001 - Present CAL FIRE. Advisory Position.
• Chairman of the California Urban Forestry Advisory Committee (2014 - 2017)

2007 – Present AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI): A300 TREE MAINTENANCE STANDARDS COMMITTEE. SMA Representative and Alternate.

- Alternative Representative for SMA (2004 - 2007; 2012 - Present)
- Representative for SMA (2007 - 2012)

2007 - Present SACRAMENTO TREE FOUNDATION. Member and Employee.

- Co-chair/member of the Technical Advisory Committee (2012 - Present)
- Urban Forest Services Director (2007 - 2009) e Facilitator of the Regional Ordinance Committee (2007 - 2009)
- 1988 - 1994 TREE CLIMBING COMPETITION.
  - Chairman for Northern California (1988 - 1992)
  - Chairperson for International (1991 - 1994)

PUBLICA TIONS AND LECTURES

Mr. Mann has authored numerous articles in newsletters and magazines such as Western Arborist, Arborist News, City Trees, Tree Care Industry Association, Utility Arborists Association, CityTrees, and Arborists Online, covering a range of topics on Urban Forestry, Tree Care, and Tree Management. He has developed and led the training for several programs with the California Arborist Association. Additionally, Mr. Mann regularly presents at numerous professional association meetings on urban tree management topics.

Certificate of Performance

I, Gordon Mann, certify that:

The site was inspected by a local qualified Certified Arborist, and I. I have personally reviewed the tree and site data referred to in this report and have stated my findings accurately. The extent of the inspection is stated in the attached report under Assignment;

I have no current or prospective interest in the vegetation, or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;

The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts;

My analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices;

No one provided significant professional assistance to me, except as indicated within the report;

My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client, or any other party, nor upon the results of the assignment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the International Society of Arboriculture (ISA) and an ISA Certified Arborist and Municipal Specialist. I am also a Registered Consulting Arborist member in good standing of the American Society of Consulting Arborists. I have been involved in the practice of arboriculture and the care and study of trees for over 43 years.

Signed:



Gordon Mann
Date: Ju 15, 2022

Appendix D

Cultural Resources Inventory and Evaluation Report

Cultural Resources Inventory and Evaluation Report for the Lippi Ranch Project

Sacramento County, California

Prepared For:

The True Life Companies
110 Blue Ravine Road Suite 209
Folsom, California 95630

Prepared By:

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS
2525 Warren Drive
Rocklin, California 95677

March 2023

MANAGEMENT SUMMARY

The True Life Companies retained ECORP Consulting, Inc. in 2022 to conduct a cultural resources inventory for the Lippi Ranch property in Galt, Sacramento County, California. The True Life Companies proposes to construct residential development on 12 acres of land in Galt.

This study was conducted in accordance with Section 106 of the National Historic Preservation Act and the California Environmental Quality Act for inventory of cultural resources and the evaluation of built environment resources. The study includes an evaluation of eligibility of the built environment resources for listing in the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR).

The inventory included a records search, literature review, and field survey. The records search results indicated that no previous cultural resources studies have been conducted within the Project Area nor have any sites previously been recorded within the Project Area.

As a result of the field survey, ECORP identified the historic-period Lippi Ranch property inside the Project Area. The property consists of five historic-period buildings. Historically the property was also known as Galt Winery. Through field survey, archival research, and discussions with the Galt Area Historical Society, ECORP decided to treat the Lippi Ranch property as eligible for listing in the NRHP and CRHR. Three of the buildings on the Lippi Ranch property are contributing elements; two are not contributing elements. The two noncontributing elements were evaluated as individual resources and ECORP found them not eligible for listing in the NRHP and CRHR.

Recommendations for the management of unanticipated discoveries are provided.

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LIST OF ACRONYMS AND ABBREVIATIONS

Term	Description
AB	Assembly Bill
APE	Area of Potential Effects
APN	Assessor Parcel Number
BLM	Bureau of Land Management
BP	Before present
Caltrans	California Department of Transportation
CCR	California Code of Regulations
CCTS	Central California Taxonomic System
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHL	California Historical Landmarks
CHRIS	California Historical Resources Information System
CRHR	California Register of Historical Resources
DPR	Department of Parks and Recreation
GLO	General Land Office
MLD	Most Likely Descendant
NAHC	Native American Heritage Commission
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NPS	National Park Service
NRHP	National Register of Historic Places
NRCS	Natural Resources Conservation Service
NCIC	North central Information Center
OHP	Office of Historic Preservation
PRC	Public Resources Code
Project	Lippi Ranch Project
RPA	Registered Professional Archaeologist
TCRs	Tribal Cultural Resources
USACE	U.S. Army Corps of Engineers
USC	U.S. Code
USGS	U.S. Geological Survey

1.0 INTRODUCTION

True Life Companies retained ECORP Consulting, Inc. in 2022 to conduct a cultural resources inventory of the proposed Project Area located in the town of Galt in Sacramento County, California. A survey of the property was required to identify potentially eligible cultural resources (i.e., archaeological sites and historic buildings, structures, and objects) that could be affected by the Project.

1.1 Project Location

The Project Area consists of approximately 12 acres of property located in the northeastern quarter of the northern half of Section 34 of Township 5 North, Range 6 East, Mount Diablo Base and Meridian as depicted on the 1968 Lodi North, California, U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle map (Figure 1). It is also known as Assessor Parcel Numbers (APNs) 150-0101-046-0000, 150-0274-006-0000, 150-0274-007-0000, and 150-0274, 011-0000. The Project Area is located in the southern portion of the town of Galt. The property is located at 628 3rd Street and is bordered by the Union Pacific Railroad on the east, 2nd Street approximately 100 feet to the west, and Downing Drive approximately 100 feet to the south.

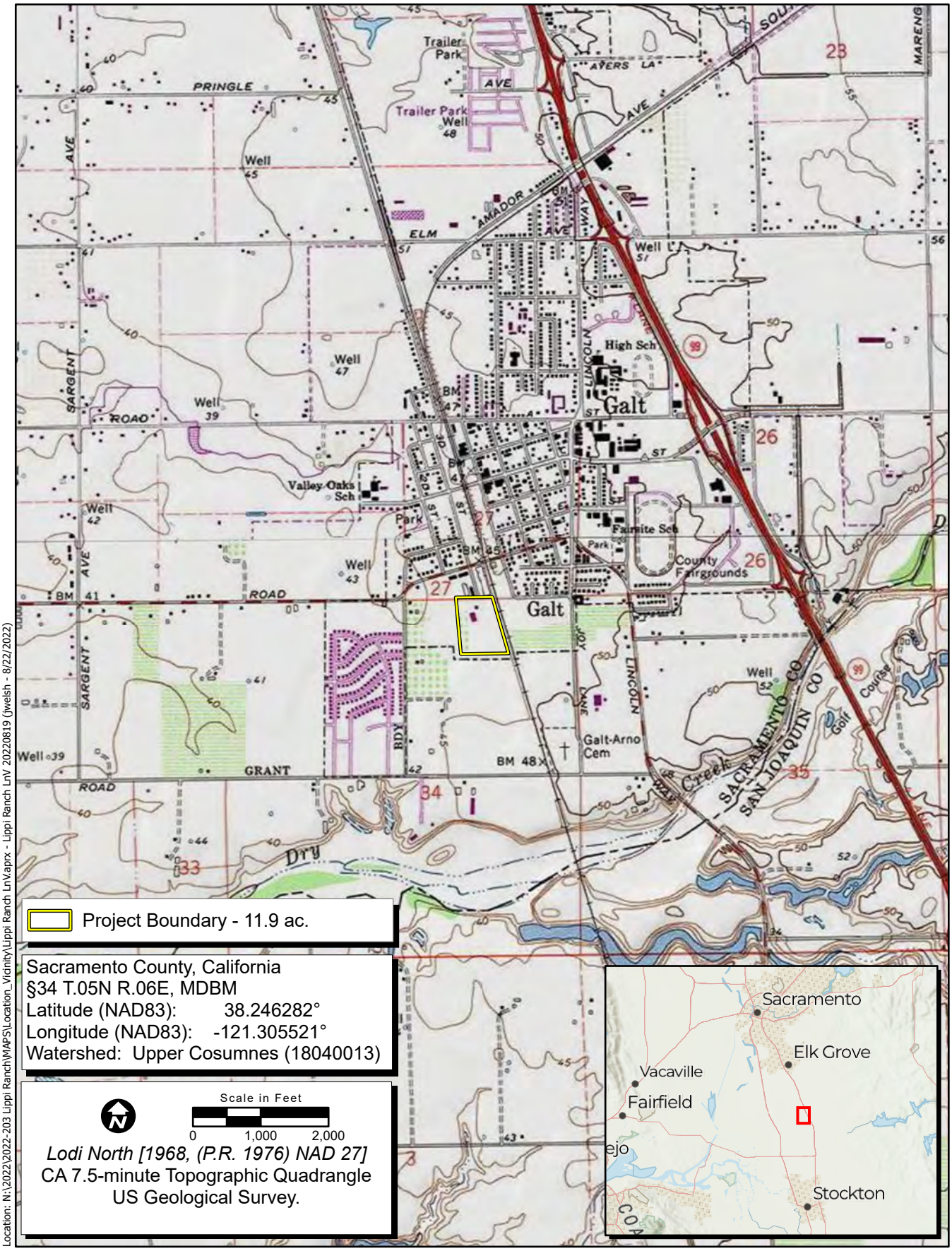
The proponent proposes the development of 94-0.5 acre lots for single-family residential housing and associated infrastructure, including utilities and landscaping.

1.2 Area of Potential Effects

The Area of Potential Effects (APE) consists of the horizontal and vertical limits of a project and includes the area within which significant impacts or adverse effects to Historical Resources or Historic Properties could occur as a result of the project. The APE is defined for projects subject to regulations implementing Section 106 (federal law and regulations). For projects subject to the California Environmental Quality Act (CEQA) review, the term Project Area is used rather than APE. The terms Project Area and APE are interchangeable for the purpose of this document.

The horizontal APE consists of all areas where activities associated with a project are proposed and, in the case of this project, equals the Project Area subject to environmental review under the National Environmental Policy Act (NEPA) and CEQA. This includes areas proposed for construction, vegetation removal, grading, trenching, stockpiling, staging, paving, and other elements in the official Project description. The horizontal APE is illustrated on Figure 1 and represents the survey coverage area. It measures approximately 12 acres.

The vertical APE is described as the maximum depth below the surface to which excavations for project foundations and facilities will extend. Therefore, the vertical APE for this Project includes all subsurface areas where archaeological deposits could be affected. The subsurface vertical APE varies across the Project and could extend as deep as 20 feet below the current surface, and therefore, a review of geologic and soils maps was necessary to determine the potential for buried archaeological sites that cannot be seen on the surface.



Location: N:\2022\2022-203 Lippi Ranch\MAPS\Location_Vicinity\Lippi Ranch LnVaprx - Lippi Ranch LnV 20220819 (jwelsh - 8/22/2022)

Map Date: 8/19/2022

Sources: ESRI, USGS, TSD Engineering, Inc.

Figure 1. Project Location and Vicinity

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

2022-203 Lippi Ranch

The vertical APE also is described as the maximum height of structures that could impact the physical integrity and integrity of setting of cultural resources, including districts and traditional cultural properties. For this Project, the above-surface vertical APE is up to 50 feet, which is the height of most housing roofs.

1.3 Regulatory Context

A review of the regulatory context is provided below; however, the inclusion of any of these laws and regulations in this report does not make a law or regulation apply when it otherwise would not. Similarly, the omission of any other laws and regulations from this section does not mean that they do not apply. Rather, the purpose of this section is to provide context in explaining why the study was carried out in the manner documented herein.

1.3.1 California Environmental Quality Act

The state law that applies to a project's impacts on cultural resources is CEQA. A project is an activity that may cause a direct or indirect physical change in the environment and that is undertaken or funded by a state or local agency, or requires a permit, license, or lease from a state or local agency. A requirement of CEQA is that impacts to Historical Resources be identified and, if the impacts will be significant, then apply mitigation measures to reduce the impacts.

A Historical Resource is a resource that 1) is listed in or has been determined eligible for listing in the California Register of Historical Resources (CRHR) by the State Historical Resources Commission, or has been determined historically significant by the CEQA lead agency because it meets the eligibility criteria for the CRHR; 2) is included in a local register of historical resources, as defined in Public Resources Code (PRC) 5020.1(k); or 3), has been identified as significant in a historical resources survey, as defined in PRC 5024.1(g) (California Code of Regulations [CCR] Title 14, Section 15064.5(a)).

The eligibility criteria for the CRHR are as follows (CCR Title 14, Section 4852(b)):

(1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

(2) It is associated with the lives of persons important to local, California, or national history;

(3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

(4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition, the resource must retain integrity, which is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association (CCR Title 14, Section 4852(c)). Resources that have been determined eligible for the NRHP are automatically eligible for the CRHR.

Impacts to a Historical Resource, as defined by CEQA (listed in an official historic inventory or survey or eligible for the CRHR), are significant if the resource is demolished or destroyed or if the characteristics that made the resource eligible are materially impaired (CCR Title 14, Section 15064.5(b)). Demolition or

alteration of eligible buildings, structures, and features that they would no longer be eligible would result in a significant impact. Whole or partial destruction of eligible archaeological sites would result in a significant impact. In addition to impacts from construction resulting in destruction or physical alteration of an eligible resource, impacts to the integrity of setting (sometimes termed *visual impacts*) of physical features in the Project Area could also result in significant impacts.

Tribal Cultural Resources (TCRs) are defined in Section 21074 of the California PRC as sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), sacred places, and objects with cultural value to a California Native American tribe that are either included in or determined to be eligible for inclusion in the CRHR, or are included in a local register of historical resources as defined in subdivision (k) of Section 5020.1, or are a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. Section 1(b)(4) of Assembly Bill (AB) 52 established that only California Native American tribes, as defined in Section 21073 of the California PRC, are experts in the identification of TCRs and impacts thereto. Because ECORP does not meet the definition of a California Native American tribe, it only addresses information in this report for which it is qualified to identify and evaluate, and that which is needed to inform the cultural resources section of CEQA documents. This report, therefore, does not identify or evaluate TCRs. Should California Native American tribes ascribe additional importance to or interpretation of archaeological resources described herein, or provide information about non-archeological TCRs, that information is documented separately in the AB 52 tribal consultation record between the tribe(s) and lead agency and summarized in the TCRs section of the CEQA document, if applicable.

1.4 Report Organization

The following report documents the study and its findings and was prepared in conformance with the California Office of Historic Preservation's (OHP) *Archaeological Resource Management Reports: Recommended Contents and Format*. Appendix A includes a confirmation of the records search with the California Historical Resources Information System (CHRIS) and historical society coordination. Appendix B contains documentation of a search of the Sacred Lands File. Appendix C presents photographs of the Project Area, and Appendix D contains confidential cultural resource site locations and site records.

Sections 6253, 6254, and 6254.10 of the California Code authorize state agencies to exclude archaeological site information from public disclosure under the Public Records Act. In addition, the California Public Records Act (Government Code § 6250 et seq.) and California's open meeting laws (The Brown Act, Government Code § 54950 et seq.) protect the confidentiality of Native American cultural place information. Because the disclosure of information about the location of cultural resources is prohibited by the Archaeological Resources Protection Act of 1979 (16 U.S. Code [USC] 552 470hh) and Section 307103 of the NHPA, it is exempted from disclosure under Exemption 3 of the federal Freedom of Information Act (5 USC 552) Likewise, the Information Centers of the CHRIS maintained by the OHP prohibit public dissemination of records search information. In compliance with these requirements, the results of this cultural resource investigation were prepared as a confidential document, which is not intended for public distribution in either paper or electronic format.

2.0 SETTING

2.1 Environmental Setting

The Project Area consists of rural farmland that has been leveled and disced and surrounded by modern residential development. The Union Pacific Railway is to the east and Dry Creek is approximately 0.5 mile south. Elevations in the surrounding area range from 40 to 50 feet above mean sea level.

2.2 Geology and Soils

According to the Natural Resources Conservation Service (NRCS) Web Soil Survey website (NRCS 2017), two soil types are located within the Project Area: Kimball silt loam (164) covers approximately 99 percent of the Project Area and consists of 0- to 2-percent slopes, is well-drained farmland of statewide importance, and formed from alluvium derived from granite. Kimball-Urban land complex (166), is well drained, covers approximately 1 percent of the Project Area, and consists of 0- to 2-percent slopes.

The State Geologic Map of California (2015) identifies the underlying geology as consisting of marine and nonmarine sedimentary rocks made from alluvium, lake, playa, and terrace deposits. The age of the landform dates to the Pleistocene-Holocene era. Low to moderate potential exists for buried pre-contact archaeological sites in the Project Area due to the presence of alluvium along Dry Creek south of the Project Area and the likelihood of pre-contact archaeological sites located along perennial waterways.

2.3 Vegetation and Wildlife

The Project Area is currently in a rural agricultural and suburban environment with historic-period building in the northern portion and undeveloped agricultural land in the southern portion. Prior to European contact, the Project Area was historically situated in a floodplain habitat north of Dry Creek. The dominant plant community on the floodplains within the Project Area vicinity includes cottonwood (*Aigeiros* spp.), valley oak (*Quercus lobata*), California sycamore (*Platanus racemosa*), and Oregon ash (*Fraxinus latifolia*), with a subcanopy including white alder (*Alnus rhombifolia*), box elder (*Acer negundo*), buckeye (*Aesculus glabra*), big leaf maple (*Acer macrophyllum*), and elderberry (*Sambucus mexicana*). The understory of the floodplains was comprised of various species of willow (*Salix* spp.), coyote brush (*Baccharis pilularis* spp. *consanguinea*), vines, and dense thickets formed by poison oak (*Toxicodendron diversilobum*), California grape (*Vitis californica*), and Himalayan blackberry (*Rubus armeniacus*) (Burcham 1982; Rosenthal and Willis 2017).

In pre-contact times, large game animals such as tule elk (*Cervus elaphus nannodes*) and deer (*Odocoileus* spp.) would have occupied the Project Area, along with various species of waterfowl. Valley grasslands around the river would have supported a variety of bird and mammal species such as elk (*Cervus canadensis*), pronghorn (*Antilocapra americana*), grizzly bear (*Ursus arctos horribilis*), quail (*Coturnix coturnix*), rabbit (*Lepus californicus*), and other small mammals (Schulz 1970; Storm 1996). Today, wildlife species include mule deer (*Odocoileus hemionus*), gray fox (*Urocyon cinereoargenteus*), coyote (*Canis latrans*), mountain lion (*Puma concolor*), skunks (*Mephitidae* spp.), raccoon (*Procyon lotor*), and various species of birds, amphibians, replies, and insects (Storm 1996).

3.0 CULTURAL CONTEXT

3.1 Regional Pre-Contact History

It is generally believed that human occupation of California began at least 10,000 years before present (BP). The archaeological record indicates that between approximately 10,000 and 8,000 BP, a predominantly hunting economy existed, characterized by archaeological sites containing numerous projectile points and butchered large animal bones. Animals that were hunted probably consisted mostly of large species still alive today. Bones of extinct species have been found but cannot definitively be associated with human artifacts. Although small animal bones and plant grinding tools are rarely found within archaeological sites of this period, small game and floral foods were probably exploited on a limited basis. A lack of deep cultural deposits from this period suggests that groups included only small numbers of individuals who did not often stay in one place for extended periods (Wallace 1978).

Around 8,000 BP, there was a shift in focus from hunting toward a greater reliance on plant resources. Archaeological evidence of this trend consists of a much greater number of milling tools (e.g., metates and manos) for processing seeds and other vegetable matter. This period, which extended until around 5,000 BP, is sometimes referred to as the Millingstone Horizon (Wallace 1978). Projectile points are found in archaeological sites from this period, but they are far fewer in number than from sites dating to 8,000 BP. An increase in the size of groups and the stability of settlements is indicated by deep, extensive middens at some sites from this period (Wallace 1978).

Archaeological evidence indicates that reliance on both plant gathering and hunting continued as in the previous period, with more specialized adaptation to particular environments in sites dating to after about 5,000 BP. Mortars and pestles were added to metates and manos for grinding seeds and other vegetable material. Flaked-stone tools became more refined and specialized, and bone tools were more common. New peoples from the Great Basin began entering southern California during this period. These immigrants, who spoke a language of the Uto-Aztecan linguistic stock, seem to have displaced or absorbed the earlier population of Hokan-speaking peoples. During this period, known as the Late Horizon, population densities were higher than before and settlement became concentrated in villages and communities along the coast and interior valleys (Erlandson 1994; McCawley 1996). Regional subcultures also started to develop, each with its own geographical territory and language or dialect (Kroeber 1925; McCawley 1996; Moratto 1984). These were most likely the basis for the groups that the first Europeans encountered during the 18th century (Wallace 1978). Despite the regional differences, many material culture traits were shared among groups, indicating a great deal of interaction (Erlandson 1994). The presence of small projectile points indicates the introduction of the bow and arrow into the region sometime around 2,000 BP (Wallace 1978; Moratto 1984).

3.2 Local Pre-Contact History

This section provides a regional overview with contextual elements drawn from California's Central Valley Region, the Western Foothills Region, and from the transition zone itself where the Project is located. There has been more extensive research and study of Central Valley pre-contact history than that of the Sierra Nevada foothill zone, but a fair amount of cultural overlap exists within these regions. This section

includes the most recent and readily available research of both regions (Rosenthal et al. 2007) and includes some reference to the climactic changes that swept the Sierra Nevada and was a catalyst for population movement that led to cultural change in the foothills.

California's Great Central Valley has long held the attention of archaeologists and was a focus of early research in California. Archaeological work during the 1920s and 1930s led to the cultural chronology for Central California presented by Lillard, Heizer, and Fenenga in 1939. This chronology was based on the results of excavations conducted in the lower Sacramento River Valley. This chronology identified three archaeological cultures, named Early, Transitional, and Late (Lillard et al. 1939).

Heizer (1949) redefined the description of these three cultures. He subsumed the three cultural groups into three time periods, designated the Early, Middle, and Late horizons. He primarily focused his research and reexamination of Lillard et al. (1939) on the Early Horizon, which he named Windmiller. He also intimated that new research, and a reanalysis of existing data would be initiated for cultures associated with the Middle and Late horizons; however, he did not complete this work and other research filled in the gaps.

Following years of documenting artifact similarities among sites in the San Francisco Bay region and the Delta, Beardsley (1948, 1954) formatted his findings into a cultural model known as the Central California Taxonomic System (CCTS). This system proposed a linear, uniform sequence of cultural succession in Central California, and explicitly defined Early, Middle, and Late horizons for cultural change. Archaeological researchers have subsequently refined and redefined aspects of the CCTS. For instance, Fredrickson (1973, 1974, and 1994) reviewed general economic, technological, and mortuary traits between archaeological assemblages across the region. He separated cultural, temporal, and spatial units and assigned them to six chronological periods: Paleoindian (12,000 to 8,000 BP); Lower, Middle, and Upper Archaic (8,000 BP to AD 500) and Upper and Lower Emergent (AD 500 to 1800).

Fredrickson further defined three cultural patterns: The Windmiller (named after Heizer 1949 and Lillard et al. 1939), the Berkeley, and the Augustine and assigned them to the Early, Middle, and Late horizons of the CCTS. These patterns were defined to reflect the general sharing of lifeways within groups in a specific geographic region. The Windmiller pattern of the Early Horizon included cultural patterns dating from 5,000 to 3,000 BP; the Berkeley Pattern of the Middle Horizon (also known as the Cosumnes cultural pattern after Ragir 1972), included cultural patterns dating from 3,000 BP to 2,500 BP (AD 500); and the Augustine Pattern of the Late Horizon included the cultural patterns from AD 500 to the Historic period.

Fredrickson's (1974) Paleo-Archaic-Emergent cultural sequence was redefined by Rosenthal, White, and Sutton (2007). Rosenthal et al.'s recalibrated sequence is divided into three broad periods: The Paleoindian Period (11,550 cal. BC to 8,550 cal. BC); the three-staged Archaic period, consisting of the Lower Archaic (8,550 cal. BC to 5,550 cal. BC), Middle Archaic (5,550 cal. BC to 550 cal. BC), and Upper Archaic (550 cal. BC to cal. AD 1100); and the Emergent Period (cal. AD 1100 to Historic) (Rosenthal et al. 2007). The three divisions of the Archaic Period correspond to climate changes. This is the most recently developed sequence and is now commonly used to interpret Central California prehistory. The aforementioned periods are characterized in the following sections.

3.2.1 Paleoindian Period

This period began when the first people began to inhabit what is now known as the California culture area. It was commonly believed these first people (i.e., hunters and gatherers) subsisted on big game and minimally processed foods, presumably with no trade networks. More recent research indicates these people may have been more sedentary, relied on some processed foods, and traded (Rosenthal et al. 2007). Populations likely consisted of small groups traveling frequently to exploit plant and animal resources.

3.2.2 Archaic Period

This period was characterized by an increase in plant exploitation for subsistence, more elaborate burial accoutrements, and increase in trade network complexity (Bennyhoff and Fredrickson 1994). The three divisions that correspond to pre-contact climate change are characterized by the following aspects (Rosenthal et al. 2007):

3.2.2.1 Lower Archaic Period

This period is characterized by cycles of widespread floodplain and alluvial fan deposition. Artifact assemblages from this period include chipped-stone crescents and early wide-stemmed points, marine shell beads, eastern Nevada obsidian, and obsidian from the north Coast Ranges. These types of artifacts found on the sites dating to this period indicate trade was occurring in multiple directions. A variety of plant and animal species were also utilized, including acorns, wild cucumber, and manzanita berries.

3.2.2.2 Middle Archaic Period

This period is characterized by a drier climate period. Rosenthal et al. (2007:153) identified two distinct settlement/subsistence patterns in this period: the Foothills Tradition and the Valley Tradition. Functional artifact assemblages consisting primarily of locally sourced flaked-stone and groundstone cobbles characterize the Foothills Tradition, while the Valley Tradition was generally characterized by diverse subsistence practices and extended periods of sedentism.

3.2.2.3 Upper Archaic Period

This period is characterized by abrupt change to wetter and cooler environmental climate conditions. Much greater cultural diversity is evident from this period. More specialized artifacts, such as bone tools, ceremonial blades, polished and groundstone plummets, saucer and saddle *Olivella* shell beads, *Haliotis* shell ornaments, and a variety of groundstone implements are characteristic of this period.

3.2.3 Emergent Period

This period is most notably marked by the introduction of the bow and arrow, the emergence of social stratification linked to wealth, and more expansive trade networks signified by the presence of clam disk beads that were used as currency (Moratto 1984). The Augustine pattern (the distinct cultural pattern of the Emergent Period) is characterized by the appearance of small projectile points (largely obsidian),

rimmed display mortars, flanged steatite pipes, flanged pestles, and chevron-designed bird-bone tubes. Large mammals and small seeded resources appear to have made up a larger part of the diet during this period (Fredrickson 1968; Meyer and Rosenthal 1997).

The following discussion summarizes the cultural patterns and the different local developments that are represented in archaeological deposits in the region surrounding the Project Area.

The Windmiller Pattern of the Early Horizon (as defined by Beardsley 1948), dates to the Middle Archaic (as defined by Rosenthal et al. 2007) and may be the most extensively studied of all the cultural patterns defined for the Central Valley. In fact, the similarity noted between elements of Windmiller and materials from other sites may have been the catalyst for early archaeologists identifying the material cultural blending of groups in the Central Valley during this period. The temporal span for Windmiller has been updated and reanalyzed several times in the archaeological literature (Fredrickson 1973, 1974; Heizer 1949; Moratto 1984; Ragir 1972). The date originally proposed for the emergence of Windmiller was 4,500 BP (Lillard et al. 1939; Ragir 1972), because the culture at 4,000 years ago appeared to have been fully developed and seemed to have been well integrated into the regional economic system.

Multiple authors over time have presented the characteristics to identify the Windmiller pattern (Fredrickson 1973, 1974; Heizer 1949; Moratto 1984; Ragir 1972). Most notable characteristics are:

- large, heavy stemmed and leaf-shaped projectile points commonly made of a variety of materials other than obsidian;
- perforate charmstones;
- *Haliotis* and *Olivella* shell beads and ornaments;
- trident fish spears;
- baked clay balls (presumably for cooking in baskets);
- flat slab milling stones;
- small numbers of mortars; and
- ventrally extended burials oriented toward the west.

The subsistence pattern of Windmiller groups probably emphasized hunting and fishing, supplementing it with collection of seeds (possibly including acorns) (Heizer 1949; Moratto 1984; Ragir 1972).

Windmiller groups acquired obsidian from at least two Coast Ranges and three trans-Sierran sources, *Haliotis* and *Olivella* shells and ornaments from the coast, and quartz crystals from the Sierra Nevada foothills (Heizer 1949; Ragir 1972). It is widely hypothesized that the bulk of these materials were acquired through trade; however, some may have been acquired as part of seasonal movements between the Central Valley and the Sierra Nevada foothills.

There is evidence for seasonal transhumance in the distribution of Windmiller artifacts, sites, and burial patterns. Johnson's work (1967, 1970) along the edge of the Sierra Nevada foothills at Camanche Reservoir and CA-AMA-56, the Applegate site, suggests a link between Windmiller groups of the Central

Valley and the Sierra Nevada mortuary caves. Johnson (1970:119) suggested that his data reveals a pattern of gradual change from the Early through the Middle horizons (as defined by Beardsley 1948), rather than a displacement of local groups by foreign populations as theorized by Baumhoff and Olmstead (1963) based on ethnolinguistic evidence. Rondeau (1980), also working at the edge of the Central Valley at CA-ELD-426, the Bartleson Mound, identified components of the Early Horizon (as defined by Beardsley 1948). Rondeau (1980:58) even postulated a potential relationship between the Early Horizon cultures and the Martis Complex (a basalt-preferring culture in the Martis Valley of the Sierra Nevada). In addition, analysis of Windmiller burial orientation (Schulz 1970) and skeletal analyses (e.g., Harris Lines) by McHenry (1968) suggest a high percentage of winter death among Windmiller groups. Incorporating all of this data, Moratto (1984:206) postulated that Windmiller groups were exploiting the foothills of the Sierra Nevada during the summer and returning in the winter to villages in the Central Valley as early as 4,000 BP.

Excavations at CA-PLA-500 (Wohlgemuth 1984), the Sailor Flat site located near CA-PLA-101, sites at the Twelve Bridges Golf Course, now known as Catta Verdera Country Club in Lincoln, and Spring Garden Ravine site CA-PLA-101 provide examples of Windmiller sites that had items in their cultural assemblages similar to the material culture of groups elsewhere in California and the foothills.

The succeeding Middle Horizon, namely the Cosumnes Culture after Ragir (1972), the Berkeley Pattern after Fredrickson (1974), and absorbed into the Middle and Upper Archaic designations by Rosenthal et al. (2007) was first recognized at site CA-SAC-66. Much less-published material discusses the patterns defined for this era than does Windmiller; nonetheless, some of the most notable characteristics are:

- tightly flexed burials with variable orientation;
- red ochre stains in burials;
- distinctive *Olivella* and *Haliotis* beads and ornaments;
- distinctive charmstones;
- cobble mortars and evidence of wooden mortars;
- numerous bone tools and ornaments;
- large, heavy foliate and lanceolate concave base projectile points made of materials other than obsidian; and
- objects of baked clay.

Further classification of the Middle Archaic (as defined by Rosenthal et al. 2007) into the Foothills Tradition and Valley Tradition helped to clarify the different types of cultural sequences, which occurred during these time periods. Functional artifact assemblages consisting primarily of locally sourced flaked-stone and groundstone cobbles characterize the Foothills Tradition, with very few trade goods. Sites that represent the Valley Tradition are much fewer in number and are generally characterized by much more diverse subsistence practices and extended periods of sedentism. Specialized tools, trade goods, and faunal refuse that indicate year-round occupation are evident on sites of the Valley Tradition (Rosenthal et

al. 2007). Distinct artifacts attributed to this tradition include one of the oldest dated shell bead lots in Central California (4,160 BP) and a particular type of pestle used with a wooden mortar (Meyer and Rosenthal 1997).

The Sierra Nevada experienced significant climactic shifts and concomitant vegetation change throughout the Holocene, but pollen analysis and climactic records indicate that the current climate pattern and primary constituents of vegetation communities were in place by the Middle Archaic around 1,000 BC (Hull 2007). Seasonal transhumance practiced by Indigenous populations of the Sierra may have become more consistent during this period of relative environmental stasis.

Paleobotanical analysis from sites of the Foothills Tradition including CA-CAL-789, CA-CAL-629, and CA-CAL-630 confirm that acorns and pine nuts were preferred for subsistence (Rosenthal and McGuire 2004; Wohlgemuth 2004) Sites near the Project Area associated with the Valley Tradition are rare in the early Middle Archaic (ca. 5,550 to 2,050 cal. BC) but include the Reservation Road site (CA-COL-247), and two buried sites in the northern Diablo Range (CA-CCO-637 and CA-CCO-18/548). Sites associated with later portions of the Middle Archaic (post-2,050 cal. BC) near the Project Area include CA-SAC-107 and CA-BUT-233, both of which produced elaborate material culture and diverse dietary and technological assemblages.

The next era in the region is identified as the Late Horizon by Beardsley (1948, 1954), the Hotchkiss Culture by Ragir (1972), and the Augustine Pattern by Fredrickson (1974). The culture was formed by populations during the later Upper Archaic and Emergent periods, as defined by Rosenthal et al. (2007), and ranges in age from around 550 cal. BC to contact (dates vary between the different models of prehistory developed for the region). The Upper Archaic, as discussed above, corresponds with the late Holocene change in environmental conditions to a wetter and cooler climate. The Emergent Period and Late Horizon are markedly represented by the introduction of bow-and-arrow technology, as well as more pronounced cultural diversity as reflected in diversity of burial posturing, artifact styles, and material culture. Cultural patterns for this era are represented in the northern Sacramento Valley, namely within the Whiskeytown Pattern, at sites CA-SHA-47, CA-SHA-571/H, CA-SHA-890, CA-SHA-891, and CA-SHA-892 (Sundahl 1982, 1992).

This era primarily represents both local innovation and the blending of new cultural traits introduced into the Central Valley. The Emergent Occupation (as defined by Rosenthal et al. 2007) coincides with the Augustine Pattern (Fredrickson 1974) in the lower Sacramento Valley/Delta region, and with the Sweetwater and Shasta complexes in the northern Sacramento Valley (Fredrickson 1974; Kowta 1988; Sundahl 1982). The emergence of the Augustine Pattern appears to have been associated with the expansion of Wintun populations from the north, which appears to have led to an increase in settlements in the area after 550 BP (Bennyhoff 1994; Moratto 1984).

During this period in the Sierra Nevada, paleoenvironmental data suggests severe droughts occurred from around AD 892 to 1112 and AD 1210 to 1350 (Hull 2007; Lindström 1990; Stine 1994). These drier conditions surely affected the seasonal resource procurement rounds of the native populations during this time, and likely led to an influx of population movement and cultural blending into the foothills zone and Central Valley by Sierra Nevada groups.

Despite the varying designations, this emergent era is distinguished in the archaeological record by intensive fishing, extensive use of acorns, elaborate ceremonialism, social stratification, and cremation of the dead. Artifacts associated with the defined patterns (Augustine, Emergent, Hotchkiss) include bow-and-arrow technology (evidenced by small projectile points), mortars and pestles, and fish harpoons with unilaterally or bilaterally placed barbs in opposed or staggered positions (Bennyhoff 1950). Mortuary patterns include flexed burials and cremations, with elaborate material goods found in association with prestigious individuals. A local form of pottery, Cosumnes brown ware, emerged in the lower Sacramento Valley (Rosenthal et al. 2007). Sites containing this ceramic type in their artifact assemblage near the Project Area include CA-SAC-6, CA-SAC-67, CA-SAC-107, CA-SAC-265, and CA-SAC-329. Human animal effigies are also a marker of this emergent era around the Project Area and are present at sites CA-SAC-6, CA-SAC-16, CA-SAC-29, CA-SAC-267, and CA-SAC-267.

3.3 Ethnography

Prior to the arrival of European-Americans in the region, Indigenous groups speaking more than 100 different languages and occupying a variety of ecological settings inhabited California. Kroeber (1925, 1936), and others (i.e., Driver 1961; Murdock 1960), recognized the uniqueness of California's Indigenous groups and classified them as belonging to the California culture area. Kroeber (1925) further subdivided California into four subculture areas: Northwestern, Northeastern, Southern, and Central.

When the first European explorers entered the regions between 1772 and 1821, an estimated 100,000 people, about one third of the state's native population, lived in the Central Valley (Moratto 1984:171). At least seven distinct languages of Penutian stock were spoken among these populations: Wintu, Nomlaki, Konkow, River Patwin, Nisenan, Miwok, and Yokuts. Common linguistic roots and similar cultural and technological characteristics indicate that these groups shared a long history of interaction (Rosenthal et al. 2007). The Central area (as defined by Kroeber 1925) encompasses the Project Area and Eastern Miwok.

Ethnographically, the Project Area is near the territory occupied by the Plains Miwok group of the Eastern Miwok, and the Northern Valley Yokuts. The Eastern Miwok is comprised of three groups: the Plains Miwok, located between Freeport and Rio Vista along the Sacramento River, and extending eastward along the Mokelumne and Cosumnes Rivers; the Bay Miwok, who occupied the Sacramento-San Joaquin Delta area west to the eastern portion of Contra Costa County; and the Sierra Miwok, who occupied the foothill region south of the Cosumnes River to the upper drainages of the Chowchilla and Merced rivers (Levy 1978).

The Project Area is located in the Plains Miwok area, which included tribelets along the Sacramento, Cosumnes, and Mokelumne rivers. Tribelets were the primary political units and had defined boundaries which excluded resource use by members of other tribelets. Tribelets often consisted of a population of 300 to 500 people. Within each tribelet were permanent settlements, as well as seasonal hunting and gathering campsites (Levy 1978). A total of 28 tribelets made up the Plains Miwok, and according to Bennyhoff (1977), tribelets would sometimes group together to form larger units, such as the Mokelumne, the Cosumnes, and the North Delta groups.

Subsistence for the Plains Miwok centered on hunting, gathering, and fishing within the confines of their tribelet areas. During the fall and early winter, acorns were gathered, stored and processed for

consumption year-round. Acorns were the main staple in the Plains Miwok diet, with at least seven different types available; acorns from valley oaks were the most common used. In addition to acorns, seeds and roots were also important food items, gathered primarily in the summer (Levy 1978). Hunting of game animals occurred during the winter months, with deer, tule elk, and antelope being the most common. These animals were hunted individually and also by families and tribelets. Smaller game, such as rabbit and various waterfowl, was also hunted, but were usually taken by trapping. The dominant aquatic resource for the Plains Miwok was salmon, which was caught primarily using nets, but also by harpoon during the spring and summer months. Sturgeon was also fished, using line and hook (Levy 1978).

Among the Plains Miwok, the most common dwelling consisted of a thatched structure with poles arranged in a cone-shape with grasses, brush, and tules applied to the exterior. Wealthier people, or those of higher status, sometimes lived in earth-covered semisubterranean dwellings. At the center of the village were roundhouses or assembly houses. These large gathering structures were usually composed of a 40- to 50-foot diameter pit dug down to about 3 to 4 feet below the surface. The structure had a planked roof with a layer of earth on top, which resembled a mound (Levy 1978).

The role of tribelet chief was passed down from father to son. The chief was responsible for advising the tribe, managing the natural resources of the area, acting as a delegate between the other tribes, and serving as leaders during times of war. The chief had control of religious and social gatherings, as well as acting as the deciding body in times of arguments and disputes (Aginsky 1947). Under the chief were messengers and speakers. The roles of messengers were to deliver invitations to ceremonies and to announce during ritual ceremonies. The titles of messengers were passed down to males within the families, in the same fashion as the chief. The roles of the speakers were to gather food contributions and ritual paraphernalia for ceremonies, and to make announcements for the chief regarding food preparation and gathering. The speaker's position was an elected one and there were speakers elected for each settlement within the tribelet (Merriam 1966-67).

The Plains Miwok came into contact with European culture beginning in the late 1700s as a result of increased incursions into the area by the Spanish. Traditional lifeways were drastically altered during the early to mid-1800s as Spanish colonization and proselytization, Mexican land grants, and the American takeover and settlement pushed Indigenous peoples into the rugged California interior and reduced their numbers through transport to the missions, disease, and slaughter. Missionization of the Amuchamne people began in 1834-1835. However, only seven baptisms were recorded at that time. The population of the Amuchamne was depleted by the 1833 epidemic, which may in addition to resistance, account for the low number of subsequent baptisms (Bennyhoff 1977).

The discovery in 1848 of gold in the Sierra foothills and the ensuing Gold Rush led to a flood of non-Indigenous peoples into Miwok territory. The Amuchamne was the only organized Cosumnes River Miwok village to survive the 1849 California Gold Rush. However, according to Bennyhoff, sometime between 1850 and 1870, the people of the Amuchamne moved their village to the outskirts of Elk Grove. By 1870, the native people had built a dance house at the Elk Grove village, which became a principal dance center for the Plains Miwok (Bennyhoff 1977). By 1890, Amuchamne descendants were reported to have left the village to take jobs as farm laborers. During the first half of the 1900s, the federal government acquired lands (from 2 acres to more than 300 acres) and established reservations, or rancherias, for the Plains

Miwok, Northern Sierra Miwok and Central Sierra Miwok (Levy 1978). The U.S. Bureau of Indian Affairs terminated relations with most of these rancherias between 1934 and 1972, but beginning in 1984 status has been restored to the majority of the rancherias.

3.4 Regional History

The first European to visit California was Spanish maritime explorer Juan Rodriguez Cabrillo in 1542. Cabrillo was sent north by the Viceroy of New Spain (Mexico) to look for the Northwest Passage. Cabrillo visited San Diego Bay, Catalina Island, San Pedro Bay, and the northern Channel Islands. The English adventurer Francis Drake visited the Miwok Native American group at Drake's Bay or Bodega Bay in 1579. Sebastian Vizcaíno explored the coast as far north as Monterey in 1602. He reported that Monterey was an excellent location for a port (Castillo 1978).

Colonization of California began with the Spanish Portolá land expedition. The expedition, led by Captain Gaspar de Portolá of the Spanish army and Father Junipero Serra, a Franciscan missionary, explored the California coast from San Diego to the Monterey Bay Area in 1769. As a result of this expedition, Spanish missions to convert the native population, presidios (forts), and pueblos (towns) were established. The Franciscan missionary friars established 21 missions in Alta California (the area north of Baja California) beginning with Mission San Diego in 1769 and ending with the mission in Sonoma established in 1823. The purpose of the missions and presidios was to establish Spanish economic, military, political, and religious control over the Alta California territory. No missions were established in the Central Valley. The nearest missions were in the vicinity of San Francisco Bay and included Mission San Francisco de Asis (Dolores) established in 1776 on the San Francisco peninsula, Mission Santa Clara de Asis at the south end of San Francisco Bay in 1777, Mission San Jose in 1797, Mission San Rafael, established as an *asistencia* in 1817 and a full mission in 1823, and Mission San Francisco Solano in Sonoma in 1823 (Castillo 1978; California Spanish Missions 2011). Presidios were established at San Francisco and Monterey. The Spanish took little interest in the area and did not establish any missions or settlements in the Central Valley.

After Mexico became independent from Spain in 1821, what is now California became the Mexican province of Alta California with its capital at Monterey. American trapper Jedediah Smith traveled along the Sacramento River and into the San Joaquin Valley in 1827 to meet other trappers of his company who were camped there, but no permanent settlements were established by the fur trappers (Thompson and West 1880).

The Mexican government closed the missions in the 1830s and former mission lands, as well as previously unoccupied areas, were granted to retired soldiers and other Mexican citizens for use as cattle ranches. Much of the land along the coast and in the interior valleys became part of Mexican land grants or "ranchos" (Robinson 1948). There were small towns at San Francisco (then known as Yerba Buena) and Monterey during the Mexican period. The rancho owners lived in one of the towns or in an adobe house on the rancho. The Mexican Period includes the years 1821 to 1848.

John Sutter, a European immigrant, built a fort at the confluence of the Sacramento and American rivers in 1839 and petitioned the Mexican governor of Alta California for a land grant, which he received in 1841. Sutter built a flour mill and grew wheat near the fort (Bidwell 1971). Gold was discovered in the flume of Sutter's lumber mill at Coloma on the South Fork of the American River in January 1848 (Marshall 1971).

The discovery of gold initiated the 1849 California Gold Rush, which brought thousands of miners and settlers to the Sierra foothills east and southeast of Sacramento.

The American period began when the Treaty of Guadalupe Hidalgo was signed between Mexico and the U.S. in 1848. As a result of the treaty, Alta California became part of the U.S. as the territory of California. Rapid population increase occasioned by the Gold Rush of 1849 allowed California to become a state in 1850. Most Mexican land grants were confirmed to the grantees by U.S. courts, but usually with more restricted boundaries, which were surveyed by the U.S. Surveyor General's office. Land outside the land grants became federal public land that was surveyed into sections, quarter-sections, and quarter-quarter sections. The federal public land could be purchased at a low fixed price per acre or could be obtained through homesteading (after 1862) (Robinson 1948).

3.5 Project Area History

In the early 1850s, a Missourian named Chism Cooper Fuggitt established a station stop for freighters on the northern side of Dry Creek in southern Sacramento County. Fuggitt named the station "Liberty" for his hometown in Missouri. The station served freighters who transported goods from New Hope Landing in the Sacramento-San Joaquin Delta to gold camps in the Sierra Nevada. The station gradually developed into a town with a school, church, hotel, boarding house, blacksmith shop, and a population of about 100 residents. In 1861, Liberty became a stagecoach stop on the line between Sacramento and Stockton, putting it on the main transportation corridor through Sacramento and San Joaquin counties (Galt Area Historical Society 2022).

The Western Pacific Railroad, a Central Pacific subsidiary, began laying tracks from Sacramento south to Stockton in the spring of 1869. As the railroad approached Dry Creek, Dr. Obed Harvey, a local rancher and physician, acquired acreage along the right-of-way in Section 27 (T5N R6E), 1 mile north of Liberty (Davis 1890). Working with Western Pacific officials, Harvey subdivided the southeast quarter of Section 27 into a grid of streets and blocks and began selling town lots. Western Pacific officials added freight and passenger depots at the site. Residents of Liberty, bypassed by the railroad, grudgingly purchased lots from Harvey and arranged to have their houses and commercial buildings hauled up to the new site along the tracks. Because it inherited Liberty's houses and buildings, the site immediately took on the look of an established town. A local rancher, John McFarland, built a brick building at the corner of 4th and B streets. U.S. postal officials located a post office in McFarland's building in June 1890, giving McFarland the privilege of choosing a name. He chose "Galt" for his former neighborhood in Cambridge, Ontario, Canada (Galt Area Historical Society 2022).

Galt owed its existence to surrounding farms and ranches in southern Sacramento County. Stockyards south of Galt's freight depot became a magnet for ranchers who shipped livestock and hogs on the railroad. Local farmers sold their grain at a barley mill in Galt; others deposited sacks of wheat at the town's grain warehouse. In 1879, southern Sacramento County farmers shipped more than 47,000 sacks of wheat from Galt in one quarter alone (Galt Area Historical Society 2022). Agricultural incomes sustained livelihoods in town. Farmers and ranchers obtained essential goods and services at drug stores, general stores, and other shops that clustered along 4th Street (Sanborn Map Company 1885). Galt grew steadily through the late 19th century. By 1900 its population approached 1,000 and the town "boasted of some

fine business houses, churches, schools, hotels and other buildings" (James McClatchy & Co. 1895:181). The Central Pacific Railroad absorbed the Western Pacific into its system in 1870; in 1885 the line through Galt became absorbed into the Southern Pacific's vast western rail network, linking the town to major urban centers in California and beyond.

Like other Sacramento Valley towns, Galt prospered during the early 20th century as agriculture took on modern forms. Electricity arrived after 1890, and with it came electric groundwater pumps that supplied southern Sacramento County farmers with water. Drilling down only 15 to 20 feet, farmers near Galt found "pure good water…in superabundance" (James McClatchy & Co. 1895:182) With irrigation, low-value extensive grain farming and stock raising in southern Sacramento County transitioned to high-value intensive tree, vine, and vegetable farming. Fruits and nuts yielded higher prices than wheat and meat: families that previously sustained livelihoods on 160 acres in grain or livestock could now, with irrigation, make ends meet on 20 acres set out to orchards and vines. Accordingly, many of Galt's earliest settlers after 1890 subdivided their large ranches into small farm units of 10, 20, and 40 acres. By 1895, many in Galt agreed that "the day of large farms [had] passed, and that for the good of the country there should be small holdings and better cultivation of the soil" (James McClatchy & Co. 1895:182).

3.6 The Lippi Family

Italian immigrants Amadeo and Guiditta Lippi were among the first to prosper in Galt on a small, irrigated family farm. Eighteen-year-old Amadeo Lippi left his home in Lucca, Toscana, Italy in 1879. From Genoa he sailed to New York and then traveled by rail to California. In San Francisco's infamous Barbary Coast neighborhood Amadeo joined his father, Michaeli Lippi, who ran a boarding house at 8 Ohio Street. In the "narrow confines of Ohio street," Amadeo became assimilated to life in America in an area "thickly populated" by Italian immigrants (*San Francisco Examiner* 1884). Outsiders maligned the Barbary Coast as a haven for vice and crime, but Lippi found legitimate work as a porter delivering fruit and vegetables for A. Galli & Co, a San Francisco produce wholesaler (Ancestry 2022a). After three years in San Francisco, Amadeo Lippi moved to Sacramento to work at the Southern Pacific locomotive shops (Reed 1923).

Eighteen-year-old Guiditta Marengo, like Amadeo Lippi, left her home in Italy in 1879. Boarding the same ship as Lippi, she sailed from Genoa to New York and, perhaps with Lippi, made the long journey by rail to California. At a quiet home on a large ranch 3 miles northeast of Galt, Guiditta and her mother and three siblings reunited with their father, Augustino Marengo, who had moved from Genoa 10 years earlier and established a prosperous southern Sacramento Valley cattle ranch (Reed 1923).

Amadeo Lippi and Guiditta Marengo exchanged nuptials in Galt in 1886 (Reed 1923). The couple may have lived on the Marengo ranch during the early years of their marriage. In December 1891 they acquired an undivided half-interest in a 12-acre farm located a 0.5 mile southwest of town, opposite the Southern Pacific tracks (Sacramento Union 1891). In February 1894 they acquired the other half-interest (*Sacramento Union* 1894). That year, Amadeo Lippi became a naturalized U.S. citizen. On their 12-acre ranch, Amadeo and Guiditta built a "comfortable residence" and raised five children.

Observing a lack of fresh produce in Galt, Amadeo and Guiditta cultivated fruits and vegetables and sold their produce locally. The 1893 Sacramento County directory listed Amadeo as a "gardener" and the 1900 U.S. Census identified him as a "vegetable gardener" (Ancestry 2022b, 2022c). The couple installed a

modern groundwater irrigation system after 1900 and began planting vines (Reed 1923). Acquainted with winemaking during his youth in Lucca, Amadeo Lippi turned his energies to viticulture. With assistance from Guiditta and the couple's children, Amadeo established the Galt Wine Cellar, later called Galt Winery, in a barn on the family's property. The winery produced zinfandel and claret varieties. Amadeo played an active role in Galt civic life and served on the board of trustees of the Galt grammar school. According to contemporary profile of the family, Guiditta "contributed much to her husband's success," indicating she took an active role in managing the family's farm and winery. (Reed 1923).

Tragedy struck in 1918 when Amadeo and Guiditta's oldest son, George Lippi, died in combat in the Argonne offensive in Europe. Two years later, Galt Winery was shut down at the onset of Prohibition. Tragedy struck again in 1922 when Amadeo and Guiditta's second son, Pio, a banker, died in an automobile accident in rural Sacramento County. Amadeo Lippi died at his home in 1923 (Reed 1923). Guiditta died in 1928. She and Amadeo were survived by three daughters (*Galt Herald* 1928).

Amadeo Lippi's cousin, Peter Lippi, arrived in the U.S. in 1898 and after 1909 assisted Amadeo and Guiditta in their winemaking business at Galt Winery. When Prohibition became lifted in 1933, Peter leased the Lippi Ranch property from Amadeo and Guiditta's daughters and resumed commercial winemaking. Peter greatly increased the scale of production at Galt Winery. By 1950 he produced 125,000 gallons of red table wine, all of it sold in barrels to larger commercial brands who bottled it under separate labels. Peter Lippi lived in the Lippi family house and maintained the property's trees and vineyards (*Sacramento Union* n.d.). He died in 1953, signaling the end of farming and winemaking at the Lippi Ranch (*Stockton Record* 1953).

Following Peter Lippi's death, Amadeo and Guiditta's three surviving daughters sold the Lippi Ranch property to Amel David "Dave" Olson and Eugenia "Genie" (Puccinelli) Olson. Dave Olson was raised in South Dakota and served as a gunner's mate on the *USS Monterey* during World War II. After the war he reunited with his parents in Galt and in 1951 married Genie, a Galt High School English teacher. After completing his B.A. at Sacramento State College, Dave joined Genie on the Galt High School faculty as a social studies teacher (*Galt Herald* 2020).

Genie Olson was the granddaughter of Amadeo and Guiditta Lippi. Raised and educated in Los Angeles, she returned to Galt in 1949 to teach in her mother's hometown. Both Dave and Genie taught at local high schools until their retirement in 1989. During their retirement years the couple became active in the Galt Area Historical Society (*Galt Herald* 2017). Dave and Genie did not farm or make wine at the Lippi Ranch property. In about 1960 they built a conventional Ranch-style house on the property, which became their main residence. Genie Olson died in 2017. Dave Olson died in 2020.

4.0 METHODS

4.1 Personnel Qualifications

Co-Principal Investigator and Senior Architectural Historian Nathan Hallam, Ph.D., who meets the Secretary of the Interior's (SOI) Professional Qualifications Standards for architectural history and history, conducted or supervised all phases of the architectural history investigation. Dr. Hallam conducted

extensive archival and historical research and prepared the report. Co-Principal Investigator and Registered Professional Archaeologist (RPA) Brian S. Marks, Ph.D. who meets the SOI Professional Qualifications Standards for prehistoric and historical archaeology supervised cultural resource investigations and evaluations. Staff archaeologist Megan Webb conducted the field survey to document the built environment resources and helped prepare the report. Senior Architectural Historian Jeremy Adams provided technical report review and quality assurance.

Dr. Hallam is a Senior Architectural Historian with 17 years of experience in historic preservation, cultural resources management, and academic teaching and scholarship. Dr. Hallam has extensive experience preparing historic contexts, conducting field surveys, and using National Register criteria to evaluate historic properties. He holds a Ph.D. in History, an M.A. in Public History, and a B.A. in History, and meets the SOI Standards for history, architectural history, and historic preservation.

Dr. Marks is the Principal Investigator and has been an archaeologist since 1997. He has been working in cultural resources management in California since 2010 following eight years of archaeological work in the southeast United States. Dr. Marks holds a Ph.D. and an M.S. in Anthropology. He has participated in or supervised more than 200 survey, testing, and data recovery excavations and has recorded and mapped a multitude of pre-contact and historical sites, including Civil War battlefields, Gold Rush boom towns, submerged pre-contact sites, and others. He has conducted evaluations of cultural resources for eligibility to the NRHP and CRHR and is well versed in impact assessment and development of mitigation measures for CEQA and Section 106 (NHPA) projects.

Jeremy Adams meets SOI Standards for Architectural History and History, holding an M.A. degree in History (Public History) and a B.A. in History, with 13 years of experience specializing in historic resources of the built environment. He is skilled in conducting historical research at repositories such as city, state, and private archives, libraries, CHRIS information centers, and historical societies. He has experience conducting field reconnaissance and intensive surveys. He has conducted evaluations of cultural resources for eligibility to the NRHP and CRHR.

Megan Webb was a Staff Archaeologist for ECORP with eight years of experience in cultural resources management, primarily in California. She holds a B.A. in Anthropology and participated in all aspects of archaeological fieldwork including survey, test excavation, and data recovery, in addition to months of archaeological laboratory experience.

4.2 Records Search Methods

ECORP requested a records search for the property at the North Central Information Center (NCIC) of the CHRIS at California State University-Sacramento on August 23, 2022 (NCIC search #SAC-22-173; Appendix A). The purpose of the records search was to determine the extent of previous surveys within a 0.5-mile (800-meter) radius of the Proposed Project location, and whether previously documented pre-contact or historic archaeological sites, architectural resources, or traditional cultural properties exist within this area. NCIC staff completed and returned the records search to ECORP on August 23, 2022.

In addition to the official records and maps for archaeological sites and surveys in Sacramento County, the following historic references were also reviewed: Built Environment Resource Directory (BERD; OHP 2020);

Historic Property Data File for Sacramento County (OHP 2012); the National Register Information System (National Park Service [NPS] 2022); OHP California Historical Landmarks (CHL; OHP 2022); CHL (OHP 1996 and updates); California Points of Historical Interest (OHP 1992 and updates); Directory of Properties in the Historical Resources Inventory (1999); Caltrans Local Bridge Survey (California Department of Transportation [Caltrans] 2019); Caltrans State Bridge Survey (Caltrans 2018); and *Historic Spots in California* (Kyle 2002).

Other references examined include a RealQuest Property Search and historic General Land Office (GLO) land patent records (Bureau of Land Management [BLM] 2022). Historic maps reviewed include:

- 1870 BLM GLO Plat map for Township 5 North, Range 6 East, Mount Diablo Baseline Meridian;
- 1910 USGS Woodbridge, California topographic quadrangle map (1:31,680 scale);
- 1939 USGS Lodi, California topographic quadrangle map (1:62,500 scale);
- 1953 USGS Lodi North, California topographic quadrangle map (1:24,000 scale); and
- 1968 photo revised Lodi North, California topographic quadrangle map (1:24,000 scale).

ECORP reviewed historic aerial photos taken in 1937, 1952, 1957, 1963 1968, 1984, 1971, and 1981. These provided indications of property usage and built environment.

ECORP conducted a search for a local historical registry. The search revealed that the 2008 "Historic Resources in Elk Grove" is the nearest local history register. The City of Elk Grove is located approximately 6 miles northwest of the Project Area.

4.3 Sacred Lands File Coordination Methods

In addition to the records search, ECORP contacted the California Native American Heritage Commission (NAHC) on August 22, 2022, to request a search of the Sacred Lands File for the Project Area (Appendix B). This search will determine whether or not the California Native American tribes within the Project Area have recorded Sacred Lands, because the Sacred Lands File is populated by members of the Native American community with knowledge about the locations of tribal resources. In requesting a search of the Sacred Lands File, ECORP solicited information from the Native American community regarding TCRs, but the responsibility to formally consult with the Native American community lies exclusively with the federal and local agencies under applicable state and federal laws. The lead agencies have not delegated authority to ECORP to conduct tribal consultation.

4.4 Other Interested Party Consultation Methods

ECORP emailed the Galt Area Historical Society on August 26, 2022 to solicit comments or obtain historical information that the repository might have regarding events, people, or resources of historical significance in the area (Appendix A).

ECORP also emailed a letter to the Galt Area Historical Society on September 6, 2022 to solicit comments or obtain historical information that the repository might have regarding events, people, or resources of historical significance in the area (Appendix A).

4.5 Archival Research Methods

ECORP conducted research utilizing online resources, historical maps and aerials, and secondary sources that pertained to southern Sacramento County. Earlier surveys of the area were also reviewed. This research was used to provide a historical context for the buildings, structures, and surrounding area. Limited historical information was found pertaining to the buildings and structures within the Project Area. However, the information obtained from archival research and online research resulted in sufficient information for ECORP to prepare evaluations of the historic-period properties.

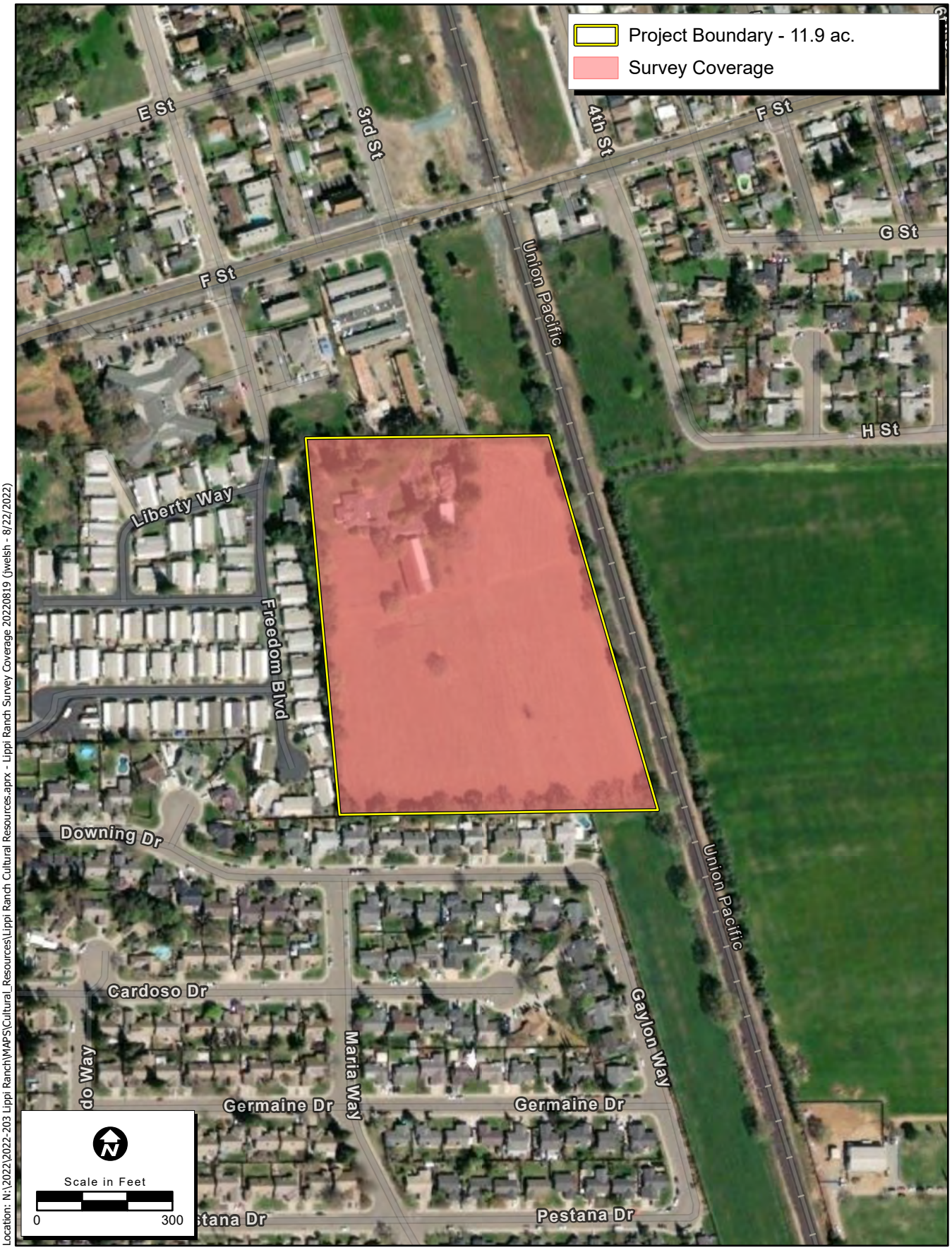
In addition to the official records and maps for archaeological sites and surveys reviewed during the records search at the NCIC, ECORP conducted focused property and site-specific online archival research at several archives and repositories. Online archival research was conducted at Newspapers.com, which resulted in historical coverage of the Project Area in Sacramento County and San Joaquin County newspapers; Ancestry.com, which resulted in census and city directory research; Archive.org, which hosts the digital collections of the Center for Sacramento History and California State Library; and Searchworks.stanford.edu and Loc.gov, which host Sacramento County maps.

The Galt Area Historical Society provided ECORP archival photographs and documents pertaining to the Lippi and Olson families on file at the Galt Area Historical Society's archive.

4.6 Field Methods

ECORP subjected the APE to an intensive pedestrian survey on September 29, 2022 under the guidance of the *Secretary of the Interior's Standards for the Identification of Historic Properties* (NPS 1983) using 15-meter transects (Figure 2). ECORP expended one-half person-day in the field. At the time, the ground surface was examined for indications of surface or subsurface cultural resources. The general morphological characteristics of the ground surface were inspected for indications of subsurface deposits that may be manifested on the surface, such as circular depressions or ditches. Whenever possible, ECORP examined the locations of subsurface exposures caused by such factors as rodent activity, water or soil erosion, or vegetation disturbances for artifacts or for indications of buried deposits. No subsurface investigations or artifact collections were undertaken during the pedestrian survey.

ECORP also documented the historic-period Lippi Ranch property located within the Project Area on appropriate Department of Parks and Recreation (DPR) 523 forms. The exterior and interior of each building was photographed. Architectural details and integrity considerations were noted during the field visit for the features of residence, including its setting relative the Galt community.



Location: N:\2022\2022-203 Lippi Ranch\MAPS\Cultural_Resources\Lippi Ranch Cultural Resources.aprx - Lippi Ranch Survey Coverage 20220819 (jwelsh - 8/22/2022)

Map Date: 8/19/2022

Sources: Maxar (2021/2022), City of Rocklin (2018), ESRI, TSD Engineering, Inc.

Figure 2. Survey Coverage

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

2022-203 Lippi Ranch

5.0 RESULTS

5.1 Records Search

The records search consisted of a review of previous research and literature, records on file with the NCIC for previously recorded resources, and historical aerial photographs and maps of the vicinity.

5.1.1 Previous Research

Eleven previous cultural resource investigations have been conducted within a 0.5 mile of the property, covering approximately 15 percent of the total area surrounding the property within the records search radius (Table 1). All of the 11 studies were conducted within the 0.5-mile radius. Table 1 lists the reports located within 0.5 mile of the Project Area. These studies revealed the presence of historical sites, including railroads, historic-era buildings, and a dairy. The previous studies were conducted between 1983 and 2019. No cultural resources study has been previously conducted within the Project Area.

Table 1. Previous Cultural Studies within 0.5 Mile of the Project Area.

Report Number	Author(s)	Year	Report Title
000075	Peak & Associates, Inc.	1983	Cultural Resource Assessment of a Proposed Apartment Development in Galt, Sacramento County, California.
001781	Kyle Napton	1988	Cultural Resource Investigation of the Dry Creek Bluff Estates, Galt, Sacramento County, California.
003853	Nelson, Wendy, Maureen Carpenter, and Kimberley L. Holanda	2000	Cultural Resources Survey for the Level (3) Communications Long Haul Fiber Optics Project, Segment WP04: Sacramento to Redding
003853 A, B	Ann Munns, Rhonda R. Turner, and Dustin Kay; Denise Furlong and Kim Tremaine	2000; 2001	Cultural Resources Records Search and Literature Review Report, Level (3) Long Haul Fiber Optic Project: WS04 Sacramento to Cosumnes River, California; Archaeological Monitoring for WS04 Long Haul Fiber Optic Segment, Between Sacramento and Bakersfield, California
006154	Brian Hatoff, Barb Voss, Sharon Waechter, Stephen Wee, and Vance Bente	1995	Cultural Resources Inventory Report for the Proposed Mojave Northward Expansion Project
006832	Melinda A. Peak and Ann S. Peak	2005	Cultural Resources Assessment of the Creekview III Project, City of Galt, Sacramento County, CA
008619	Cindy Arrington et al	2006	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California
012550 A, B, C, D, E	Kim Tremaine; Kim Tremaine; Kim Tremaine,	2015; 2015;	Historic Property Survey Report, C Street/Central Galt Complete Streets Project, City of Galt,

Table 1. Previous Cultural Studies within 0.5 Mile of the Project Area.

Report Number	Author(s)	Year	Report Title
	John Lopez, and Mehrez Elwaseif; Kim Tremaine and Trish Fernandez	2012; 2014; 2015	California; Archaeological Survey Report, C Street/Central Galt Complete Streets Project, City of Galt, California; Historical Resources Evaluation, 2030 Galt General Plan Amendment; Report of Geophysical Investigation for the C Street/Central Galt Complete Streets Project, City of Galt, California; Extended Phase 1 Report, C Street/Central Galt Complete Streets Project, City of Galt, California
012622	Tara Otto	2017	Historic Properties Inventory and Documentation for the Union Pacific Railroad GACA.CA.01 Mile Post 63.3 Communications Tower
013488	Dean Martorana	2019	Archaeological Survey Report for Cardoso II Subdivision Project, Sacramento and San Joaquin Counties, CA
013788	Carrie Wills	2019	Section 106 Compliance FCC Form for Project CVL06896

The results of the records search indicate that none of the property has been previously surveyed for cultural resources, and therefore, a pedestrian survey of the APE was warranted.

The records search also determined that 11 previously recorded historic-era cultural resources are located within 0.5 mile of the Project Area (Table 2). All are historic-era sites and include historic-era buildings, railroads, Utah Condensed Milk Plant, and Cordoso Dairy farm. There are no previously recorded cultural resources within the Project Area. The milk plant is located adjacent to the northern property boundary.

Table 2. Previously Recorded Cultural Resources within 0.5 Mile of the Project Area.

Primary Number P-34-	Site Number CA-SAC-	Age	Recorder and Year	Site Description
1029	1229H	Historic	1994 (JRP Historical Consulting Services); 2007 (S. Melvin, J. Freeman, R. Flores, JRP Historical Consulting Services)	Southern Pacific Railroad
1302	1230H	Historic	1994; 2011	Central Pacific Railroad
1303	-	Historic	1995 (JRP Historical Consulting Services)	Railroad stockpile yard
2327	-	Historic	1977 (Cathryn Cinquini, Owner)	Brewster House

Table 2. Previously Recorded Cultural Resources within 0.5 Mile of the Project Area.				
Primary Number P-34-	**Site Number CA-SAC-**	**Age**	**Recorder and Year**	**Site Description**
2383	-	Historic	1977 (William I. Welker, Owner)	Utah Condensed Milk Plant
5215	-	Historic	2000 (Paula Boghosian, Don Cox, Historic Environment Consultants)	Brewster Building
5221	-	Historic	2012 (Timothy Smith, Mead & Hunt, Inc.)	Commercial Building
5222	-	Historic	2012 (Timothy Smith, Mead & Hunt, Inc.)	Commercial Building
5223	-	Historic	2012 (Timothy Smith, Mead & Hunt, Inc.)	Commercial Building
5224	-	Historic	2012 (Timothy Smith, Mead & Hunt, Inc.)	Commercial Building
5445	-	Historic	2019 (Dean Martorana, Alta Archaeological Consulting)	Remains of Cordoso Dairy

5.1.2 Records

The OHP's BERD for Sacramento County (dated March 3, 2020) identified nine NRHP-eligible resources within 0.5 mile of the Project Area (OHP 2020). Three of the resources are listed on the National Register, while the remainder have been evaluated and concluded to be ineligible. The eligible properties are identified as the Utah Condensed Milk Company Plant (P34-2383), the Brewster Building (P-34-5215), and the Brewster House (P-34-2327). The nearest listed property is the Utah Condensed Milk Company Plant (P-34-2383) located directly north of the Proposed Project Area. The Lippi Ranch property was not included in the BERD.

The National Register Information System (NPS 2022) lists two properties within a 0.5 mile of the Project Area: the Brewster Building (P-34-5215) and Brewster House (P-34-2327). Both structures are located within a 0.5-mile radius.

ECORP reviewed resources listed as CHL (OHP 1996) by the OHP (2022) on September 13, 2022. The nearest NRHP-listed landmark is #N650: the Utah Condensed Milk Company, located immediately north of the property. Two listed landmarks are located within the 0.5-mile radius: #N1171, the Brewster Building and #N2099, the Brewster House.

A review of *Historic Spots in California* (Kyle 2002) mentions that Galt was named by John McFarland, a Scottish novelist, after his hometown in Ontario, Canada.

Historic GLO land patent records from the BLM's patent information database (BLM 2022) revealed that the northeastern quarter of the northern half of Section 34 was patented to Francis Troi on July 2, 1873.

The land of the Project Area was part of the Morrill Act, which provided federal lands to set aside lands to "benefit the agricultural and mechanical arts" (United States Senate 2022).

A RealQuest online property search for APNs 150-0101-046-0000, 150-0274-006-0000, 150-0274-007-0000, and 150-0274, 011-0000 revealed the property consists of approximately 12 acres of residential, farming, or vacant land.

The Caltrans Bridge Local and State Inventories (Caltrans 2018, 2019) did not list any historic bridges in or within 0.5 mile of the Project Area.

The *Handbook of North American Indians* (Levy 1978) lists the nearest Native American village as *Seguamne*. The village is located north of the Mokelumne River, approximately 10 miles northeast of the Project Area.

A review of the nearest local historical register, the Sacramento Register of Historical Resources, does not include any properties located near the Project Area and is limited to the City of Sacramento.

5.1.3 Map Review and Aerial Photographs

The review of historical aerial photographs and maps of the Project Area provide information on the past land uses of the property and potential for buried archaeological sites. This information shows the property was initially used for farming. Following is a summary of the review of historical maps and photographs.

- The 1870 Township 5 North, Range 6 East GLO Plat map depicts Dry Creek oriented east to west in the southern half of Section 34. A road is oriented northwest to southeast in the northwestern quarter of Section 34. The Western Pacific Railroad is also depicted oriented north to south in the eastern half of Section 34.
- The 1894 USGS Lodi, California topographic quadrangle (1:125,000 scale) map depicts structures and roads associated with the town of Galt north of the Project Area. The Southern Pacific Railroad is oriented north to south adjacent to the eastern boundary of the Project Area.
- The 1910 USGS Woodbridge, California topographic quadrangle (1:31680 scale) map depicts residential and commercial growth in Galt, as well as the Southern Pacific Railroad oriented roughly north to south on the eastern boundary of the property.
- A 1937 aerial photograph shows four structures in the northern portion of the property. The southern-most structure appears to be a large barn and the three additional structures are located to the north and east, presumably a residence and ancillary structures. The surrounding land is used for agricultural purposes.
- The 1939 USGS Lodi, California topographic quadrangle (1:62500 scale) map depicts additional growth in the town of Galt. A single structure is located in the northern portion of the Project Area.

- A 1952 aerial photograph shows the same four structures in the northern portion of the property. The surrounding land is still used for agricultural purposes. North and west of the structures are mature trees. An oddly shaped field south of the barn also shows mature trees. The rest of the land appears to be used for other agricultural purposes.
- The 1953 Lodi North, California topographic quadrangle (1:24,000 scale) map depicts additional growth in the town of Galt. Two structures are located in the northern portion of the Project Area and the Southern Pacific Railroad is oriented roughly north to south adjacent to the eastern property boundary.
- A 1957 aerial photograph also shows the same four structures in the northern portion of the property. The land surrounding the structures is used for agricultural purposes. A field north of the structures shows young trees and the rest of the land is used for shorter agricultural crops.
- A 1963 aerial photograph shows three of the four original structures; the easternmost structure has been removed. A large structure, which appears to be a residence, is located northwest of the barn. A crop of young trees is located north of the structures and the rest of the land is used for agricultural purposes.
- The 1968 Lodi North, California topographic quadrangle (1:24,000 scale) map depicts the Project Area as similar to the previous map; however, only one structure is noted on the property and there is additional residential and commercial growth in the surrounding area.
- The Lodi North, California topographic quadrangle (1:24,000 scale) map depicts a large structure west of the existing structure. Additional residential and commercial growth surrounds the property.

In sum, the property has been used as a family farm since at least 1937 and is located on the outskirts of the town of Galt.

5.2 Sacred Lands File Results

The results of the NAHC search of the Sacred Lands File failed to indicate the presence of Native American cultural resources in the Project Area. A record of all correspondence is provided in Appendix B.

5.3 Other Interested Party Consultation Results

ECORP received archival photographs and documents associated with the Lippi and Olson families from the Galt Area Historical Society. ECORP utilized these files for the evaluation of the historic-period property.

5.4 Field Survey Results

ECORP surveyed the Project Area for cultural resources on September 29, 2022. The Project Area is a rural residential parcel located within the town of Galt. Two residential buildings, one barn, one garage and apartment, and associated pumphouses are located in the northern portion of the property. The pedestrian survey showed that the Project Area consists of a 12-acre previously disturbed property and is

surrounded by modern residential development. Overall, the visibility throughout the southern field was good (approximately 10-percent visibility) due to recently tilled areas and no grasses (Figure 3).

ECORP recorded the historic-period Lippi Ranch property during the 2022 field survey. The northern portion of the Project Area contained five historic-period buildings and maintained landscaping (Figure 4).



Figure 3. APE overview (view south; September 29, 2022).



Figure 4. APE overview (view east; September 29, 2022).

5.4.1 Cultural Resources

ECORP identified one cultural resource within the Project Area: the historic-period Lippi Ranch property. Through field survey, archival research, and discussions with the Galt Area Historical Society, ECORP decided to treat the Lippi Ranch property as eligible for listing in the NRHP and CRHR. Three of the buildings on the Lippi Ranch property are considered contributing elements: LR-01 (Main Residence), LR-02 (Barn), and LR-03 (Pumphouse). Site descriptions of the contributing elements follow. Two of the building on the Lippi Ranch property are considered non-contributing elements: LR-04 (Ranch-Style House) and LR-05 (Dingbat-Style Apartment Building). Site description and evaluations of the non-contributing elements follow, and confidential DPR site records are provided in Appendix D. No previously recorded resources are located within the Project Area.

5.4.1.1 Lippi Ranch

The Lippi Ranch property is a family farm and winery built by Amadeo and Guiditta Lippi after 1891 and managed by Amadeo's cousin, Peter Lippi, from 1933 to 1953. The property consists of three contributing architectural features: a main residence (LR-01), a barn that housed Galt Winery (LR-02), and a groundwater pumphouse (LR-03). The property also consists of two noncontributing features, a c. 1960 Ranch-style house (LR-04) and a c. 1965 Dingbat-style apartment building (LR-05). Following discussions with the Galt Area Historical Society, ECORP determined that the Lippi ranch property is eligible for the NRHP as a farm/ranch property (HP33) under Criteria A at the local level of significance for its association with the development of irrigated agriculture and viticulture in Galt. The property's period of significance is 1891 to 1953, which corresponds with the year that Amadeo and Guiditta Lippi obtained the property and lasts until the year Amadeo's cousin, Peter Lippi, died, which brought an end to farming and winemaking activities at the Lippi ranch property.

LR-01 (Main Residence)

LR-01 is a wood-frame, two-story Craftsman-style house built in 1912. Irregular in plan, the house has a medium-pitched, hipped roof with intersecting gables, closed eaves with exposed rafter tails, a second-story dormer, louvered gable vents, decorative gable pediments, and composition shingle roofing. A rounded enclosed porch wraps around house's north and west elevations. Walls clad in horizontal synthetic siding sit on a crawlspace foundation. Fenestration consists of wood single-hung, aluminum sliding, and fixed single-pane windows with numerous vinyl replacements; many possess exterior awnings. Single-leaf entries on the west and south elevations provide access to the house; the original north-elevation entry is enclosed with the rest of the porch. Structural alterations that occurred near the close of the building's period of significance (1891-1953) include the porch enclosure with a chimney addition venting an interior fireplace through the roof, and a second-story addition on the west elevation. The house's siding appears to have been replaced with a mid-twentieth-century synthetic product. A concrete walk surrounds the house and leads to a rear patio. Landscaping consists of a lawn that surrounds the house with mature shade trees and newly planted saplings.



Figure 5. LR-01 (view southeast; September 29, 2022).



Figure 6. LR-01 in c. 1920.

LR-02 (Barn)

LR-02 is a wood-frame saltbox barn built in c. 1910. Rectangular in plan, the barn has a medium-pitched front gable roof with metal roofing. Walls clad in vertical wood siding sit on a concrete perimeter foundation. The north elevation has gable-end sliding barn doors and a false front on the barn's lean-to addition. The east elevation has sliding barn doors, a single-leaf entry, aluminum sliding windows, wall openings, and a roof dormer. The south elevation has a modern vinyl sliding windows. The west elevation consists of a lean-to addition with a metal roof, wood siding, aluminum sliding windows, and a concrete

slab foundation likely built near the close of the Lippi Ranch property's period of significance (1891-1953). Barn lights set below the eaves illuminate the exterior. Signs indicating "Lippi" and "Galt Winery" remain evident on the barn.



Figure 7. LR-02 (view south; September 29, 2022).

LR-03 (Pumphouse)

LR-03 is a wood-frame pumphouse built in c. 1910. Square in plan, the building has a steep-pitched gable roof with metal roofing. Walls clad in metal siding sit on a concrete perimeter foundation. On the east elevation, a single-leaf wood door provides access to the pumphouse. Water pumped inside the house exits through an 8-inch metal pipe leading to an adjacent concrete standpipe that houses irrigation the property's irrigation system. An adjacent pole supports a transmission line, meter, and fuse box that powers the interior pump.



Figure 8. LR-03 (view south; September 29, 2022).

LR-04 (Ranch-Style House)

LR-04 is a wood-frame, one-story Ranch-style house built in c. 1960. Irregular in plan, the house has a medium-pitched, intersecting hipped roof with open, overhanging eaves and composition shingle roofing. Above the house's inset east (front) elevation, the eave overhang, supported by decorative iron posts, covers a concrete porch. Walls clad in stucco sit on a crawlspace foundation. The crawlspace exterior is clad in decorative stonework that extends around the base of the house. Two single-leaf entries provide access to the house's east (front) elevation. An exterior masonry chimney with stone veneer vents a fireplace on the west (rear) elevation; an interior masonry chimney exits the roof and vents an interior fireplace. A concrete slab surrounds the house and forms a rear patio accessed by a single-leaf entry and double sliding door entry. On the north elevation, concrete steps with stoop and handrailing leads to a single-leaf entry. Fenestration consists of vinyl replacements. A detached two-car garage, L-shaped in plan, sits immediately southeast of the main house; the garage shares architectural features with the main house; a roll-up garage door provides vehicular access. Landscaping consists of a lawn that surrounds the house, along with mature trees including citrus and conifer varieties and a mature rose garden immediately northeast of the house.



Figure 9. LR-04 (view southwest; September 29, 2022).



Figure 10. LR-04 (view southeast; September 29, 2022).

Evaluation of LR-04

LR-04 helped to meet increased demand for housing in Galt during the 1950s and 1960s, decades in which the population of the town more than doubled. However, there is nothing in the archival record to suggest that the resource is associated with events that have made a significant contribution to the broad patterns of our history at the local level. Therefore, LR-04 is not eligible for the NRHP/CRHR under Criteria A/1.

Dave and Genie Olson, local educators, made LR-05 their home from about 1960 through the 2010s. Both taught at Galt-area high schools until 1989; during their retirement years both became active with the Galt Area Historical Society. However, there is nothing in the archival record to suggest that the resource is associated with persons significant in our past. Therefore, LR-04 is not eligible for the NRHP/CRHR under Criteria B/2.

The Ranch-style home emerged as the dominant single-family residential form in California during the postwar period, 1945-1973. Built on large lots, one-story Ranch-style houses emphasized horizontality, with long, low, overhanging roofs, attached garages, rear patios, and bedrooms placed in ranges of wings to evoke rambling haciendas of the historic California countryside. The form became a symbol of the low-density postwar California suburb in an age of an expanding middle class, higher rates of homeownership, and increased demand for larger houses associated with the "baby boom" generation. "Throughout the United States, but especially in California, the architectural response to this demand for larger houses was the Ranch" (Caltrans 2011:71). The form was not rare; it flourished throughout California. Dave and Genie Olson built LR-04 in c. 1960, but their architect remains unknown. LR-04 is a typical Ranch-style house in almost all respects. It does not embody the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction. It is not eligible for the NRHP/CRHR under Criteria C/3.

The information potential for LR-04 is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. Therefore, it is not eligible for the NRHP/CRHR under Criteria D/4.

LR-04 possesses integrity of location, setting, design, materials, workmanship, feeling, and association. It remains in its original location, in a semi-rural setting, with its 1960s Ranch-style design intact and evident. It remains most of its original construction materials (despite the replacement of windows) and conveys the aesthetic of a 1960s Ranch-style house associated with increased demand for housing in Galt and other California cities during the time period.

Regardless of integrity, due to lack of historical significance, LR-04 does not meet NRHP or CRHR eligibility criteria as an individual resource or as a contributing element of the Lippi ranch property, which has a period of significance that lasts until 1953; it is also not listed on any Certified Local Government historic property register.

LR-05 (Dingbat-Style Apartment Building)

LR-05 is a wood-frame, two-story Dingbat-style apartment building built in c. 1965. Rectangular in plan, the building has a medium-pitched, side-gabled roof with overhanging eaves, louvered attic vents, and metal roofing. Walls clad in stucco sit on a crawlspace foundation. The building's ground level functions as a garage; three roll-up garage doors on the west elevation provide vehicular access; a man door to the right provides pedestrian entry. The building's upper level functions as living quarters. On the north and south elevations, upper-level decks supported by round metal posts and shaded by shed roofs lead to single-leaf entries. An exterior staircase provides pedestrian access to the north-elevation deck; a fixed ladder provides emergency egress to the south-elevation deck. On the west elevation, the upper level

extends 2 feet out over the lower level as a structural overhang. Lower-level fenestration consists of original aluminum sliders. Upper-level fenestration consists of vinyl replacements shaded by awnings. Landscaping consists of a lawn that surrounds the building, along with mature trees including deciduous and conifer varieties.



Figure 11. LR-05 (view east/northeast; September 29, 2022).



Figure 12. LR-05 (view southeast, September 29, 2022).

Evaluation of LR-05

LR-05 helped to meet an increased demand for housing in Galt in the 1960s, a period of local and statewide populations increases. However, there is nothing in the archival record to suggest that the resource is associated with events that have made a significant contribution to the broad patterns of our history at the local level. Therefore, LR-05 is not eligible for the NRHP/CRHR under Criteria A/1.

Decades of unidentifiable renters and guests occupied LR-05. However, there is nothing in the archival record to suggest that the resource is associated with persons significant in our past. Therefore, LR-05 is not eligible for the NRHP/CRHR under Criteria B/2.

The Dingbat-style apartment building emerged as a common multifamily residential form in California during the 1960s. The architectural critic Reyner Banham characterized dingbats as "simple rectangular forms and flush smooth surfaces, skinny steel columns and simple boxed balconies, and extensive overhangs to shelter four or five cars" (Banham 1971:157). Easy and cheap to build with little consideration given to design aesthetics, Dingbats remained popular in California until the aftermath of the 1971 San Fernando Earthquake, when building code revisions made them illegal to build in most cities. The Los Angeles Conservancy observes that 50 years later, the form remains "so common, in fact, that it often goes unnoticed" (Los Angeles Conservancy 2020). Dave and Genie Olson built LR-05, but their architect remains unknown. Therefore, LR-05 does not embody the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction. It is not eligible for the NRHP/CRHR under Criteria C/3.

The information potential for LR-05 is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. Therefore, it is not eligible for the NRHP/CRHR under Criteria D/4.

LR-05 possesses integrity of location, setting, design, materials, workmanship, feeling, and association. It remains in its original location, in a semi-rural setting, with its 1960s Dingbat-style design intact and evident. It remains most of its original construction materials (despite the replacement of its upper-level windows) and conveys the aesthetic of a 1960s apartment building associated with increased demand for housing in Galt and other California cities during the time period.

Regardless of integrity, due to lack of historical significance, LR-05 does not meet NRHP or CRHR eligibility criteria as an individual resource or as a contributing element of the Lippi Ranch property, which has a period of significance that lasts until 1953; it is also not listed on any Certified Local Government historic property register.

6.0 MANAGEMENT CONSIDERATIONS

6.1 Conclusions

As a result of the field survey, ECORP identified the historic-period Lippi Ranch property inside the Project Area. Through field survey, archival research, and discussions with the Galt Area Historical Society, ECORP

decided to treat the Lippi Ranch property as eligible for listing in the NRHP and CRHR. Three of the buildings on the Lippi Ranch property are contributing elements; two are not contributing elements. The two noncontributing elements were evaluated as individual resources and ECORP found them not eligible for listing in the NRHP and CRHP. Therefore, the Lippi Ranch property, a Historical Resource as defined by CEQA, or Historic Property as defined by regulations implementing Section 106 of the NHPA (36 CFR 800), will be affected by the Proposed Project.

In all cases, the lead agency will require that any unanticipated (or post-review) discoveries found during Project construction be managed through a procedure designed to assess and treat the find as quickly as possible and in accordance with applicable state and federal law. However, until the lead agencies concur with the identification and evaluation of eligibility of cultural resources, including archaeological sites, standing structures, no ground-disturbing activity or demolition should occur.

6.2 Recommendations

Because of the Lippi Ranch property's eligibility for listing on the NRHP and CRHR and the significant impact of the proposed development on the resource, ECORP recommends the following mitigation strategies: documentation of LR-01 (Main Residence) and LR-02/LR-03 (Barn and Pumphouse) following the Historic American Building Survey (HABS) "short form" format and content standards of HABS documentation as outlined by the National Parks Service. Additionally, ECORP recommends preparing two historic interpretive panels for future installation on the Lippi Ranch property site. The interpretive panels should include current condition photographs, drone photographs, and historic photographs (if available) and text related to the history of the property and the Lippi family. Lastly, ECORP recommends preserving the "Lippi" and "Galt Winery" signs that remain evident on LR-02 (Barn). If possible, these signs should be integrated with or displayed alongside the interpretive panels; otherwise they should be accessioned by the Galt Area Historical Society as historical artifacts.

6.3 Likelihood for Subsurface Cultural Resources

Low to moderate potential exists for buried pre-contact archaeological sites in the Project Area. There is a high likelihood for pre-contact archaeological sites located along nearby perennial waterways such as Dry Creek, which is 0.5 mile from the Project Area. Alluvial deposits along such waterways better preserve buried archaeological deposits in comparison to differing geological settings of similar age. Another factor to consider is that zero pre-contact resources have been identified within a 0.5-mile radius. Therefore, although a low potential exists for buried pre-contact archaeological sites in the APE, the probability of buried pre-contact archaeological sites is overall considered low to moderate. Also, the Project Area has been subject to disturbance from historic-period development and agricultural use since the early 1890s, which creates a high potential for extant historic-period buried deposits.

6.4 Post-Review Discoveries

The potential always remains for ground-disturbing activities to expose previously unrecorded cultural resources. Both CEQA and Section 106 of the NHPA require the lead agency to address any unanticipated cultural resource discoveries during Project construction. Therefore, ECORP recommends the lead agency

adopt and implement the following mitigation measures to reduce potential adverse impacts to less than significant:

- If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:
    - If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.
    - If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the lead agencies. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines or a historic property under Section 106 NHPA, if applicable. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction.
    - If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the Sacramento County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

The lead agency is responsible for ensuring compliance with these mitigation measures. Section 15097 of Title 14, Chapter 3, Article 7 of CEQA, *Mitigation Monitoring or Reporting*, "The public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the

measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program."

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LIST OF APPENDICES

Appendix A – Records Search Confirmation and Historical Society Coordination

Appendix B – Sacred Lands File Coordination

Appendix C – Project Area Photographs

Appendix D – ***Confidential*** Cultural Resource Site Locations and Site Records

APPENDIX A

Records Search Confirmation and Historical Society Coordination

This Appendix Contains Information on the Specific Location of Cultural Resources. This information is not for publication or release to the general public. It is for planning, management and research purposes only. Information on the specific location of pre-contact and historic sites is exempt from the Freedom of Information Act and California Public Records Act.

APPENDIX B

Sacred Lands File Coordination

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION
1550 Harbor Blvd
West Sacramento, CA 95691
(916) 373-3710
(916) 373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: 2022-203 Lippi Ranch Property

County: Sacramento

USGS Quadrangle: Lodi North.

Township: 8N Range: 6E Section(s): 27

Company/Firm/Agency: ECORP Consulting, Inc.

Contact Person: Brian Marks

Street Address: 2525 Warren Drive

City: Rocklin Zip: 95677

Phone: (916) 782-9100

Fax: (916) 782-9134

Email: bmarks@ecorpconsulting.com

Date: August, 2022

Project Description: Please see attached letter and map.

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

August 22, 2022

Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
nahc@nahc.ca.gov

RE: Cultural Resources Identification Effort for the Lippi Ranch Project, Galt, Sacramento County, Section 27 of Township 5 North, Range 6 East (ECORP Project No. 2022-203).

Dear NAHC Staff:

ECORP Consulting, Inc. has been retained to assist in the planning of the development on the project indicated above. The Project consists of the development of a housing sub-division and associated offsite infrastructure located within the City of Galt in Sacramento County, California. The proposed project area measures approximately 11.9 acres, and is roughly bounded by the railroad tracks on the east, housing along Freedom Boulevard to the west, housing along Downing Drive to the south, and industrial or vacant property to the north. As part of the identification effort, we are seeking information from all parties that may have knowledge of or concerns with historic properties or cultural resources in the area of potential effects.

Included is a map showing the project area outlined. We would appreciate the results of your search of the Sacred Lands File and list of tribal contacts who can be contacted to provide input on this undertaking.

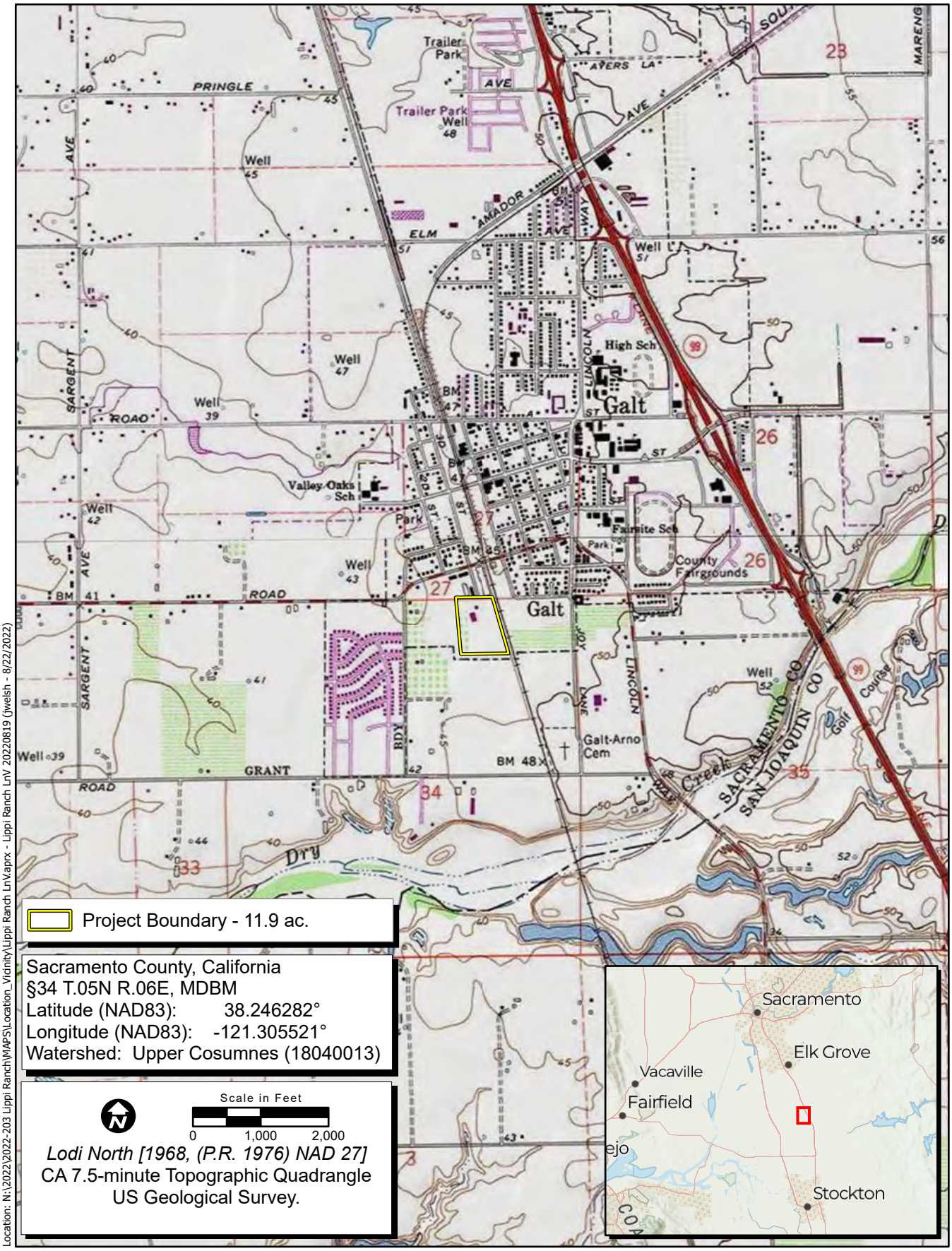
Please email or fax your response to my attention at bmarks@ecorpconsulting.com or (916) 782-9134. If you have any questions, please contact me at (916) 782-9100.

Thank you in advance for your assistance.

Sincerely,



Brian S. Marks, Ph.D., RPA
Senior Archaeologist



Location: N:\2022\2022-203 Lippi Ranch\MAPS\Location_Vicinity\Lippi Ranch LnVaprx - Lippi Ranch LnV 20220819 (jwelsh - 8/22/2022)

Map Date: 8/19/2022

Sources: ESRI, USGS, TSD Engineering, Inc.

Figure 1. Project Location and Vicinity

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

2022-203 Lippi Ranch

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Sara Dutschke
Miwok

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

COMMISSIONER
Wayne Nelson
Luiseño

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
[VAVANT]

COMMISSIONER
[VACANT]

EXECUTIVE SECRETARY
Raymond C.
Hitchcock
Miwok/Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

October 24, 2022

Brian Marks
ECORP Consulting, Inc.

Via Email to: bmarks@ecorpconsulting.com

Re: 2022-203 Lippi Ranch Property Project, Sacramento County

Dear Mr. Marks:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Pricilla.Torres-Fuentes@nahc.ca.gov.

Sincerely,

Pricilla Torres-Fuentes

Pricilla Torres-Fuentes
Cultural Resources Analyst

Attachment

APPENDIX C

Project Area Photographs










































































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IMG_0149.JPG


IMG_0151.JPG


IMG_0159.JPG


IMG_0166.JPG


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APPENDIX D

Confidential Cultural Resource Site Locations and Site Records

This Appendix is confidential and not included in this document.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code | Reviewer | Date

 *__Resource Name or #:__ Lippi Ranch

P1. Other Identifier:
***P2. Location:** ☒ **Not for Publication** ☐ **Unrestricted** ***a. County:** Sacramento
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** Galt **Date:** 1980 **T**5N; **R**6E; Section 34 M.D.**B.M.**
c. Address: 626-628 3rd Street City: Galt Zip: 95632
d. UTM:
e. Other Locational Data:

***P3a. Description:**
The Lippi Ranch property is a family farm and winery built by Amadeo and Guiditta Lippi after 1891 and managed by Amadeo's cousin, Peter Lippi, from 1933 to 1953. The property consists of three contributing architectural features: a main residence (LR-01), a barn that housed Galt Winery (LR-02), and a groundwater pumphouse (LR-03). The property also consists of two noncontributing features, a 1960 Ranch-style house (LR-04) and a 1965 Dingbat-style apartment building (LR-05). Following discussions with the Galt Area Historical Society, ECORP determined that the Lippi ranch property is eligible for the NRHP as a farm/ranch property (HP33) under Criteria A at the local level of significance for its association with the development of irrigated agriculture and viticulture in Galt. The property's period of significance is 1891 to 1953, which corresponds with the year that Amadeo and Guiditta Lippi obtained the property and lasts until the year Amadeo's cousin, Peter Lippi, died, which brought an end to farming and winemaking activities at the Lippi ranch property.

***P3b. Resource Attributes:** HP33. Farm/ranch

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
View south, September 29, 2022

***P6. Date Constructed/Age and Sources:**
☒Historic ☐Prehistoric ☐Both
1912, Sacramento County Assessor

***P7. Owner and Address:**
Anthony E. Nunez
628 3rd Street
Galt, CA 95632

***P8. Recorded by:**
Nathan Hallam
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

***P9. Date Recorded:**
September 29, 2022

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**
ECORP Consulting, Inc. 2022. Cultural Resources Inventory and Evaluation Report for Lippi Ranch. Sacramento County, California. Prepared for The True Life Companies.

***Attachments:** ☐NONE ☒Location Map ☐Sketch Map ☐Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☒ Other (List): LR-04 and LR-05 documentation

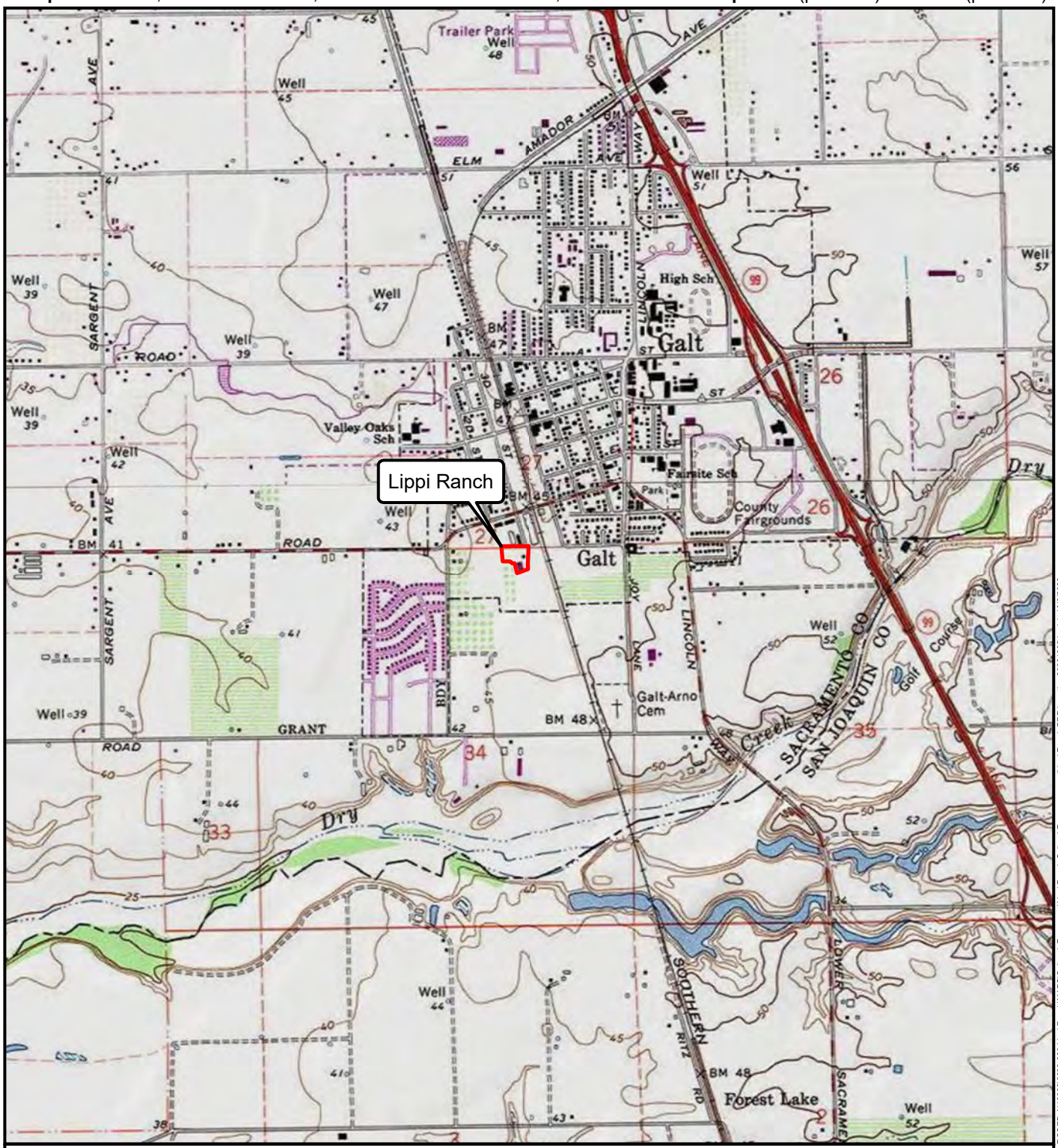
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI #
Trinomial

***Resource Name or #:** Lippi Ranch

***Map Name:** Galt, CA and Lodi North, CA ***Scale:** 1:24,000 ***Date of Map:** 1968 (p.r. 1980) and 1968 (p.r. 1976)



ECORP: N:\2022\2022-203 Lippi Ranch\MAPS\Cultural_Resources\Lippi Ranch Cultural Resources.aprx\Lippi Ranch DPR Location 20221005-jwelsh 10/6/2022

0 1,000 2,000 4,000 Feet
0 250 500 1,000 Meters

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
SKETCH MAP

Primary #
HRI #
Trinomial

***Resource Name or #:** Lippi Ranch

***Drawn By:** N. Hallam

***Date:** 09/29/2022



Location: N:\2022\2022-203 Lippi Ranch\MAPS\Cultural_Resources\Lippi Ranch Cultural Resources.aprx - Lippi Ranch CRM DPR Sketch 20221208 (jwelsh - 12/9/2022)

DPR 523K (1/95)

***Required Information**

0 25 50 75 100 Feet

0 10 20 30 40 50 Meters

P3a. Description (continued):

LR-01 (Main Residence)

LR-01 is a wood-frame, two-story Craftsman-style house built in 1912. Irregular in plan, the house has a medium-pitched, hipped roof with intersecting gables, closed eaves with exposed rafter tails, a second-story dormer, louvered gable vents, decorative gable pediments, and composition shingle roofing. A rounded enclosed porch wraps around house's north and west elevations. Walls clad in horizontal synthetic siding sit on a crawlspace foundation. Fenestration consists of wood single-hung, aluminum sliding, and fixed single-pane windows with numerous vinyl replacements; many possess exterior awnings. Single-leaf entries on the west and south elevations provide access to the house; the original north-elevation entry is enclosed with the rest of the porch. Structural alterations that occurred near the close of the building's period of significance (1891-1953) include the porch enclosure with a chimney addition venting an interior fireplace through the roof, and a second-story addition on the west elevation. The house's siding appears to have been replaced with a mid-twentieth-century synthetic product. A concrete walk surrounds the house and leads to a rear patio. Landscaping consists of a lawn that surrounds the house with mature shade trees and newly planted saplings.

PR-02 (Barn)

LR-02 is a wood-frame saltbox barn built in c. 1910. Rectangular in plan, the barn has a medium-pitched front gable roof with metal roofing. Walls clad in vertical wood siding sit on a concrete perimeter foundation. The north elevation has gable-end sliding barn doors and a false front on the barn's lean-to addition. The east elevation has sliding barn doors, a single-leaf entry, aluminum sliding windows, wall openings, and a roof dormer. The south elevation has a modern vinyl sliding windows. The west elevation consists of a lean-to addition with a metal roof, wood siding, aluminum sliding windows, and a concrete slab foundation likely built near the close of the Lippi Ranch property's period of significance (1891-1953). Barn lights set below the eaves illuminate the exterior. Signs indicating "Lippi" and "Galt Winery" remain evident on the barn.

LR-03 (Pumphouse)

LR-03 is a wood-frame pumphouse built in c. 1910. Square in plan, the building has a steep-pitched gable roof with metal roofing. Walls clad in metal siding sit on a concrete perimeter foundation. On the east elevation, a single-leaf wood door provides access to the pumphouse. Water pumped inside the house exits through an 8-inch metal pipe leading to an adjacent concrete standpipe that houses irrigation the property's irrigation system. An adjacent pole supports a transmission line, meter, and fuse box that powers the interior pump.



Figure 2. LR-01 (view southeast; September 29, 2022)



Figure 3. LR-01 in c. 1920.



Figure 4. LR-02 (view south; September 29, 2022)



Figure 5. LR-03 (view south; September 29, 2022)

P1. Other Identifier: LR-04
***P2. Location:** ☒ **Not for Publication** ☐ **Unrestricted** ***a. County:** Sacramento
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** Galt **Date:** 1980 **T**5N; **R**6E; Section 34 M.D.**B.M.**
c. Address: 628 3rd Street City: Galt Zip: 95632
d. UTM:
e. Other Locational Data:

***P3a. Description:**
LR-04 is a wood-frame, one-story Ranch-style house built in c. 1960. Irregular in plan, the house has a medium-pitched, intersecting hipped roof with open, overhanging eaves and composition shingle roofing. Above the house's inset east (front) elevation, the eave overhang, supported by decorative iron posts, covers a concrete porch. Walls clad in stucco sit on a crawlspace foundation. The crawlspace exterior is clad in decorative stonework that extends around the base of the house. Two single-leaf entries provide access to the house's east (front) elevation. An exterior masonry chimney with stone veneer vents a fireplace on the west (rear) elevation; an interior masonry chimney exits the roof and vents an interior fireplace. A concrete slab surrounds the house and forms a rear patio accessed by a single-leaf entry and double sliding door entry. On the north elevation, concrete steps with stoop and handrailing leads to a single-leaf entry. Fenestration consists of vinyl replacements. A detached two-car garage, L-shaped in plan, sits immediately southeast of the main house; the garage shares architectural features with the main house; a roll-up garage door provides vehicular access. Landscaping consists of a lawn that surrounds the house, along with mature trees including citrus and conifer varieties and a mature rose garden immediately northeast of the house.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
View southwest, September 29, 2022

***P6. Date Constructed/Age and Sources:**
☒Historic ☐Prehistoric ☐Both
c. 1960, aerial photography

***P7. Owner and Address:**
Anthony E. Nunez
628 3rd Street
Galt, CA 95632

***P8. Recorded by:**
Nathan Hallam
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

***P9. Date Recorded:**
September 29, 2022

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**
ECORP Consulting, Inc. 2022. Cultural Resources Inventory and Evaluation Report for Lippi Ranch. Sacramento County, California. Prepared for The True Life Companies.

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** Lippi Ranch (LR-04)

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single-family residential
B4. Present Use: Single-family residential

***B5. Architectural Style:** Ranch

***B6. Construction History:**
Dave and Genie Olson built LR-04 in c. 1960.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** N/A **Original Location:** N/A

***B8. Related Features:** N/A

B9a. Architect: N/A
b. Builder: Dave and Genie Olson

***B10. Significance: Theme:** Housing **Area:** Galt
Period of Significance: 1960 **Property Type:** Single-family residential **Applicable Criteria:** N/A

The following Significance Statement provides an evaluation of LR-04 using National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR) criteria. (See continuation sheet)

B11. Additional Resource Attributes: N/A

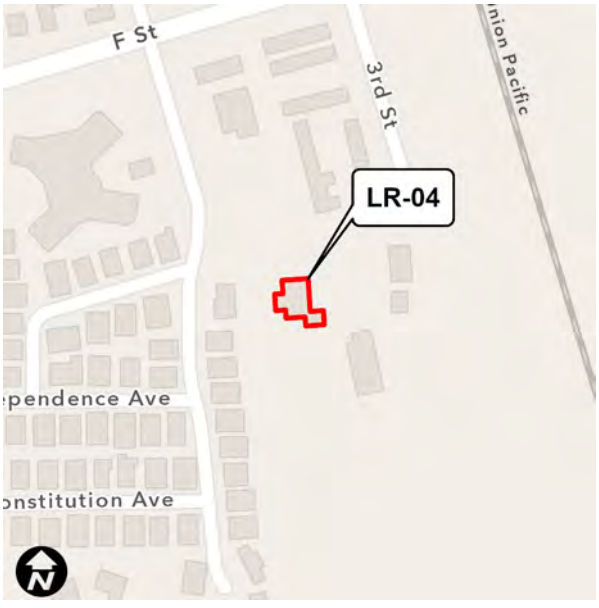
***B12. References:**

(See continuation sheet)

B13. Remarks: None

***B14. Evaluator:**
Nathan Hallam
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

***Date of Evaluation:** September 29, 2022



(This space reserved for official comments.)

B10. Significance (continued):

Evaluation

NRHP/CRHR Criterion A/1

LR-04 helped to meet increased demand for housing in Galt during the 1950s and 1960s, decades in which the population of the town more than doubled. However, there is nothing in the archival record to suggest that the resource is associated with events that have made a significant contribution to the broad patterns of our history at the local level. Therefore, LR-04 is not eligible for the NRHP/CRHR under Criteria A/1.

NRHP/CRHR Criterion B/2

Dave and Genie Olson, local educators, made LR-05 their home from about 1960 through the 2010s. Both taught at Galt-area high schools until 1989; during their retirement years both became active with the Galt Area Historical Society. However, there is nothing in the archival record to suggest that the resource is associated with persons significant in our past. Therefore, LR-04 is not eligible for the NRHP/CRHR under Criteria B/2.

NRHP/CRHR Criterion C/3

The Ranch-style home emerged as the dominant single-family residential form in California during the postwar period, 1945-1973. Built on large lots, one-story Ranch-style houses emphasized horizontality, with long, low, overhanging roofs, attached garages, rear patios, and bedrooms placed in ranges of wings to evoke rambling haciendas of the historic California countryside. The form became a symbol of the low-density postwar California suburb in an age of an expanding middle class, higher rates of homeownership, and increased demand for larger houses associated with the "baby boom" generation. "Throughout the United States, but especially in California, the architectural response to this demand for larger houses was the Ranch" (Caltrans 2011:71). The form was not rare; it flourished throughout California. Dave and Genie Olson built LR-04 in c. 1960, but their architect remains unknown. LR-04 is a typical Ranch-style house in almost all respects. It does not embody the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction. It is not eligible for the NRHP/CRHR under Criteria C/3.

NRHP/CRHR Criterion D/4

The information potential for LR-04 is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. Therefore, it is not eligible for the NRHP/CRHR under Criteria D/4.

Integrity

LR-04 possesses integrity of location, setting, design, materials, workmanship, feeling, and association. It remains in its original location, in a semi-rural setting, with its 1960s Ranch-style design intact and evident. It remains most of its original construction materials (despite the replacement of windows) and conveys the aesthetic of a 1960s Ranch-style house associated with increased demand for housing in Galt and other California cities during the time period.

Regardless of integrity, due to lack of historical significance, LR-04 does not meet NRHP or CRHR eligibility criteria as an individual resource or as a contributing element of the Lippi ranch property, which has a period of significance that lasts until 1953; it is also not listed on any Certified Local Government historic property register.

B12. References (continued):

California Department of Transportation (Caltrans). 2011. "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/tract-housing-in-ca-1945-1973-a11y.pdf, accessed November 24, 2022.

Galt Herald. 2017. "Eugenia Olson." March 17, 2017.

_____. 2020. "Dave Olson." March 18, 2020.

P1. Other Identifier: LR-05
***P2. Location:** ☒ **Not for Publication** ☐ **Unrestricted** ***a. County:** Sacramento
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** Galt **Date:** 1980 **T**5N; **R6E**; Section 34 M.D.**B.M.**
c. Address: 636 3rd Street City: Galt Zip: 95632
d. UTM:
e. Other Locational Data:

***P3a. Description:**
LR-05 is a wood-frame, two-story Dingbat-style apartment building built in c. 1965. Rectangular in plan, the building has a medium-pitched, side-gabled roof with overhanging eaves, louvered attic vents, and metal roofing. Walls clad in stucco sit on a crawlspace foundation. The building's ground level functions as a garage; three roll-up garage doors on the west elevation provide vehicular access; a man door to the right provides pedestrian entry. The building's upper level functions as living quarters. On the north and south elevations, upper-level decks supported by round metal posts and shaded by shed roofs lead to single-leaf entries. An exterior staircase provides pedestrian access to the north-elevation deck; a fixed ladder provides emergency egress to the south-elevation deck. On the west elevation, the upper level extends 2 feet out over the lower level as a structural overhang. Lower-level fenestration consists of original aluminum sliders. Upper-level fenestration consists of vinyl replacements shaded by awnings. Landscaping consists of a lawn that surrounds the building, along with mature trees including deciduous and conifer varieties.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
View east/northeast, September 29, 2022

***P6. Date Constructed/Age and Sources:**
☒Historic ☐Prehistoric ☐Both
c. 1965, aerial photography

***P7. Owner and Address:**
Anthony E. Nunez
628 3rd Street
Galt, CA 95632

***P8. Recorded by:**
Nathan Hallam
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

***P9. Date Recorded:**
September 29, 2022

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**
ECORP Consulting, Inc. 2022. Cultural Resources Inventory and Evaluation Report for Lippi Ranch. Sacramento County, California. Prepared for The True Life Companies.

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** Lippi Ranch (LR-05)

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Multi-family residential
B4. Present Use: N/A

***B5. Architectural Style:** Dingbat

***B6. Construction History:**
Dave and Genie Olson built LR-05 in c. 1965.

***B7. Moved?** ☒**No** ☐**Yes** ☐**Unknown** **Date:** N/A **Original Location:** N/A

***B8. Related Features:** N/A

B9a. Architect: N/A
b. Builder: Dave and Genie Olson

***B10. Significance: Theme:** Housing **Area:** Galt
Period of Significance: 1965 **Property Type:** Multi-family residential **Applicable Criteria:** N/A

The following Significance Statement provides an evaluation of LR-05 using National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR) criteria. (See continuation sheet)

B11. Additional Resource Attributes: N/A

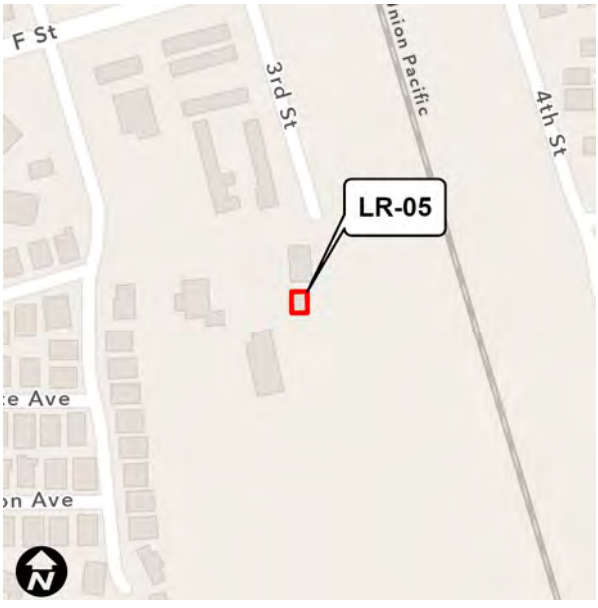
***B12. References:**

(See continuation sheet)

B13. Remarks: None

***B14. Evaluator:**
Nathan Hallam
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

***Date of Evaluation:** September 29, 2022



(This space reserved for official comments.)

B10. Significance (continued):

Evaluation

NRHP/CRHR Criterion A/1

LR-05 helped to meet an increased demand for housing in Galt in the 1960s, a period of local and statewide populations increases. However, there is nothing in the archival record to suggest that the resource is associated with events that have made a significant contribution to the broad patterns of our history at the local level. Therefore, LR-05 is not eligible for the NRHP/CRHR under Criteria A/1.

NRHP/CRHR Criterion B/2

Decades of unidentifiable renters and guests occupied LR-05. However, there is nothing in the archival record to suggest that the resource is associated with persons significant in our past. Therefore, LR-05 is not eligible for the NRHP/CRHR under Criteria B/2.

NRHP/CRHR Criterion C/3

The Dingbat-style apartment building emerged as a common multifamily residential form in California during the 1960s. The architectural critic Reyner Banham characterized dingbats as "simple rectangular forms and flush smooth surfaces, skinny steel columns and simple boxed balconies, and extensive overhangs to shelter four or five cars" (Banham 1971:157). Easy and cheap to build with little consideration given to design aesthetics, Dingbats remained popular in California until the aftermath of the 1971 San Fernando Earthquake, when building code revisions made them illegal to build in most cities. The Los Angeles Conservancy observes that 50 years later, the form remains "so common, in fact, that it often goes unnoticed" (Los Angeles Conservancy 2020). Dave and Genie Olson built LR-05, but their architect remains unknown. Therefore, LR-05 does not embody the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction. It is not eligible for the NRHP/CRHR under Criteria C/3.

NRHP/CRHR Criterion D/4

The information potential for LR-05 is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. Therefore, it is not eligible for the NRHP/CRHR under Criteria D/4.

Integrity

LR-05 possesses integrity of location, setting, design, materials, workmanship, feeling, and association. It remains in its original location, in a semi-rural setting, with its 1960s Dingbat-style design intact and evident. It remains most of its original construction materials (despite the replacement of its upper-level windows) and conveys the aesthetic of a 1960s apartment building associated with increased demand for housing in Galt and other California cities during the time period.

Regardless of integrity, due to lack of historical significance, LR-05 does not meet NRHP or CRHR eligibility criteria as an individual resource or as a contributing element of the Lippi Ranch property, which has a period of significance that lasts until 1953; it is also not listed on any Certified Local Government historic property register.

B12. References (continued):

Banham, Reyner. 1971. *Los Angeles: The Architecture of Four Ecologies*. Allen Lane, London.

Galt Herald. 2017. "Eugenia Olson." March 17, 2017.

_____. 2020. "Dave Olson." March 18, 2020.

Los Angeles Conservancy. 2020. "Hayworth Avenue Dingbats," https://www.laconservancy.org/locations/ hayworth-avenue-dingbats, accessed November 24, 2022.

Appendix E

Climate Action Plan Consistency Review Checklist

CITY OF GALT

380 Civic Drive
Galt, California 95632
TELEPHONE (209) 366-7130

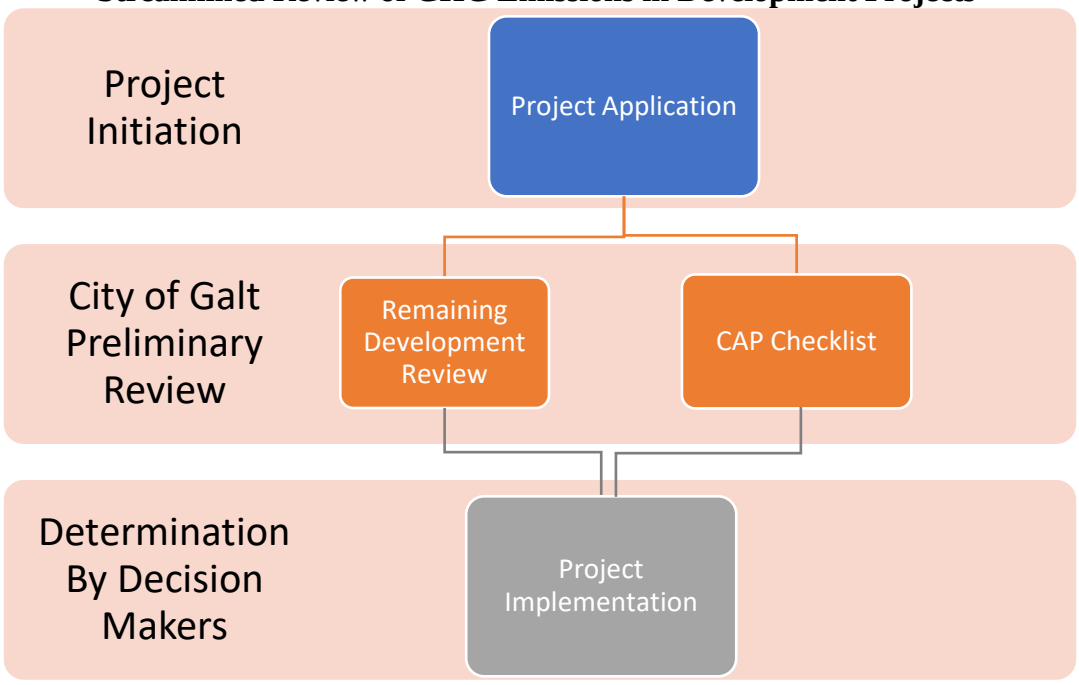
CLIMATE ACTION PLAN- DRAFT CONSISTENCY REVIEW CHECKLIST

The City of Galt's Climate Action Plan (CAP) establishes greenhouse gas (GHG) emission reduction targets for the City of Galt that are consistent with the State of California's. The purpose of the Draft CAP Consistency Review Checklist is to streamline the review process for new development projects which are subject to environmental review pursuant to the California Environmental Quality Act (CEQA). The Draft CAP Consistency Review Checklist will help the City and developers establish a project's compliance with the CAP and CEQA guidelines.

CEQA is a statute that requires state and local agencies to identify the significant environmental impacts of a project, and avoid or mitigate those impacts if feasible. The City of Galt's CAP qualifies under section 15183.5 of the CEQA Guidelines as a plan to reduce GHG emissions that may be used to analyze and mitigate significant impacts of the proposed project.

The diagram below shows the review process a project would follow under the checklist.

Streamlined Review of GHG Emissions in Development Projects



CLIMATE ACTION PLAN- DRAFT CONSISTENCY REVIEW CHECKLIST

Application Submittal Requirements

1. The CAP Consistency Review Checklist is required for all proposed new development.
2. The CAP Consistency Review Checklist must be submitted in addition to the basic set of requirements for project proposal.
3. All items listed to show that proposed project meets the requirements of the Checklist should also be listed in project description and shown on the submitted plans.

Application Information

Name of Applicant: TTLC Caterina, LLC

Address: 110 Blue Ravine Road, Suite 103, Folsom, CA 95630

Phone: (916) 945-9719 E-mail: _____

Address of Property: East of Freedom Boulevard/2nd Street at the terminus of 3rd Street, Galt, CA 95632

APNs of Property: 150-0101-046; 150-0274-006, -007, and -011

Applicant is owner of subject property: ☒ Yes ☐ No. If no, complete the following information and attach a letter of agency.

Name of Owner: _____

Address: _____

Phone: _____ E-mail: _____

Section 1- Sustainability Checklist Requirements

Instructions for answering the following questions can be found on page 10

Checklist Item (Check the appropriate box, and provide explanation for your answer)	Yes	No	N/A
1. Does the project include bicycle, pedestrian, and/or transit infrastructure? (Transportation Measure 1 & 2)	**X**		
Please explain how proposed project meets this requirement, or how it does not. If "not applicable," please explain why. **The project would include construction of five-foot-wide sidewalks on both sides of the proposed internal circulation roadway. The proposed sidewalks within the project site would also connect to the existing pedestrian infrastructure located along the west side of 3rd Street. The project would also include construction of a paved trail with benches along the project's perimeter. The South County Transit (SCT) Link is a form of public transportation that operates within South Sacramento County. The SCT provides fixed routes in the SR 99 and Delta area service. The nearest SCT stop to the project site for both the SR 99 and Delta routes is at Galt City Hall, which is approximately one mile northeast of the project site. Access to multiple forms of public transportation would ultimately encourage residents to use alternative means of transportation to and from the project site. Increased connectivity to the nearby neighborhoods would allow future residents access to the existing pedestrian, bicycle, and transit facilities available within the City of Galt.**			
2. Are at least 50 percent of all proposed roadways and intersections within the project site designed with traffic calming and congestion management measures? (Transportation Measure 7)	**X**		
Please explain how proposed project meets this requirement, or how it does not. If "not applicable," please explain why. **The only intersection proposed as part of the project would be a roundabout at the 3rd Street entrance, which is a traffic-calming measure.**			
3. Does the project include Electric Vehicle charging infrastructure and parking spaces as require by State or City standards? (Transportation Measure 5)	**X**		
Please explain how proposed project meets this requirement, or how it does not. If "not applicable," please explain why. **The 2022 CALGreen Code requires new single-family residential developments to include wiring to accommodate future installation of EV chargers. The proposed project would be required to comply with all parts of the CBSC, including the CALGreen Code and, thus, the project would include EV charging infrastructure.**			

Checklist Item (Check the appropriate box, and provide explanation for your answer)	Yes	No	N/A
4. If the project is located within a designated safe route to school, does the project include infrastructure supporting alternative transportation to school? Such infrastructure may include bicycle infrastructure (i.e. bicycle parking, bicycle lanes, bicycle paths) sidewalks, raised or signalized cross-walks, or areas for school busses to stop. (Transportation Measure 3)			**X**
Please explain how proposed project meets this requirement, or how it does not. If "not applicable," please explain why. **The project site is not located within a designated safe route to school. Nevertheless, it is noted that the project would include bicycle and pedestrian infrastructure, which would ultimately encourage alternative transportation for school trips, including trips to the nearby Galt Head Start, New Hope Christian Pre-School, Valley Oaks Elementary School, and Fairsite Pre-School and Elementary School.**			
5. If the project includes construction activity, will a sufficient proportion of project equipment meet the City's mobile source emissions reductions requirements? Please refer to directions attached to this checklist to determine the mobile source emissions reduction requirements for your project. (Transportation Measure 9)	**X**		
Please explain how proposed project meets this requirement, or how it does not. If "not applicable," please explain why. **The City's timeline for implementation of Tier 4 engines requires that 10 percent of construction fleets operating within the City in the year 2025 meet the U.S. EPA's Tier 4 standard. Based on information provided by the project applicant, project construction as assumed to occur from September 2023 through October 2027. Because detailed information relate to the construction fleet is not available at this time, project compliance with the City's mobile source emissions reductions cannot be ensured. Implementation of Mitigation Measure VIII-1 of the Initial Study, which requires construction equipment to meet the City's mobile source emissions reductions requirements, would ensure project compliance with this measure.**			
6. Does the project meet the City or State requirements for zero net energy (ZNE) structures and on-site renewable energy generation? (Building Efficiency Measure 2)	**X**		
Please explain how proposed project meets this requirement, or how it does not. If "not applicable," please explain why. **In compliance with the 2022 CBSC and the City's Municipal Code, the proposed project would include several sustainable design features, including the installation of on-site solar energy systems capable of producing 100 percent of the on-site electricity demand. Therefore, because electricity would be produced on-site, the proposed project would meet the State requirements for zero net energy structures and on-site renewable energy generation.**			

Checklist Item (Check the appropriate box, and provide explanation for your answer)	Yes	No	N/A
7. If the project includes the use of large amounts of high global warming potential gases (e.g. refrigerants, aerosol products such as paint, spray foam insulation, etc.) has the project been designed to minimize or off-set the release of such gases? (Building Efficiency Measure 3)			**X**
Please explain how proposed project meets this requirement, or how it does not. If "not applicable," please explain why. **The use of such products is not typical for residential land uses. While the proposed project could include the use of paint or aerosol products during construction, construction activities would be temporary in nature. Although the project could include the use of such products during operation, such products would be used in small quantities and in compliance with the label instructions.**			
8. Does the project include provision of adequate recycling and green waste facilities? (Waste Measure 1 & 2)	**X**		
Please explain how proposed project meets this requirement, or how it does not. If "not applicable," please explain why. **The City of Galt has a comprehensive recycling program which provides single-family residences with a standard 96-gallon co-mingled recycling cart and a 96-gallon yard waste cart at no cost. Additional recycling and green waste carts are available to residents if needed. As such, the proposed project would provide adequate recycling and green waste facilities to residents of the development.**			
9. Does the project include urban tree planting in compliance with the City's requirements? (Land Use Measure 3)	**X**		
Please explain how proposed project meets this requirement, or how it does not. If "not applicable," please explain why**.** **The project applicant has submitted a conceptual landscape plan, which complies with the requirements within Chapter 18.52.040, Landscape Development Standards, of the Galt Municipal Code. As noted therein, at least 25 percent of the trees planted must be 24-inch box trees. Additionally, at least 75 percent of the shrubs planted must be five gallons. As indicated on the landscape plan, the proposed project would include the planting of 24-inch box trees, 36-inch box trees, 15-gallon shrubs, and 15-gallon ground covers. As such, the proposed project would include urban tree planting in compliance with the City's requirements.**			

Checklist Item (Check the appropriate box, and provide explanation for your answer)	Yes	No	N/A
10. Does the project include the provision of outdoor electrical outlets or infrastructure to support all electric landscaping equipment? Furthermore, if the project would include loading docks, does the project include electrical infrastructure sufficient to provide power to any transportation refrigeration units that may be used as part of project operations? (Transportation Measure 9)	**X**		
Please explain how proposed project meets this requirement, or how it does not. If "not applicable," please explain why. **Consistent with the National Electric Code, new homes are required to include at least one outdoor outlet at the front and rear of the house, as well as one outlet at any patio that is 20 square feet or larger. Therefore, all of the proposed residential units would include at least two outdoor electric outlets to support the use of electric landscaping equipment.**			

Section 2- Sustainable Design Options

In addition to the foregoing questions, new development shall also meet at least two of the following requirements:

☐ Does the project include reuse or redevelopment of an existing building or previously developed parcel?

☒ Does the project constitute an infill project?
Projects considered infill must be located in an urban area on a site that has either been previously developed or adjoins existing development on at least 75 percent of the site's perimeter.

☐ Does the project include a mix of land uses?
A mix of land uses includes any combination of at least two of the following: residential, commercial, institutional (e.g., elementary school, middle school, etc.), public park, or industrial. Uses may be mixed vertically or horizontally.

☒ Does the project include sustainable design practices (e.g. south facing windows, sustainable or local building materials, water efficient landscaping, natural ventilation, etc.)?

☐ Does the project include permanent protection of high-quality farmland through the use of conservation easements, or rezoning or general plan amendments to remove low-density residential development as a potential use of the farmland to be conserved?

☐ Does the project include the use of all electric appliances, or otherwise reduce the amount of natural gas consumed on-site (e.g. by installing electric or solar powered water heating systems)?

☐ Will the project participate in a Transportation Management Association established by the City or other agencies, which encompass the City?

☐ Does the project include the purchase of carbon off-set credits or implementation of a carbon sequestration program sufficient to off-set 15 percent or more of the project's anticipated greenhouse gas emissions?

☐ Does the project exceed the on-site renewable energy standards required by the applicable California Building Standards Code?

Certification

I hereby certify that the answers to the questions above and the information in the attached exhibits present the data and information required for this initial evaluation to the best of my ability and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature: _____Date: _____

Directions for filling out the Draft CAP Consistency Review Checklist

Question 1: Does the project include bicycle, pedestrian, and/or transit infrastructure?

Explanation: The applicant must demonstrate how the proposed project would support alternative means of transportation through the incorporation of bicycle, pedestrian and/or transit infrastructure. Examples of bicycle infrastructure include bicycle lanes on new/existing roads, designated bicycle/pedestrian paths, construction of sidewalks along the project frontage that connect to pedestrian features within the project site or to existing or planned off-site pedestrian infrastructure, installation of bicycle parking spots, provision of space for bus turnouts or transit shelters. Some pieces of infrastructure complying with this question may also satisfy the requirements of Question 2 of this document, such as intersection bulb outs, raised cross-walks, rumble strips, and chicanes may also support alternative transportation by calming traffic speeds.

Question 2: Are at least 50 percent of all proposed roadways and intersections designed with traffic calming and congestion management measures?

Explanation: At least 50 percent of the proposed roadway segments and/or intersections shall be designed with traffic calming or congestion management measures. Such measures may include intersection bulb outs, raised cross-walks, rumble strips, chicanes, roundabouts, and one-way roads. Should the City's Public Works Department determine that incorporation of such measures infeasible at a proposed development, the City's Public Works Department, or other qualified City entity, shall prepare a written statement explaining why such measures would not be feasible, and the statement shall be appended to this checklist.

Question 3: Does the project include Electric Vehicle charging infrastructure and parking spaces as required by State or City standards?

Explanation: The project shall provide for Electric Vehicle charging stations and preferential parking areas for such vehicles in compliance with City and State requirements. Electric Vehicle charging must be fully installed and operational prior to occupancy of proposed structures.

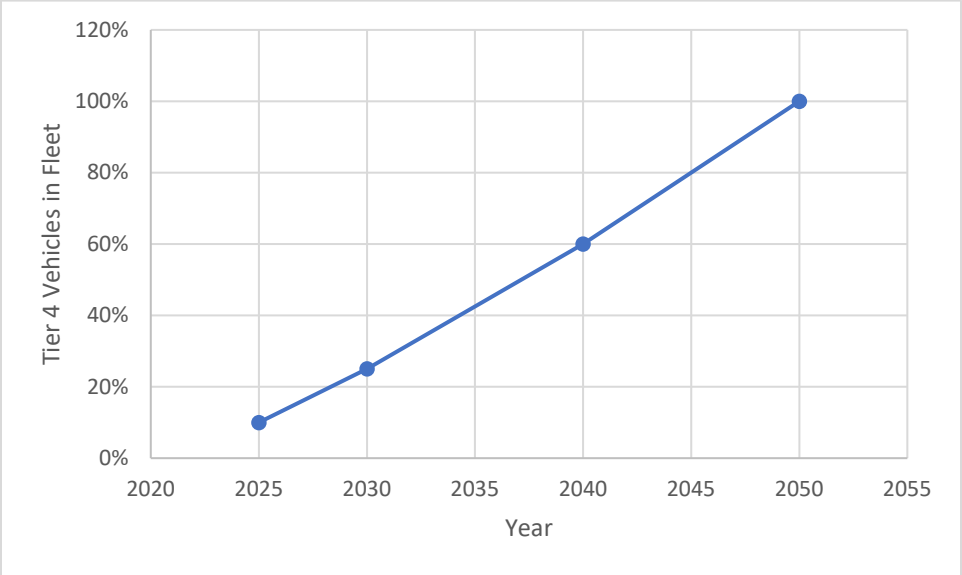
Question 4: If the project is located within a designated safe route to school, does the project include infrastructure supporting alternative transportation to school? Such infrastructure may include bicycle infrastructure (i.e. bicycle parking, bicycle lanes, bicycle paths) sidewalks, raised or signalized cross-walks, or areas for school busses to stop.

Explanation: If existing or planned transportation infrastructure adjacent to or within the project site has been designated for use as a safe route to school, the proposed project shall include pedestrian, bicycle, or school bus infrastructure. Such infrastructure shall comply with the City's Bikeway Master Plan, and may be used to meet the requirements of Questions 1 or 2 of this section.

Question 5: If the project includes construction activity, will a sufficient proportion of project equipment meet the City's mobile source emissions reductions requirements?

Explanation: The City's CAP establishes a timeline for the use of U.S. EPA Tier 4 engines. Engines meeting the U.S. EPA Tier 4 engine requirements consume less fuel than non-tier engines, and emit fewer pollutants such as particulate matter and ozone pre-cursors. The City's

timeline for implementation of Tier 4 engines requires that 10 percent of construction fleets operating within the City in the year 2025 to meet the U.S. EPA's Tier 4 standard, with the proportion of vehicles in the fleet meeting such standards increasing to 30 percent in 2030, 60 percent in 2040 and 100 percent in 2050. The implementation schedule is depicted in the following graph



Project applicants may submit a construction equipment inventory to the City demonstrating compliance with the proposed measures. The City acknowledges that the use of alternatively fueled construction equipment, such as hybrid electric or natural gas powered equipment, could provide similar emissions reductions to Tier 4. As such, project applicants may meet the requirement of this measure through the use of alternatively fueled equipment, or increased use of grid powered equipment, to the satisfaction of the City.

Question 6: Does the project meet the City or State requirements for zero net energy (ZNE) structures and on-site renewable energy generation?

Explanation: Per the 2019 California Building Standards Code, all new residential buildings constructed within the State, which are three-stories tall or less, must include sufficient on-site renewable energy systems to meet 100 percent of the building's anticipated electricity demand. For the purposes of this analysis, such standards represent ZNE for residential buildings, as all electricity consumed on-site would be provided or off-set by electricity created on-site. Non-residential structured developed within the City must be demonstrated to meet similar ZNE standards by the year 2030, or as required to meet the intervening California Building Standards Code.

Question 7: If the project includes the use of large amounts of high global warming potential gases (e.g. refrigerants, aerosol products such as paint, spray foam insulation, etc.) has the project been designed to minimize or off-set the release of such gases?

Explanation: If operation of the project includes the use of large amounts of high global warming potential gases, the project applicant shall provide the City with a comprehensive plan that demonstrates how releases of high global warming potential gases will be minimized to

the extent practicable. Such plans may include demonstration of the efficiency measures incorporated into refrigeration systems, the use of air filtration devices, the substitution of non-high global warming potential gases where practicable, or other means to reduce or eliminate the release of such gases. If the reduction in releases of such gases cannot be demonstrated the project applicant shall demonstrate an alternative means of complying with this measure, for instance by entering into agreements to reduce the release of high global warming potential gases from other existing sources, or the purchase of greenhouse gas off-set credits equivalent to the level of emissions anticipated from project operations.

Question 8: Does the project include provision of adequate recycling and green waste facilities?

Explanation: Project plans shall show that new developments would include the provision of recycling and green waste collection services, unless the proposed development is itself a waste management-oriented development.

Question 9: Does the project include urban tree planting in compliance with the City's requirements?

Explanation: Project plans shall show that new developments would include planting of trees sufficient to meet the City's tree planting requirements in place at the time of project proposal.

Question 10: Does the project include the provision of outdoor electrical outlets or infrastructure to support all electric landscaping equipment? Furthermore, if the project would include loading docks, does the project include electrical infrastructure sufficient to provide power to any transportation refrigeration units that may be used as part of project operations?

Explanation: Project plans shall show that new developments include outdoor electrical outlets sufficient to power electric landscaping equipment. Should the project include loading docks, electrical infrastructure sufficient to provide supplemental power to any docked vehicles must be provided.

Appendix F

Preliminary Geotechnical Engineering Report

WallaceKuhl & ASSOCIATES | A Universal Engineering Sciences Company

Preliminary Geotechnical Engineering Report

LIPPI RANCH PROPERTY

WKA No. 13337.02

November 18, 2021

Prepared for:

The True Life Companies

110 Blue Ravine Road, Suite 209

Folsom, California 95630

Preliminary Geotechnical Engineering Report

LIPPI RANCH PROPERTY

Galt, California

WKA No. 13337.02

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Preliminary Geotechnical Engineering Report
LIPPI RANCH PROPERTY
627 and 628 3rd Street
Galt, California
WKA No. 13337.02
November 18, 2021

INTRODUCTION

We have completed a preliminary geotechnical engineering study for the proposed Lippi Ranch residential development at 627 and 628 3rd Street in Galt, California. The purpose of this preliminary study was to provide an overview of the probable subsurface soil and groundwater conditions across the property, and a discussion of their potential impact on development of the property. This report presents the results of our study.

Scope of Services

Our scope of services for this project included the following tasks:

1. A site reconnaissance;
2. Review of historic United States Geological Survey (USGS) topographic maps, historical aerial photographs, and available groundwater information;
3. Review of previous geotechnical studies completed by Wallace-Kuhl and Associates (WKA) near the project site;
4. Obtaining six representative bulk samples of the upper 1 to 1½ feet of exposed soil ;
5. Laboratory testing of selected soil samples to determine engineering properties of the soil encountered;
6. Engineering analyses; and,
7. Preparation of this preliminary report.

Figures and Attachments

This report contains a Vicinity Map as Figure 1, a Site Plan showing approximate Bulk Soil Sample locations as Figure 2. Appendix A contains general information regarding project concepts and the results of the laboratory tests.

Proposed Development

We understand that the somewhat rectangular-shaped property encompasses a total area of about 12 acres and consist of three parcels identified as Sacramento County Assessor Parcel Numbers 150-0101-037, -046, and 150-0274-006.

We understand that the property will be developed for single-family residential homes on small to moderately sized lots. We anticipate that the residential homes will consist of one- and two-story, wood-framed structures with interior concrete slabs-on-grade lower floors. Structural loads are anticipated to be relatively light based on this type of construction. We anticipate that associated improvements will include the construction of underground utilities, sound walls, landscaping, exterior flatwork, and asphalt concrete paved interior streets.

FINDINGS

Site Description

The property is located south of 3rd Street, at 627 and 628 3rd Street in Galt, California (Figure 1). At the time of our site reconnaissance, the site was generally bounded to the north by an apartment complex, commercial building and 3rd Street; to the south by vacant property and eight, single family residential homes; to the west by a mobile home park; and to the east by an elevated railroad track and an agricultural field beyond.

Three homes, a barn and various mature trees and other landscaping occupied the northern portion of the site. The remainder of the site consisted of plowed, vacant land with mature trees along the perimeter. Two trees were observed in the central portion of the site. The topography of the site is relatively flat with a surface elevation of approximately +45 feet relative to the Northern American Datum of 1988 (NAD88), based on the 7.5-Minute USGS *Topographic Map of the Lodi North Quadrangle, California* (2018).

Historical Aerial Photographs

Several historical aerial photographs available on Google Earth Pro software (Google, 2020) and the website HistoricalAerials.com between 1947 through 2018 were reviewed. Available photographs were taken in the years 1957, 1964, 1967, 1972, 1975, 1984, 1993, and 2002 through 2019.

Several farm and residential structures located in the northern portion of the site are visible in the 1957 photograph. The remainder of the site appears to be a fallow agricultural field. The site appears to have remained essentially unchanged since this time. Prior to the 1975 aerial photograph, occasional row crops appear in the photographs.

Subsurface Soil Conditions

The exposed soils observed at the time of our site reconnaissance and sampling, consisted predominately of low plastic, silty to sandy clay. The approximate bulk sample locations are shown on Figure 2.

The United States Department of Agriculture, Natural Resources Conservation Service website (http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx), maps the soil in the project area as belonging to the Kimball soil series (Map Unit Symbol 164), consisting of silt loam to depths of about 0 to 24 inches, underlain by clay and sandy clay loam to a depth of 60 inches. The engineering index properties are described as low plastic silt and clay alluvium derived from granite.

The soil conditions observed appear to be generally consistent with the mapped soil described above and with the soil conditions encountered in previous studies performed by our firm in the local area.

Groundwater

Available groundwater information at the California Department of Water Resources website was reviewed. The DWR periodically monitors groundwater levels (typically once in the spring and again in the fall) in wells across the state. Their website shows two monitored wells located near the site. One (Site Code 382391N1213011W002) is located about 0.45 miles southeast of the site. The second (State Well No. 05N06E33H001M) is located about 0.8 miles southwest of the site. A summary of the recorded groundwater levels is presented on Table 1 below:

Table 1

Well No.	Data Range		Highest Groundwater		Lowest Groundwater	
	From	To	Elev. (ft)[1]	Depth (ft)	Elev. (ft)[1]	Depth (ft)
382391N1213011W002	2014	2018	-46.1	99.1	-61.1	114.1
05N06E33H001M	1990	2016	1.8	39.5	-21.6	62.9

1. NAVD88

Based on the data reviewed, it appears that groundwater elevations at the project site can and will fluctuate and that the recorded high groundwater elevation in the project area was about 1.8 feet (NGVD88), which is equivalent to about 43.2 feet below the estimated average elevation of the project site.

PRELIMINARY CONCLUSIONS AND RECOMMENDATIONS

Soil Expansion Potential

Laboratory tests performed on representative bulk samples suggest that the near-surface soils consist of low plastic clay that has a "very low" potential for expansion[1] with increases in soil moisture content. These results appear to be consistent with our findings during nearby geotechnical studies and poses a low risk for future heave and cracking of concrete slabs, lightly loaded foundations and pavements. Accordingly, measures to resist or control potential soil expansion pressures will not likely be necessary for the proposed project.

Building Support

Based on our findings and previous experience, conventional spread foundations and concrete slabs-on-grade should provide adequate support for the anticipated one- to two-story single-family homes provided the subgrade soils are properly prepared during earthwork.

For preliminary estimates, the anticipated one- and two-story residential structures may be supported upon continuous and/or isolated spread foundations extending at least 12 and 18 inches below lowest adjacent soil grade, respectively. Lowest adjacent soil grade is defined as the grade upon which the capillary break material is placed or exterior soil grade, whichever is lower. Continuous foundations supporting one- and two-story structures should maintain minimum widths of 12 and 15 inches, respectively; while isolated spread foundations should be at least 24 inches in plan dimension. An allowable "net" soil bearing pressure of at least 2,000 pounds per square foot (psf) for dead plus live load should be suitable for preliminary design. A one-third increase in the allowable bearing pressure may be applied when considering short-term loading due to wind or seismic forces. The weight of the foundation concrete extending below lowest adjacent soil grade may be disregarded in sizing computations.

---

[1] The terms expansion or expansive soil generally apply to any soil that has a potential for swelling or heaving with seasonal or man-made increases in moisture content and shrinking or settling due to decreases in soil moisture content or drying.

Seismic Hazards

The Galt region has a history of relatively low seismicity in comparison with more active seismic regions, such as the Bay area or Southern California. The two most referred to earthquakes that resulted in some reported building damage in Downtown Sacramento area are the 1892 Winters and Vacaville events. There are no reported occurrences of seismic-related ground failure in the Galt region due to earthquakes.

The evaluation of potential seismic hazards was not within the scope of this preliminary study. Based on our findings and previous hazards studies in the project area, however, it our professional opinion the potential for hazards, such as soil liquefaction and fault rupture are low.

Excavation Conditions

The surface and near-surface soils at the site should be readily excavated using conventional earthmoving and trenching equipment. Shallow excavations (less than 5-feet deep) in the silt and clay observed should stand vertically for a period long enough for typical foundation and utility construction, unless they become wet or are disturbed. Sand, if encountered during earthwork, is cohesionless and may cave and/or slough soon after it is exposed in the excavation. Where encountered, bracing and shoring may be necessary.

Pavement Subgrade Quality

The results of our laboratory tests performed on two representative bulk samples of the subgrade soil indicate the soils should provide moderate support characteristics for pavements as represented by Resistance ("R") values (California Test 301) of 34 and 44. The R-value test results are shown on Plates A4. Previous laboratory R-value testing performed during nearby projects have ranged from mid-20's to the high-40's for similar soils. Given the anticipated grading and mixing of soils during earthwork construction, an R-value of 30 appears reasonable for developing the following preliminary pavement sections.

Table 2

Minimum Traffic Index (TI)	Street Type by Right-of-Way Width	Untreated Subgrades R-value = 30	
		Type A Asphalt Concrete (inches)	Class 2 Aggregate Base (inches)
5.0	32' to 38' Residential Streets	2½	7
		3*	6
6.0	48' to 60' Streets without bus routes or truck traffic	2½	10
		3½*	8
6.5	48' to 60' Streets with bus routes or truck traffic & all cul-de-sacs	3	10
		4*	9
9.0	74' streets	4	16
		5½*	13
10.0	96' streets	5	17
		6½*	14

Note: *Asphalt thickness include the Caltrans factor of safety.

The procedures used for pavement design are in general conformance with Chapters 600 to 670 of the *California Highway Design Manual* (Caltrans, 2019). The project civil engineer should determine the appropriate traffic index and pavement section based on anticipated traffic conditions. If needed, we can provide alternative pavement sections for different traffic indices.

Soil Suitability for Engineered Fill Construction

The on-site native soils encountered should be suitable for use in engineered fill construction, provided these materials do not contain significant organics, rubble, and other deleterious debris, and are at moisture contents capable of achieving the desired degree of compaction.

Groundwater and Seasonal Moisture

Near-by well data suggest that groundwater levels should not encroach near-surface or impede grading operations at the site. However, if site grading is performed during or following extended periods of rainfall (winter and spring months), the moisture content of the near-surface soils will typically be significantly above optimum and unstable.

Typical remedial measures include discing and aerating the soils during dry weather, mixing the soils with dryer materials, removing and replacing the soils with an approved fill material, stabilization with a geotextile fabric or grid, or mixing the soils with an approved hydrating agent such as a lime or cement product.

Preliminary Soil Corrosion Potential

One sample of near-surface soil was submitted to Sunland Analytical of Rancho Cordova for testing to determine pH, chloride and sulfate concentrations, and minimum resistivity to help evaluate the potential for corrosive attack upon buried concrete. The results of the corrosivity testing are summarized in Table 3. Copies of the laboratory test reports are presented in Figures A5 and A6.

Table 3

SOIL CORROSIVITY TESTING		
Analyte	Test Method	Sample Identification
		B4 (0' – 1')
pH	CA DOT 643 Modified*	5.75
Minimum Resistivity	CA DOT 643 Modified*	3480 Ω-cm
Chloride	CA DOT 422m	4.4 ppm
Sulfate	CA DOT 417	22.5 ppm
Sulfate – SO_4	ASTM D516m	22.8 mg/kg

* = Small cell method; Ω-cm = Ohm-centimeters; ppm = Parts per million; mg/kg = Milligrams/kilogram

The California Department of Transportation (Caltrans) 2018 Corrosion Guidelines (Version 3.0) considers a site to be corrosive to foundation elements if one or more of the following conditions exists for the representative soil sample taken: the soil has a chloride concentration greater than or equal to 500 ppm, sulfate concentration greater than or equal to 2,000 ppm, or the pH is 5.5 or less. Based on this criterion, the on-site soils tested are not considered corrosive to concrete or steel reinforcement properly embedded within Portland cement concrete (PCC).

The California Amendments to Section 10.7.5 of the American Association of State Highway and Transportation Officials (AASHTO) bridge design specifications, 6th Edition (AASHTO 2012) considers soils to be corrosive to buried metals if the minimum resistivity is 1,000 ohm-cm or less. Based on this criterion, the on-site soils tested are also not considered corrosive to buried metal.

Table 19.3.1.1 – Exposure Categories and Classes, of American Concrete Institute (ACI) 318-14, Section 19.3 – Concrete Design and Durability Requirements, as referenced in Section 1904.1 of the 2016 CBC, indicates the severity of sulfate exposure for the sample tested is Exposure Class S0 (water-soluble sulfate concentration in contact with concrete is low and injurious sulfate attack is not a concern). The project structural engineer should evaluate the requirements of ACI 318-14 and determine their applicability to the site.

Wallace-Kuhl & Associates are not corrosion engineers. Therefore, if it is desired to further define the soil corrosion potential at the site, a corrosion engineer should be consulted.

LIMITATIONS

Our recommendations are based upon the information provided regarding the proposed project, combined with our analysis of site conditions revealed by the limited site reconnaissance, sampling, and laboratory testing programs. We have used our engineering judgment based upon the information provided and the data generated from our preliminary investigation. This report has been prepared in substantial compliance with generally accepted geotechnical engineering practices that exist in the area of the project at the time the report was prepared. No warranty, either express or implied, is provided.

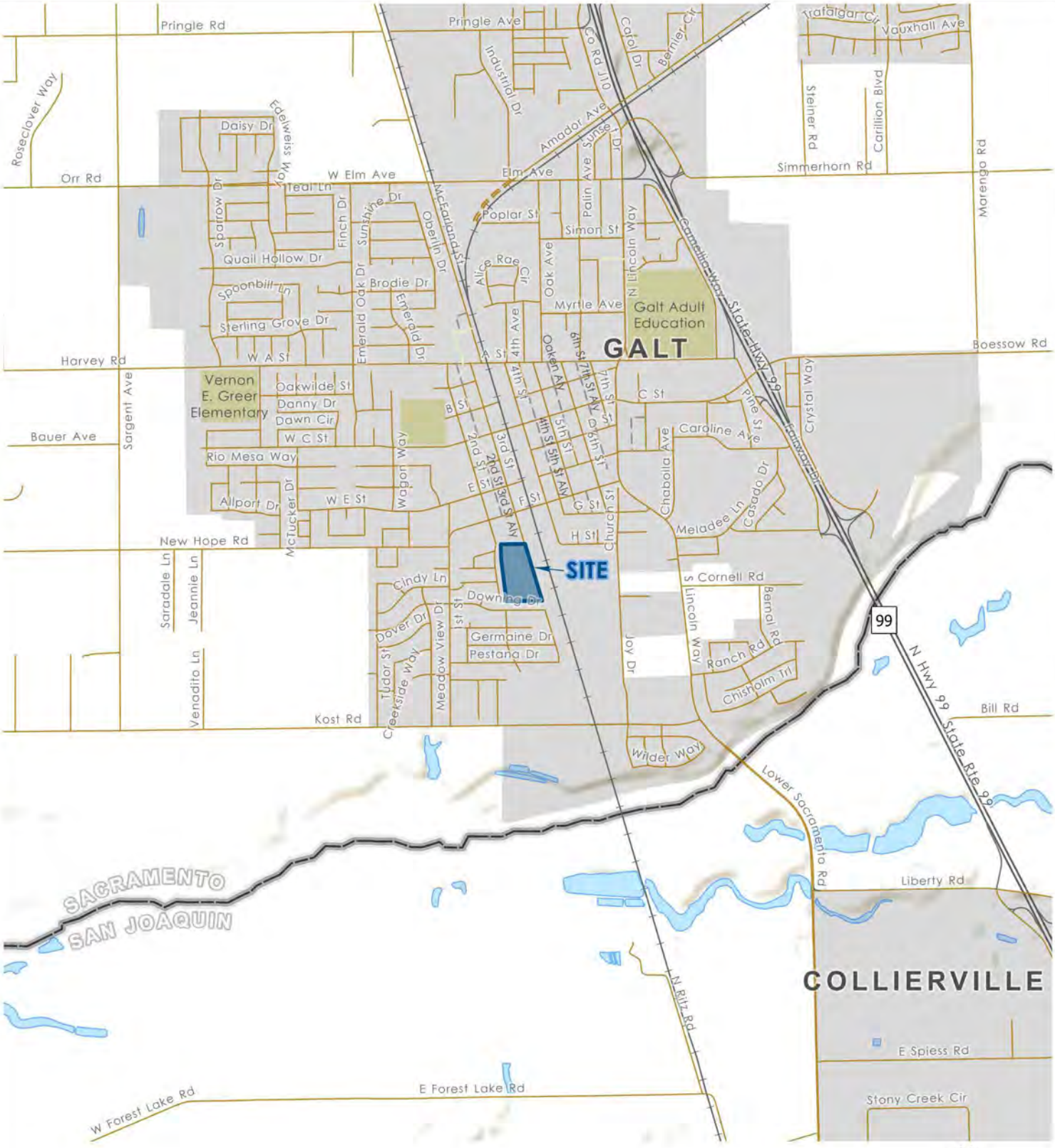
Prior to final design and the commencement of site grading, a detailed geotechnical investigation of this property must be conducted that includes test borings with soil sampling, laboratory testing and additional engineering evaluation. The final report should present geotechnical engineering conclusions and specific recommendations regarding site preparation, foundation alternates, floor support, site drainage and pavement design. When the project reaches this stage of development, we would be pleased to provide a separate cost estimate for these services.

We emphasize that this preliminary report is applicable only to the proposed construction and the investigated site and should not be utilized for construction on any other site.

Wallace-Kuhl & Associates



Gary H. Gulseth
Senior Engineer
GHG/jel



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

WallaceKuhl & ASSOCIATES
A Universal Engineering Sciences Company

VICINITY MAP

LIPPI RANCH PROPERTY

Galt, California

FIGURE	1
DRAWN BY	RWO
CHECKED BY	JEL
PROJECT MGR	MMW
DATE	11/2021
WKA NO.	13337.02



▲ Approximate Bulk Soil Sample Location

Approximate Site Boundary

N

0 75 150

Feet

Aerial imagery provided by Esri.
Site Plan adapted from a drawing provided by TSD Engineering, Inc., dated 9/23/21.
Projection: NAD 1983 2011 StatePlane California II FIPS 0402 Ft US

WallaceKuhl & Associates — A Universal Engineering Sciences Company

SITE PLAN

LIPPI RANCH PROPERTY

Galt, California

FIGURE	2
DRAWN BY	RWO
CHECKED BY	JEL
PROJECT MGR	MMW
DATE	11/2021
WKA NO.	13337.02

APPENDICES

APPENDIX A
General Project Information, Field and Laboratory Testing

APPENDIX A

A. GENERAL INFORMATION

We have completed a preliminary geotechnical engineering study for the Lippi Ranch Property located at 627 and 628 3rd Street in Galt, California. Our study has been performed in general accordance with the scope of services outlined in our proposal letter, dated August 8, 2021, and authorized by Mr. Jim McDonough of The True Life Companies whose mailing address is 110 Blue Ravine Road, Suite 209, Folsom, California 95630; telephone (916) 235-6714.

B. FIELD EXPLORATION

On October 14, 2021, six shallow bulk samples were collected at the approximate locations shown in Figure 2. The bulk samples were placed in plastic bags. The bulk samples were returned to our laboratory for soil classification and additional testing.

LABORATORY TESTING

Two representative samples of near-surface soil were subjected to Atterberg Limits tests (ASTM D4318). The results of these tests are presented in Figure A1.

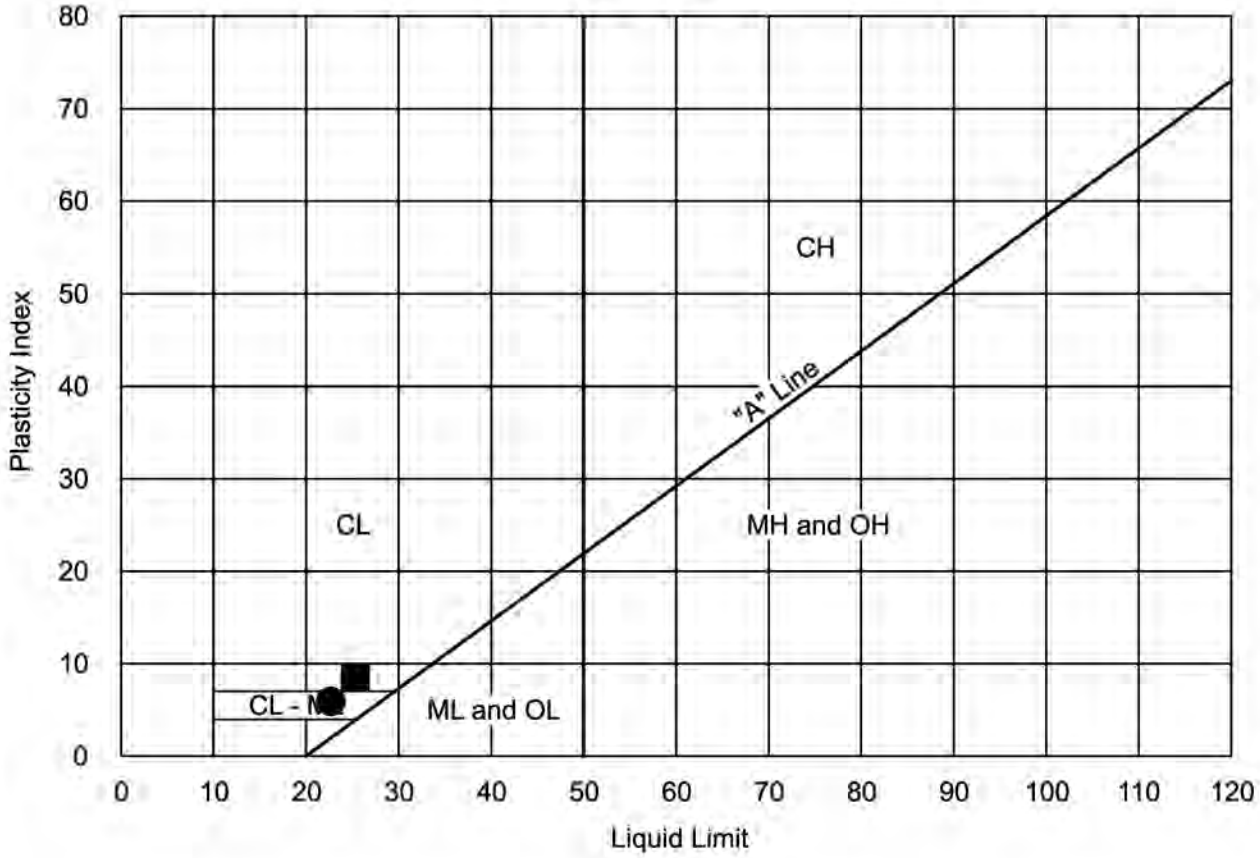
Two bulk samples of near-surface soils were subjected to Expansion Index tests (ASTM D4829). The test results are presented in Figures A2 and A3.

Two bulk samples of near-surface soil were subjected to Resistance ("R") value testing in accordance with California Test 301. The results of the R-value tests are presented in Figure A4.

One near-surface soil sample was submitted to Sunland Analytical, Inc. of Rancho Cordova, California to determine the soil pH and minimum resistivity (California Test 643), Sulfate concentration (California Test 417 and ASTM D516) and Chloride concentration (California Test 422). The results of these tests are presented in Figures A5 and A6.

ATTERBERG LIMITS

ASTM D4318



KEY SYMBOL	LOCATION	SAMPLE DEPTH	NATURAL WATER CONTENT (%)	ATTERBERG LIMITS		PASSING No. 200 SIEVE (%)	UNIFIED SOIL CLASSIFI-CATION SYMBOL
				LIQUID LIMIT (%)	PLASTICITY INDEX (%)		
●	B3	0'-1.5'	---	23	6	---	CL-ML
■	B4	0'-1.0'	---	25	8	---	CL

WallaceKuhl & Associates — A Universal Engineering Sciences Company

ATTERBERG LIMITS

LIPPI RANCH PROPERTY

Galt, California

FIGURE	A1
DRAWN BY	RWO
CHECKED BY	JEL
PROJECT MGR	MMW
DATE	11/2021
WKA NO. 13337.02	

EXPANSION INDEX TEST RESULTS

ASTM D4829

MATERIAL DESCRIPTION: Brown, silty lean clay

LOCATION: B3

Sample Depth	Pre-Test Moisture (%)	Post-Test Moisture (%)	Dry Density (pcf)	Expansion Index
0' - 1.5'	9.6	16.1	110	**13**

CLASSIFICATION OF EXPANSIVE SOIL *

EXPANSION INDEX	POTENTIAL EXPANSION
0 - 20	**Very Low**
21 - 50	Low
51 - 90	Medium
91 - 130	High
Above 130	Very High

* From ASTM D4829, Table 1

EXPANSION INDEX TEST RESULTS

ASTM D4829

MATERIAL DESCRIPTION: Brown, sandy lean clay

LOCATION: B4

Sample Depth	Pre-Test Moisture (%)	Post-Test Moisture (%)	Dry Density (pcf)	Expansion Index
0' - 1'	9.2	16.7	112	**18**

CLASSIFICATION OF EXPANSIVE SOIL *

EXPANSION INDEX	POTENTIAL EXPANSION
0 - 20	**Very Low**
21 - 50	Low
51 - 90	Medium
91 - 130	High
Above 130	Very High

* From ASTM D4829, Table 1

RESISTANCE VALUE TEST RESULTS

(California Test 301)

MATERIAL DESCRIPTION: Brown, sandy lean clay

LOCATION: B4 (0' - 1')

Specimen No.	Dry Unit Weight (pcf)	Moisture @ Compaction (%)	Exudation Pressure (psi)	Expansion (dial, inches x 1000)	Expansion (psf)	R Value
1	122	10.0	398	32	139	46
2	122	10.9	179	57	247	18
3	121	10.4	291	41	178	33

R-Value at 300 psi exudation pressure = 34

MATERIAL DESCRIPTION: Brown, sandy lean clay

LOCATION: B5 (0' - 1')

Specimen No.	Dry Unit Weight (pcf)	Moisture @ Compaction (%)	Exudation Pressure (psi)	Expansion (dial, inches x 1000)	Expansion (psf)	R Value
1	121	10.0	600	88	381	67
2	122	10.9	343	53	229	48
3	121	11.8	163	16	69	29

R-Value at 300 psi exudation pressure = 44

Sunland Analytical

11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

Date Reported 10/29/2021
Date Submitted 10/25/2021

To: Jesus Lopez
Wallace-Kuhl & Assoc.
3050 Industrial Blvd
West Sacramento, CA 95691

From: Gene Oliphant, Ph.D. \ Randy Horney
General Manager \ Lab Manager

The reported analysis was requested for the following location:
Location : 13337.02 Site ID : B4 @ 0-1.
Thank you for your business.

* For future reference to this analysis please use SUN # 86028-179302.

EVALUATION FOR SOIL CORROSION

Soil pH	5.75	
Minimum Resistivity	3.48 ohm-cm (x1000)	
Chloride	4.4 ppm	00.00044 %
Sulfate	22.5 ppm	00.00225 %

METHODS
pH and Min.Resistivity CA DOT Test #643
Sulfate CA DOT Test #417, Chloride CA DOT Test #422m



Sunland Analytical

11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

Date Reported 10/29/2021
Date Submitted 10/25/2021

To: Jesus Lopez
Wallace-Kuhl & Assoc.
3050 Industrial Blvd
West Sacramento, CA 95691

From: Gene Oliphant, Ph.D. \ Randy Horney
General Manager \ Lab Manager

The reported analysis was requested for the following location:
Location : 13337.02 Site ID : B4 @ 0-1.
Thank you for your business.

* For future reference to this analysis please use SUN # 86028-179303.

Extractable Sulfate in Water

Type of TEST	Result	Units
Sulfate-SO4	22.8	mg/kg

METHODS
ASTM D-516m from sat.paste extract-reported based on dry wt.

WallaceKuhl — A Universal Engineering Sciences Company	**CORROSION TEST RESULTS** LIPPI RANCH PROPERTY Galt, California	FIGURE A6 DRAWN BY RWO CHECKED BY JEL PROJECT MGR MMW DATE 11/2021 WKA NO. 13337.02

Appendix G

Phase I Environmental Site Assessment

WallaceKuhl & ASSOCIATES | A Universal Engineering Sciences Company

Phase I Environmental Site Assessment

LIPPI RANCH PROPERTY

627 & 628 3rd Street

Galt, California

WKA No. 13337.01

October 15, 2021

Prepared for:

Ms. Christie Kolshinski

The True Life Companies

110 Blue Ravine Road, Suite 209

Folsom, California 95630

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Phase I Environmental Site Assessment

LIPPI RANCH PROPERTY

627 & 628 3rd Street
Galt, California
WKA No. 13337.01
October 15, 2021

Wallace-Kuhl & Associates (WKA), on behalf of The True Life Companies, prepared this Phase I Environmental Site Assessment for the Lippi Ranch Property located at 627 and 626 3rd Street in Galt, 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

PROFESSIONAL GEOLOGIST
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No. HG260
CERTIFIED HYDRO GEOLOGIST
STATE OF CALIFORNIA

Nancy M. Malaret
Senior Staff Environmental Scientist

Dennis B. Nakamoto, P.G., C.E.G., C.HG.
Senior Hydrogeologist

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E 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
LIPPI RANCH PROPERTY
WKA No. 13337.01

EXECUTIVE SUMMARY

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the Lippi Ranch Property (herein referred to as Site) for evidence of Recognized Environmental Conditions (RECs) resulting from current and/or former Site activities. The Site is located at 627 and 626 3rd Street in Galt, California (Figures 1, 2, 3, and 4) and is comprised of approximately 9 acres of land developed with two single-family residences and associated outbuildings. The Site is identified by Sacramento County Assessor's Parcel Numbers (APNs): 150-0101-046 and 150-0274-006, and -007, and a portion of 150-0274-011 (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 late 1800s revealed that the Site was developed by the late 1800s. Structure A was present from at least 1895 to at least 1957. Structures B and C were constructed by 1911. Structure D was present from at least 1926 to at least 1963. Structures E and F were constructed by 1963. Structure G was constructed by 1972. The remainder of the Site was used for agricultural purposes, including the raising of irrigated crops and orchards since at least 1937.
- Structure A has been present on the Site since at least 1926 and was reportedly used as a cherry winery.
- According to an environmental lien search, no environmental liens are associated with the Site.
- Building maintenance activities may have included the application of persistent pesticides (termiticides) around the foundation of the former and current structures to prevent pest invasions, such as termites.
- Given the age of development on the Site, it is unlikely that asbestos containing building materials and lead-based paints were used in the construction and/or maintenance of the former and current Site buildings.
- 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 Lippi Ranch Property.

This assessment has revealed no RECs in connection with the Site except the following:

- On-site concerns were noted from the presence of seven structures on the northern portion of the Site since at least 1937 and the potential for residues of historically applied persistent pesticides (termiticides) and lead from lead-based paint to be present in surface soils.
- On-site concerns were noted from the historical agriculture activities including the raising of irrigated crops and orchards and the potential for residues of historically applied persistent pesticides and arsenic to be present in surface soils.

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to evaluate the Lippi Ranch Property (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, 3PR21197, dated August 10, 2021.

1.2 Scope of Services

WKA has completed this ESA for the Site shown on Figures 1 through 4. Mr. Aidan Barry with The True Life Companies authorized WKA to proceed with this assessment on September 27, 2021, through a signed WKA Environmental Site Assessment Consulting 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. The True Life Companies 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 The True Life Companies a copy of the User Questionnaire and the Helpful Documents checklist. Mr. Derek Spalding, The True Life Companies, 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. Spalding was not aware of any records of environmental liens or AULs currently recorded against the Site. Mr. Spalding stated he does not possess specialized knowledge or experience related to the Site. He said that the Site was historically planted with cherry orchards and developed with a cherry winery. Mr. Spalding stated that he is not aware of any obvious indicators that point to the presence or likely presence of contamination at the Site.

Mr. Spalding was not 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.

2.0 SITE DESCRIPTION

2.1 Site and Vicinity General Characteristics

The Site is located at 627 and 626 3rd Street in Galt, California (Figures 1 and 2). The Site is comprised of Sacramento County Assessor's Parcel Numbers (APNs): 150-0101-046 and 150-0274-006, and -007, and a portion of 150-0274-011, totaling approximately 9 acres of land. The Site formerly contained two residential structures and currently is developed with three single-family residences, and a barns. The Site also contains a water supply well pump house (Figure 3). Surrounding land use consisted of residential developments and vacant land (Figure 4).

The Site has been developed with seven structures since at least 1937. Given the age of the existing and historical development on the Site, it is likely that asbestos containing building materials and lead-based paints were used in the construction and/or maintenance of the Site buildings. Building maintenance activities may have included the application of persistent pesticides (termiticides) around the foundation of the structures to prevent pest invasions, such as termites.

2.2 Site Reconnaissance

A visual site reconnaissance was conducted by WKA on October 12, 2021. Figures 5a through 5e provides color photographs of the Site taken during the site reconnaissance. WKA was escorted through the Site by Mr. Anthony Nunez. WKA did not enter Structure E as it is privately occupied.

On the day of site reconnaissance, the northern portion of the Site was developed with Structures B, C, E, F, and G. An irrigation water supply well, located adjacent to the east of Structure F, is within a pumphouse. Landscaped areas are located in the vicinity of the structures. The remainder of the Site was vacant land.

The location formerly occupied by Structure A is currently grass-covered land.

Structure B is a two-story residence with a subterranean basement. Although reported to be vacant, WKA observed the interior rooms of Structure B were furnished and contained personal belongings. The exterior of Structure B is painted and in good condition. WKA observed a concrete apron around the perimeter of Structure B. A small basement is located beneath the southeastern portion of the structure. WKA observed the basement contained a water heater, a heating furnace, other belongings. WKA observed two plastic pipes that penetrated the Structure B wall to serve as chimney vents for the furnace.

The basement has concrete walls and floors. A crawl space beneath the rest of the house is accessible from the basement. WKA observed a wheelchair lift located adjacent to the southwestern wall of the structure.

Structure C is one-story barn structure. The walls of the structure are wood sided that is painted, and in good condition. Portions of the floor are concrete, and some are dirt. A gravel-covered dirt surface is located to the north of the structure. Bare soil is located to the east, south, and west of the structure. The structure is used for the storage of household items, Christmas decorations, medium sized farm tractors, firewood, and yard equipment.

The location formerly occupied by Structure D is currently vacant land.

Structure E, the occupied structure, is a one-story residence. WKA observed a concrete apron around the perimeter of the structure. The exterior of the structure is painted stucco that is in good condition.

Structure F is a two-car garage that serves, but is detached from Structure E. The exterior of the structure is painted stucco that is in good condition. Concrete is located to the north and west of the structure. The garage is used for the storage of personal items.

Structure G a two-story residential structure. The exterior of the structure is stucco in good condition. WKA observed a concrete adjacent to the northern and western walls of the structure. The first floor is a three-car garage, which is being used for storage of household items. The second floor of the structure is a residence. Although reported to be vacant, WKA observed the interior rooms of Structure G were furnished and contained personal belongings.

WKA observed a metal-sided pump house for a well to the east of Structure F. A concrete irrigation standpipe was located adjacent to the metal-sided pump house.

2.2.1 Municipal Infrastructure and Utilities

Sacramento Municipal Utility District (SMUD) provides electricity to the Site. Pacific Gas and Electric (PG&E) provides natural gas to the Site. The City of Galt provides potable water and sanitary sewer service. An irrigation well is located to the southeast of Structure F. Three pole-mounted transformer were observed to the east of the irrigation well. The pole-mounted transformers were labeled as containing Envirotemp FR-3 fluid, which is derived from renewable vegetable oils.

2.3 Adjoining Properties

The Site is bounded to the north by vacant land, a multi-family housing building and 3rd Street. Vacant land followed by railroad tracks is located to the east of the Site. The Site is bounded to the south and west by residences.

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 a questionnaire to Mr. Anthony Nunez regarding the Site. Mr. Nunez is the current Site owner. According to Mr. Nunez, the Lippi family owned the Site prior to the early 1950s. The Olson family acquired a portion of the Site in approximately 1952. The Nunez family has lived on the Site since 1968. Mr. Nunez stated that parcels associated with the Site were transferred to his brother, Mark Nunez, and himself in 2021. According to Mr. Nunez, the Site was originally developed with the Galt Winery, a cherry winery, by 1900. He said that the Site is currently developed with three residences and a barn. Mr. Nunez stated that historically the Site was developed with an additional residence, which has been removed. Mr. Nunez is not aware of any soil that has been imported to the Site. He said, that to the best his knowledge, no aboveground or underground storage tanks have been located at the Site. Mr. Nunez stated that there is an irrigation well on the property, but that it has not been used for decades. He is not aware of any septic tanks being located on the Site. Mr. Nunez is not aware of any environmental liens that have been recorded for the Site.

3.2 Occupants (Multi-family or Major)

The Site Owner escorted WKA during the site reconnaissance; therefore, no residents were interviewed.

3.3 Past Owners, Operators, and/or Occupants

No information, other than what was provided by Mr. Nunez, regarding past owners, operators, and/or occupants was received by WKA during the completion of this report.

3.4 State and/or Local Government Officials

WKA contacted the Sacramento County Environmental Management Department (SCEMD), regarding any regulatory files available for the surrounding facilities. A representative with SCEMD provided available files for review on the SCEMD NextRequest website. Information reviewed on the SCEMD NextRequest website is provided in Section 4.3.

The State Water Resources Control Board (SWRCB) publishes its 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 its 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 1975 United States Geological Survey (USGS) 7.5 Minute topographic map of the *Lodi North, California Quadrangle* as developed with two structures. The Site is located within Section 34, Township 5 North, Range 6 East, Mount Diablo Base and Meridian, at an elevation of approximately +45 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 Riverbank Formation consisting of Pleistocene alluvial gravels, sands, silts and clays.

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, 2021a).

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 Kimball silt loam, 0 to 2 percent slopes; and, Kimball-Urban land complex, 0 to 2 percent slopes (USDA, 2021). 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, 2021).

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, 2021).

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 with coverage of the Site were 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. Sanborn® Map coverage of the Site dated 1895, 1911, 1926, and 1940 were available for review (EDR®, 2021b). Copies of the Sanborn maps compiled by EDR® with coverage of the Site are included in Appendix C. A summary of each map is presented below.

1895 – A residence, Structure A, is depicted on the north-central portion of the Site. A note states "170' to large barn" adjacent to the residence. An easement followed by two structures are depicted to the northeast.

1911 – A new residence, Structure B, is depicted to the northeast of the previously noted residence. A large structure, Structure C, labeled as "Winery" is depicted to the south of the residences. The structures previously noted to the northeast are no longer depicted.

1926 – A new structure, Structure D, is depicted to the east of the previously noted Winery structure. Two new structures are depicted to the northeast of the Site.

1940 – The previously noted Winery structure (Structure C) is labeled as storage.

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 1894, 1910, 1939/1941, 1942, 1947, 1953, 1968, 1975/1976, 1980, and 2012 were available for review (EDR®, 2021c). 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
1894	1:125,000	Site: Vacant land. North: The developed portions of Galt are depicted. East: Railroad tracks are depicted followed by vacant land. South: Vacant land. West: Vacant land.
1910	1:31,680	No significant changes noted for the Site or the vicinity.
1939/ 1941	1:62,500	Site: A structure is depicted on the northern portion. North: A structure is depicted to the northeast. East: No significant changes noted. South: No significant changes noted. West: No significant changes noted.
1942	1:62,500	No significant changes noted for the Site or the vicinity.
1947	1:50,000	No significant changes noted for the Site or the vicinity.
1953	1:24,000	Site: A second structure is depicted on the northern portion. North: An east-west oriented road followed by two structures is depicted. East: No significant changes noted. South: No significant changes noted. West: No significant changes noted.

Table 1		
Year	**Scale**	**Observations**
1968	1:24,000	Site: The previously noted structures have been removed. A new structure is depicted. Symbols indicating an orchard are depicted on the western portion. North: No significant changes noted. East: No significant changes noted. South: No significant changes noted. West: Vacant land followed by structures and symbols indicating an orchard.
1975/ 1976	1: 24,000	Site: A second structure is depicted on the northern portion. North: No significant changes noted. East: No significant changes noted. South: No significant changes noted. West: No significant changes noted.
1980	1:24,000	The Site and vicinity are not mapped.
2012	1:24,000	Site: The previously noted structures are no longer depicted. North: The previously noted structures are no longer depicted. East: No significant changes noted. South: The existing subdivision roads are depicted. West: The existing subdivision roads are depicted.

4.2.3 Oil and Gas Well Maps

Review of California Geologic Energy Management Division (CalGEM) Well Finder website showed that the Site is not located in a designated natural gas field. No CalGEM wells are located on or within at least one mile of the Site (CalGEM, 2021).

4.2.4 Aerial Photographs

Historical aerial photographs of the Site and general vicinity were compiled by EDR®. Photographs covering the years 1937, 1940, 1957, 1963, 1972, 1975, 1984, 1993, 2006, 2009, 2012, and 2016 were available for review (EDR®, 2021d). 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 Site and in the vicinity.

Table 2		
Year	**Scale**	**Observations**
August 1937	1" = 500'	Site: Structures A, B, C, and D are visible on the northeastern portion. The remainder is planted with an irrigated crop. North: A road followed by a structure. A road and two structures are visible to the northeast. East: A field planted with an irrigated crop followed by railroad tracks. South: Grass-covered land is visible to the southeast. Remnants of an orchard are visible to the southwest. West: Grass-covered land.
May 1940	1" = 500'	Site: Structure C has been expanded. North: No significant changes noted. East: No significant changes noted. South: No significant changes noted. West: No significant changes noted.
August 1957	1" = 500'	Site: A small, hobby-sized orchard is visible to the north of Structure A. The southern portion is grass-covered land. North: No significant changes noted. East: Grass-covered land. South: No significant changes noted. West: No significant changes noted.
June 1963	1" = 500'	Site: Structure A has been removed. Structures E and F are visible. North: No significant changes noted. East: No significant changes noted. South: No significant changes noted. West: No significant changes noted.
June 1972	1" = 500'	Site: Structure D has removed. Structure G is visible. A second small hobby-sized orchard is visible to the south of Structure E. Ground markings indicating irrigated pasture are visible on the southern portion. North: An additional structure is visible. East: Ground markings indicating irrigated pasture are visible. South: No significant changes noted. West: No significant changes noted.
November 1975	1" = 500'	No significant changes noted for the Site or the vicinity.
June 1984	1" = 500'	No significant changes noted for the Site or the vicinity.
May 1993	1" = 500'	Site: No significant changes noted. North: No significant changes noted. East: No significant changes noted. South: The existing residential subdivision is undergoing development. West: The existing residences are visible.

Table 2		
Year	**Scale**	**Observations**
2006	1" = 500'	Site: The hobby-sized orchard to the south of Structure E has been removed. East: No significant changes noted. South: No significant changes noted. West: No significant changes noted.
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 online distributor of "Assessor-Direct property information throughout the State of California." The ownership entity for the Sacramento County APNs 150-0101-046 and 150-0274-011 is listed as "Olson Family 1996 Trust." The ownership entity for the Sacramento County APNs 150-0274-006 and -007 is listed as "Eugene/Vesta Nunez Revocable Trust" (ParcelQuest®, 2021).

4.2.6 Building Department Records

WKA contacted the City of Galt Community Development Department to request building permits for the Site. According to Ms. Nicole Brossman, City of Galt, no building permits were recorded in the database for the Site APNs. Ms. Brossman stated that the database goes back to 2007.

4.2.7 Local Street Directories

Local street directories with coverage of the Site and adjoining properties were obtained from EDR® (EDR®, 2021e). These documents contain business listings based on street number identifiers. The Site address of 627 3rd Street was not listed in the reviewed city directories. The Site address of 628 3rd Street was listed as residential from at least 1971 to at least 2017. A copy of the EDR® City Directory (EDR®, 2021e) is provided in Appendix C.

4.2.8 Zoning and Land Use Records

The use of Sacramento County APNs 150-0274-007 and -011 is listed as vacant. The use of Sacramento County APN 150-010-046 is listed as residential multiple family. The use of Sacramento County APN 150-274-006 is listed as residential single family (ParcelQuest, 2021).

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 identified 2 pipelines within one-half mile of the Site. One pipeline, located 200 feet to the east of the Site, is noted is as being operated by SFPP, LP and is reportedly a "non-highly volatile liquid" transmission line. The second pipeline, located 0.14 miles west of the Site, is noted as being operated by PG&E and is used for the transmission of natural gas (NPMS, 2021).

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

No previous assessments were provided to WKA prior to the completion of this report.

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®, 2021a). 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			
	EDR Listed Database	*ASTM E 1527-13 Search Distance*	No. of Facilities Listed (within Search Radius)
Federal			
Federal NPL Site List	*NPL*	1-mile	0
Federal Delisted NPL Site List	*Delisted NPL*	½-mile	0
Federal CERCLIS List	*CERCLIS*	½-mile	0
Federal CERCLIS NFRAP Site List	*CERCLIS NFRAP*	½-mile	0
Federal RCRA CORRACTS Facilities List	*CORRACTS*	1-mile	0
Federal RCRA Generators List:			
Small Quantity and Large Quantity Generators	*RCRA SQG*	Site & adjoining	0
	RCRA LQG		0
Landfills and Solid Waste Management Units	*RCRA TSDF*	½-mile	0
Federal Institutional Control / Engineering Control Registries	*US ENG Controls*	Site only	0
	US INST Controls		0
Federal ERNS List	*ERNS*	Site only	0
State			
State-equivalent NPL (Hist. Cal-Sites)	*Hist. Cal-Sites*	1-mile	1
State-equivalent CERCLIS	*RESPONSE*	½-mile	1
State Landfill and/or Solid Waste Disposal Site	*SWF/LF (SWIS)*	½-mile	0
	WMUDS/SWAT		0
State Leaking Underground Storage Tanks	*LUST- Reg 5 Geotracker*	½-mile	2
Tribal Leaking Underground Storage Tanks	*Indian LUST*	½-mile	0
State Registered Underground Storage Tanks	*UST*	Site & adjoining	0
Tribal Registered Underground Storage Tanks	*Indian UST*	Site & adjoining	0
State Registered Aboveground Storage Tanks	*AST*	Site & adjoining	0
State Institutional Control Registries	*DEED*	Site only	0
State Voluntary Cleanup Sites	*VCP*	½-mile	0
State Brownfield Sites	*US Brownfields*	½-mile	0
California Environmental Reporting System Hazardous Waste	*CERS Haz Waste*	¼-mile	2
Additional Environmental Record Sources			
Hazardous Waste & Substances Sites List	*CORTESE*	½-mile	0
DTSC EnviroStor (includes Cal-Sites)	*EnviroStor*	1-mile	2
SLIC	*SLIC - Reg 5*	½-mile	0
Cleaner Facilities	*Drycleaners*	¼-mile	0
HAZNET	*HAZNET*	¼-mile	12
Local - County			
Sacramento County Contaminated Sites	*Sac Co CS*	½-mile	1
Sacramento County Master List	*Sac Co ML*	½-mile	7

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

The EDR Radius Report identified 12 Department of Toxic Substances Control (DTSC) Haznet listings within 0.25 miles of the Site. The DTSC Haznet database is a list of all facilities that have submitted manifests for the disposal of hazardous waste at a landfill. Seven listings were identified on the Sacramento County Master List database within 0.25 miles of the Site. The Sacramento County Master List is a database of all facilities that are regulated, permitted, and/or inspected by the Sacramento County Environmental Management Department. Two listings were identified on the California Environmental Protection Agency's California Environmental Reporting System Hazardous Waste System (CERS Haz Waste). The CERS Haz Waste database lists all facilities categorized as Hazardous Chemical Management, Hazardous Waste On-site Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA Large Quantity Hazardous Waste Generator Program. A listing on these databases is not considered to be indicative of a release of a hazardous material or petroleum product at a property.

The Sego Milk Plant facility, 621 3rd Street, was located on the northeastern adjoining property. The facility is listed on the Sacrament County Master List database. WKA requested records for the facility address from the SCEMD. WKA reviewed a Sacramento County Hazardous Materials Division Incident #13511, dated October 21, 1999, that documented the discharge of waste oil from an underground storage tank to the sanitary sewer system. The incident was reported to Sacramento County and the sanitary sewer lines were shut down to prevent the waste from reaching the sewage treatment plant. The sewer lines were pumped to remove the waste oil. According to a SCEMD Underground Storage Tank Removal letter, dated January 12, 2001, a no further action status was awarded after the removal of an underground storage tank. Based on the information reviewed, this facility has not impacted the Site.

WKA reviewed the State Water Resources Control Board's GeoTracker and the Department of Toxic Substances Control's EnviroStor website to identify facilities in the vicinity of the Site. No facilities that are or were undergoing assessment activities were located within 0.25 miles of 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 evaluation[1]. 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*) 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 two October 4, 2021, Environmental Lien Search Reports prepared by Security First Title Resource, no environmental liens or activity or use limitations (AULs) were recorded for the Site (SFTR 2021). Copies of the Environmental Lien Search Reports are included in Appendix C.

[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*.

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 late 1800s revealed that the Site was with Structures A, B, C, and D by 1937. By 1963, Structure C was removed, and Structures E and F were constructed. By 1972, Structure B was removed, and Structure G was constructed. The remainder of the Site was used for agricultural purposes, including the raising of irrigated crops and orchards since at least 1937.
- According to an environmental lien search, no environmental liens are associated with the Site.
- Building maintenance activities may have included the application of persistent pesticides (termiticides) around the foundation of the former and current structures to prevent pest invasions, such as termites.
- Given the age of development on the Site, it is unlikely that asbestos containing building materials and lead-based paints were used in the construction and/or maintenance of the former and current Site buildings.
- 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 Lippi Ranch Property. 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 except the following:

- On-site concerns were noted from the presence of seven structures on the northern portion of the Site since at least 1937 and the potential for residues of historically applied persistent pesticides (termiticides) and lead from lead-based paint to be present in surface soils.
- On-site concerns were noted from the historical agriculture activities including the raising of irrigated crops and orchards and the potential for residues of historically applied persistent pesticides and arsenic to be present in surface soils.

5.3 Recommendations

Based on the conclusions presented and the documentation contained herein, WKA makes the following recommendations:

- Collecting soil samples to evaluate for the potential presence of organochlorine pesticides, and arsenic related to the past agricultural operations at the Site.
- Collecting soil samples from the vicinity of the current and historical structures to evaluate the potential presence of termiticides or lead from lead-based paint in soils.
- The existing irrigation well and any wells or septic systems that are uncovered during development activities should be abandoned in accordance with local, state, and federal regulations.
- Prior to any renovations or demolition in the Site buildings, an asbestos-containing building material and lead-based paint survey should be conducted.

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, October 12, 2021. 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. The conclusions in this report should be reevaluated if site conditions change or new information becomes available. 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.

NMM:DBN:cd
H:/dept3/13337.01 - Phase I ESA Lippi Ranch Property

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).

Department of Water Resources (DWR), Water Data Library, <http://www.water.ca.gov/waterdatalibrary/> (September 2021).

Department of Toxic Substances Control (DTSC), EnviroStor, <https://www.envirostor.dtsc.ca.gov/public/> (September 2021).

Environmental Data Resources, Inc. (EDR®):

-2021a. *The EDR Radius Map Report with GeoCheck, Lippi Ranch Property, 627 3rd Street, Galt, California, Inquiry Number 6681028.2s*, Shelton, Connecticut, (September 28, 2021).

-2021b. *Certified Sanborn Map Report, Lippi Ranch Property, 627 3rd Street, Galt, California, Inquiry Number 6681028.3*, Shelton, Connecticut, (September 29, 2021).

-2021c. *The EDR Historical Topographic Map Report, Lippi Ranch Property, 627 3rd Street, Galt, California, Inquiry Number 6681028.4*, Shelton, Connecticut, (September 28, 2021).

-2021d. *The EDR Aerial Photo Decade Package Report Lippi Ranch Property, 627 3rd Street, Galt, California, Inquiry Number 6681028.8*, Shelton, Connecticut, (September 28, 2021).

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FIGURES



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

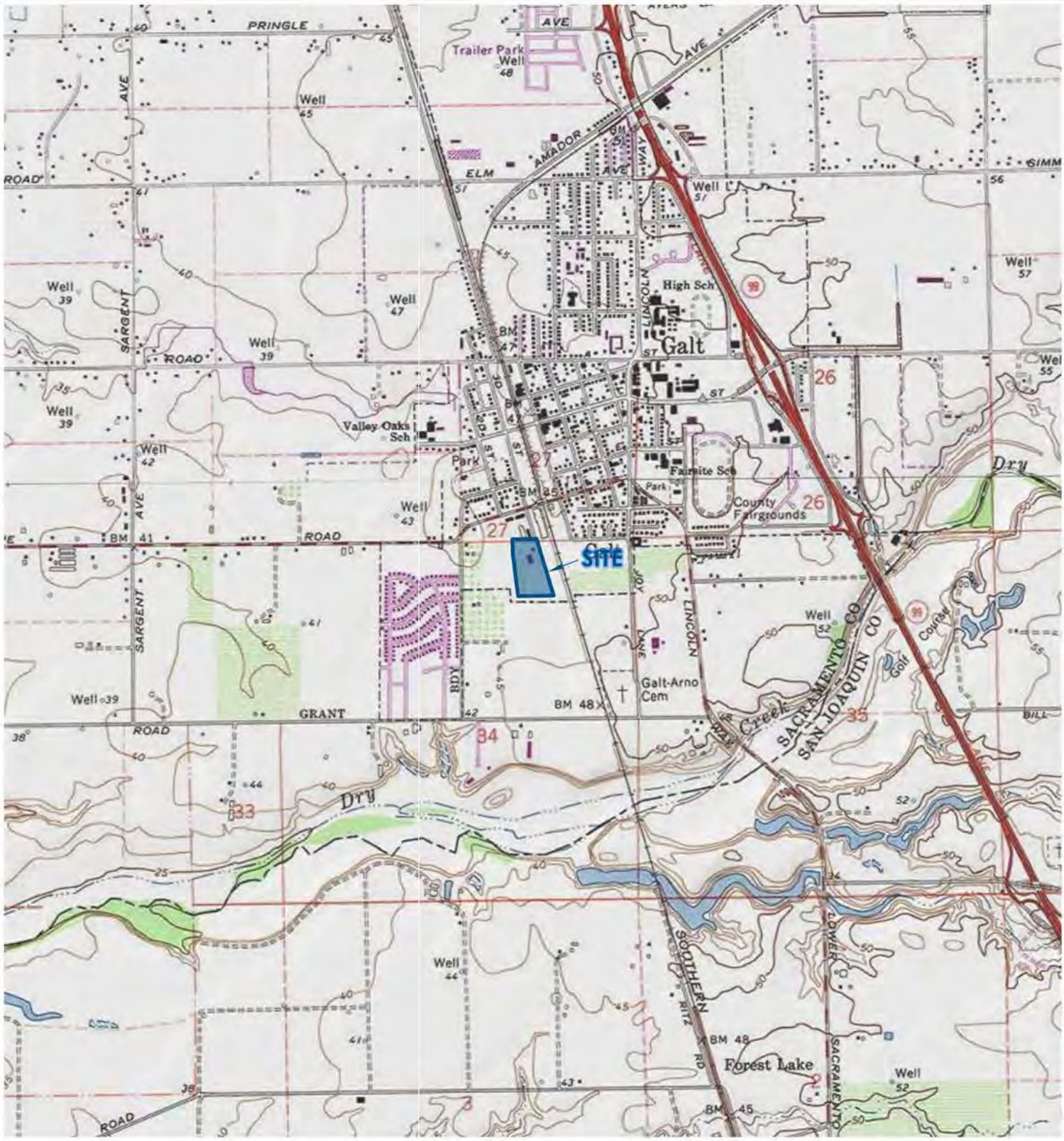
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VICINITY MAP

LIPPI RANCH PROPERTY

Galt, California

FIGURE	1
DRAWN BY	RWO
CHECKED BY	NMM
PROJECT MGR	NMM
DATE	10/2021
WKA NO.	13337.01



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

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TOPOGRAPHIC MAP

LIPPI RANCH PROPERTY

Galt, California

FIGURE	2
DRAWN BY	RWO
CHECKED BY	NMM
PROJECT MGR	NMM
DATE	10/2021
WKA NO.	13337.01



Parcel Data provided by Sacramento County Assessors Office
Projection: NAD 1983 2011 StatePlane California II FIPS 0402 Ft US

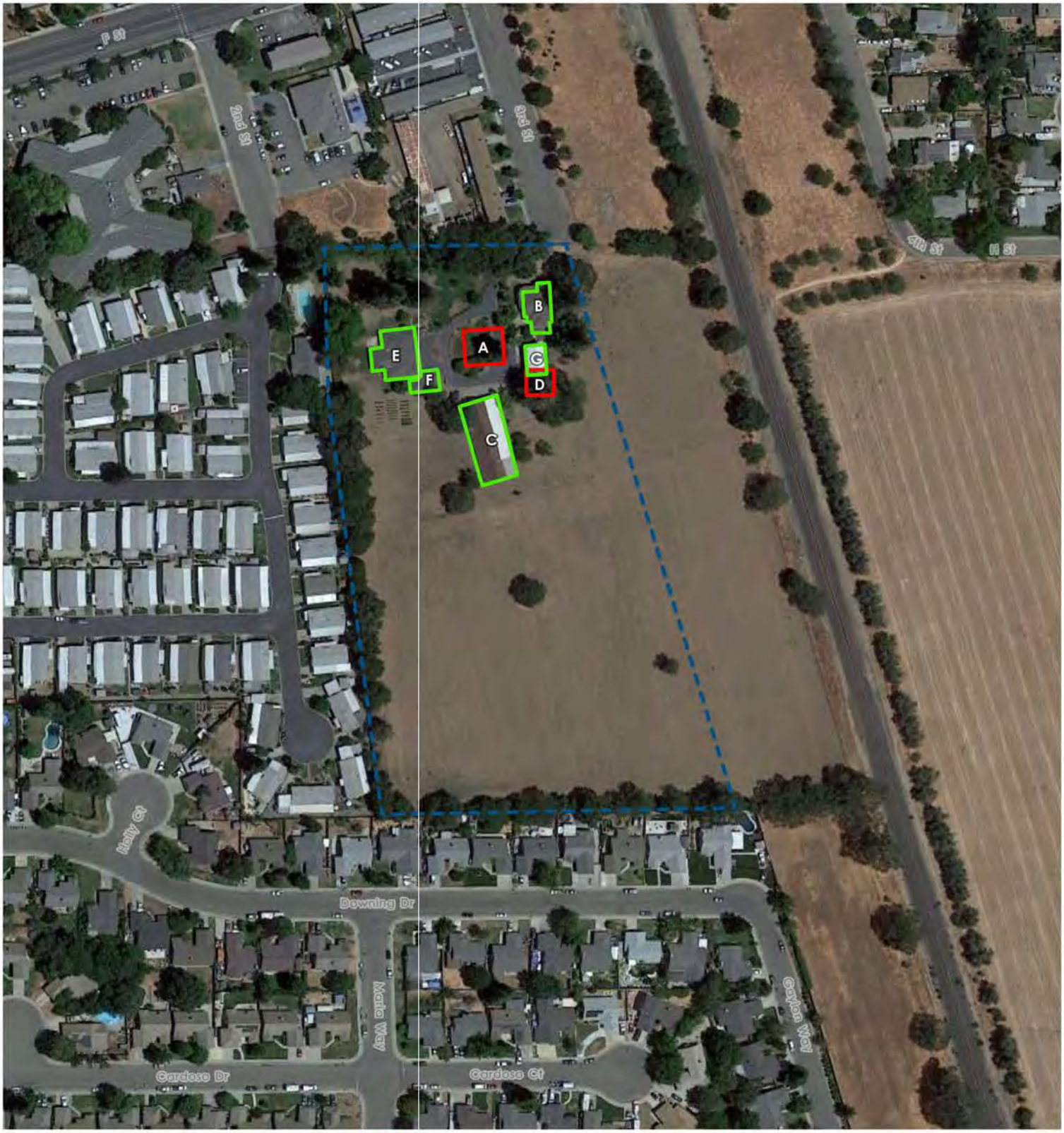
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PARCEL MAP

LIPPI RANCH PROPERTY

Galt, California

FIGURE	3
DRAWN BY	RWO
CHECKED BY	NMM
PROJECT MGR	NMM
DATE	10/2021
WKA NO.	13337.01



Approximate Current Structure Location

Approximate Former Structure Location

Approximate Site Boundary

N

0 100 200

Feet

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

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AERIAL SITE MAP

LIPPI RANCH PROPERTY

Galt, California

FIGURE	4
DRAWN BY	RWO
CHECKED BY	NMM
PROJECT MGR	NMM
DATE	10/2021
WKA NO.	13337.01



Looking southeast at Structure B.



Looking south at Structure B.



Looking at the wheelchair lift located adjacent to the southwestern wall of Structure B.



Looking at the basement of Structure B.

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COLOR PHOTOGRAPHS

LIPPI RANCH PROPERTY

Galt, California

FIGURE	5a
DRAWN BY	NMM
CHECKED BY	DBN
PROJECT MGR	NMM
DATE	10/21
WKA NO. 13337.01	



Looking southeast at Structure C.



Looking southwest at Structure C.



Looking east at Structure C.



Looking north at Structure C.

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COLOR PHOTOGRAPHS

LIPPI RANCH PROPERTY

Galt, California

FIGURE	5b
DRAWN BY	NMM
CHECKED BY	DBN
PROJECT MGR	NMM
DATE	10/21

WKA NO. 13337.01



Looking at the interior of Structure C.



Looking at the interior of Structure C.



Looking northwest at Structure E.



Looking southwest at Structure F.

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COLOR PHOTOGRAPHS

LIPPI RANCH PROPERTY

Galt, California

FIGURE	5c
DRAWN BY	NMM
CHECKED BY	DBN
PROJECT MGR	NMM
DATE	10/21

WKA NO. 13337.01



Looking northeast at Structure G.



Looking northwest at Structure G.



Looking southwest at the pump house and concrete irrigation standpipe .



Looking at the irrigation well in the pump house.

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COLOR PHOTOGRAPHS

LIPPI RANCH PROPERTY

Galt, California

FIGURE	5d
DRAWN BY	NMM
CHECKED BY	DBN
PROJECT MGR	NMM
DATE	10/21
WKA NO. 13337.01	



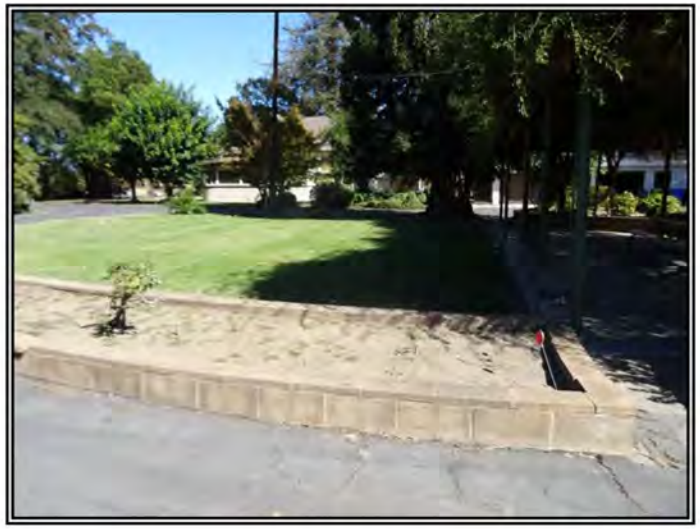
Looking south at the eastern portion of the Site.



Looking west at the northern portion of the Site.



Looking south at the vacant area on the southern portion f the Site.



Looking east at the former location of Structure A.

WallaceKuhl & Associates

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COLOR PHOTOGRAPHS

LIPPI RANCH PROPERTY

Galt, California

FIGURE	5e
DRAWN BY	NMM
CHECKED BY	DBN
PROJECT MGR	NMM
DATE	10/21

WKA NO. 13337.01

APPENDIX A
RESUMES

WallaceKuhl & ASSOCIATES | A Universal Engineering Sciences Company

DENNIS B. NAKAMOTO

SENIOR HYDROGEOLOGIST

Mr. Nakamoto manages Wallace-Kuhl & Associates' Environmental Department. He has over 35 years of experience in completing chemical contaminant and groundwater studies. Mr. Nakamoto's experience began with underground mapping, open pit mining and milling operations at sites in California, Nevada and Idaho. Mr. Nakamoto monitored the third environmental boring in connection with investigating soil, soil vapor and groundwater contamination at the Aerojet General Corporation rocket facility in Rancho Cordova, California (Aerojet). Mr. Nakamoto, over an eight-year period at Aerojet, was responsible for interpreting geologic samples and geophysical data in support of designing over 1,000 wells, comprised of extraction, recharge and monitoring wells, including nested, multiple completion monitoring wells.

Mr. Nakamoto was responsible for environmental studies at railyards operated by the former Southern Pacific Transportation Company and the Union Pacific Railroad. Mr. Nakamoto's was the Environmental Oversight Authority (EOA) during construction of the Robert Matsui Federal Courthouse and the 7th Street Extension, both projects on land formerly designated as part of the Union Pacific Sacramento Locomotive Works Superfund site, Sacramento, California. The EOA had authority to act on behalf of the Department of Toxic Substances Control, Central Valley Regional Water Quality Control Board, Sacramento County Environmental Health Department and the City of Sacramento on chemical discoveries during construction.

Mr. Nakamoto's experience with groundwater exploration began in 1978 with a successful mapping and interpreting of hydrogeologic conditions that resulting in finding of viable groundwater resources in the Spanish Springs area north of Reno, Nevada. His more recent experience includes the hydrogeologic study at the Elk Grove Unified School District's Cosumnes River Elementary School. He has lead studies to verify that aquifer resources were sufficient to support proposed developments; to interpret hydrogeologic interactions between surface water bodies, chemicals arising from sources such as discharges to the environment and septic disposal facilities; and, impacts of land development on groundwater resources. He has completed hydrogeologic studies in support of permitting surface mining activities, designing new production wells, modeling proposed contaminant capture systems, and developing groundwater resources.

Mr. Nakamoto studies volatile and semi-volatile organic chemicals, polynuclear aromatic hydrocarbons, metals (including hexavalent chromium and arsenic), asbestos, pH, agricultural chemicals and petroleum hydrocarbons in soil, soil vapor or groundwater arising from activities at facilities ranging from railyards, military, dry cleaning, wood treating, agricultural, and manufacturing. He interprets geophysical data from electrical resistivity, spontaneous potential, background radiation, source radiation (when approved for use), ground penetrating radar, magnetic and gravity surveys, using downhole and surface arrays. His studies are completed under oversight by either the United States Environmental Protection Agency, Department of Toxic Substances Control, one of the nine Regional Water Quality Control Boards, County Agencies or one of the several local oversight program agencies. He has investigated facilities such as: surface impoundments, former and active landfills, grit blasting, solvent cleaning, asbestos application and removal, lead acid battery maintenance, smelting activities, and petroleum hydrocarbon fuel refining, storage and dispensing, and agriculture operations throughout California.

Mr. Nakamoto prepares Human Health Risk Assessments based on statistical evaluations of data to advocate for the most efficient strategy for mitigating chemical concentrations at a site. Mr. Nakamoto has successfully defended Human Health Risk Assessments, including Trespasser Scenarios to Department of Toxic Substances Control Office of Human and Ecological Risk Division (HERD) and Human Health Risk (HERO) staff and Local Oversight Agencies. He has completed studies and prepared Asbestos Dust Mitigation Plans at numerous sites impacted by Naturally Occurring Asbestos. He is responsible for Phase I Environmental Site Assessment Reports.

DENNIS B. NAKAMOTO
SENIOR HYDROGEOLOGIST

SELECTED PROJECT EXPERIENCE:

- Lead and Petroleum Hydrocarbon Fuels, Former Crystal Cream and Butter Facility, Risk to Residential land use, Sacramento, California
- Arsenic Trespasser Risk Scenario, Fox Hill Lane Estates, Risk to Residential land use, Newcastle, California
- Hydrogeologic Study, Cosumnes River Elementary School, Surface Water to Groundwater impacts, Rancho Murrieta, California
- Dieldrin, Chlordane and Lead, Risk-Based Cleanup Determination, Sacred Heart Elementary School, Sacramento, California
- Environmental Oversight Authority, 7th Street Extension and Federal Courthouse, Development following Certified RAP, Sacramento, CA

Preliminary Endangerment Assessments

- Eureka School, Granite Bay
- Thermalito Union School District, Oroville
- Shubin Property, Vacaville
- Pan Pacific Property, Woodland

Railroad Transportation Facilities

- Oroville Railyard
- Stockton Railyard
- Sacramento Locomotive Works
- Imlay Locomotive Refueling Yard
- Portola Railyard
- Curtis Park Railyard

HIGHER EDUCATION:

University of California, Davis, California
B.S. Geology (1977)

PROFESSIONAL REGISTRATIONS:

California
Professional Geologist No. 3863
Certified Engineering Geologist No.1353
Certified Hydrogeologist No. 260
Oregon
Professional Geologist and an Engineering Geologist No. E 1535
Wyoming
Professional Geologist No. PG 2157
Louisiana
Professional Geoscientist No. To be assigned.

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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.

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.

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.

HIGHER EDUCATION:

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

APPENDIX B

ASTM E 1527-13 User Questionnaire
and Helpful Documents Checklist

E 1527-13 USER QUESTIONNAIRE
LIPPI RANCH PROPERTY

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

(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,

(a.) Do you know the past uses of the *property*? Yes If so, what were they? Cherry orchard and cherry winery. Other orchards.

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

None known.

---

[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.)
LIPPI RANCH PROPERTY

Questions 6 continued:

(c.) What, if any, spills or other chemical releases have taken place at the *property*?
None known.

(d.) What, if any, environmental cleanups have taken place at the *property*?
None known.

(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: Derek Spalding

Date: 10/7/21

Title: Managing Director

Signature:

Phone Number: 916-945-9718

Relationship to the Site (i.e., owner, lender, property manager): in escrow to purchase

HELPFUL DOCUMENTS
LIPPI RANCH PROPERTY

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

____ Yes _X_ 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 David Spalding

Date: 10/7/21

Title: Managing Director

Signature: David Spalding

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 Sacramento County, California



September 30, 2021

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

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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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

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

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: 1:1,490 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 20 40 80 120

Feet
0 50 100 200 300

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 1:24,000.

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: Sacramento County, California
Survey Area Data: Version 19, May 29, 2020

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

Date(s) aerial images were photographed: May 12, 2019—May 30, 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
164	Kimball silt loam, 0 to 2 percent slopes	8.4	95.0%
166	Kimball-Urban land complex, 0 to 2 percent slopes	0.4	5.0%
Totals for Area of Interest		**8.8**	**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 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.

Sacramento County, California

164—Kimball silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: hhn8
Elevation: 30 to 1,000 feet
Mean annual precipitation: 12 to 25 inches
Mean annual air temperature: 59 to 64 degrees F
Frost-free period: 250 to 300 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

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

Description of Kimball

Setting

Landform: Terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from granite

Typical profile

H1 - 0 to 24 inches: silt loam
H2 - 24 to 36 inches: clay
H3 - 36 to 60 inches: sandy clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: D
Hydric soil rating: No

Minor Components

San joaquin

Percent of map unit: 4 percent
Hydric soil rating: No

Bruella
Percent of map unit: 4 percent
Hydric soil rating: No

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

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

Unnamed, weak hardpan
Percent of map unit: 1 percent
Hydric soil rating: No

166—Kimball-Urban land complex, 0 to 2 percent slopes

Map Unit Setting
National map unit symbol: hhnb
Elevation: 30 to 1,000 feet
Mean annual precipitation: 12 to 25 inches
Mean annual air temperature: 59 to 64 degrees F
Frost-free period: 250 to 300 days
Farmland classification: Not prime farmland

Map Unit Composition
Kimball and similar soils: 50 percent
Urban land: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kimball

Setting
Landform: Terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from granite

Typical profile
H1 - 0 to 24 inches: silt loam
H2 - 24 to 36 inches: clay
H3 - 36 to 60 inches: sandy clay loam

Properties and qualities
Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained

Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: D
Hydric soil rating: No

Description of Urban Land

Typical profile

H1 - 0 to 6 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydric soil rating: No

Minor Components

Durixeralfs

Percent of map unit: 4 percent
Hydric soil rating: No

Bruella

Percent of map unit: 4 percent
Hydric soil rating: No

San joaquin

Percent of map unit: 4 percent
Hydric soil rating: No

Xerarents

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

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Lippi Ranch Property
627 3rd Street
Galt, CA 95632

Inquiry Number: 6681028.3
September 29, 2021

Certified Sanborn® Map Report

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

Certified Sanborn® Map Report

09/29/21

Site Name:

Lippi Ranch Property
627 3rd Street
Galt, CA 95632
EDR Inquiry # 6681028.3

Client Name:

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

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1940
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Sanborn Sheet Key

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1940 Source Sheets



Volume 1, Sheet 4
1940

1926 Source Sheets



Volume 1, Sheet 4
1926

1911 Source Sheets

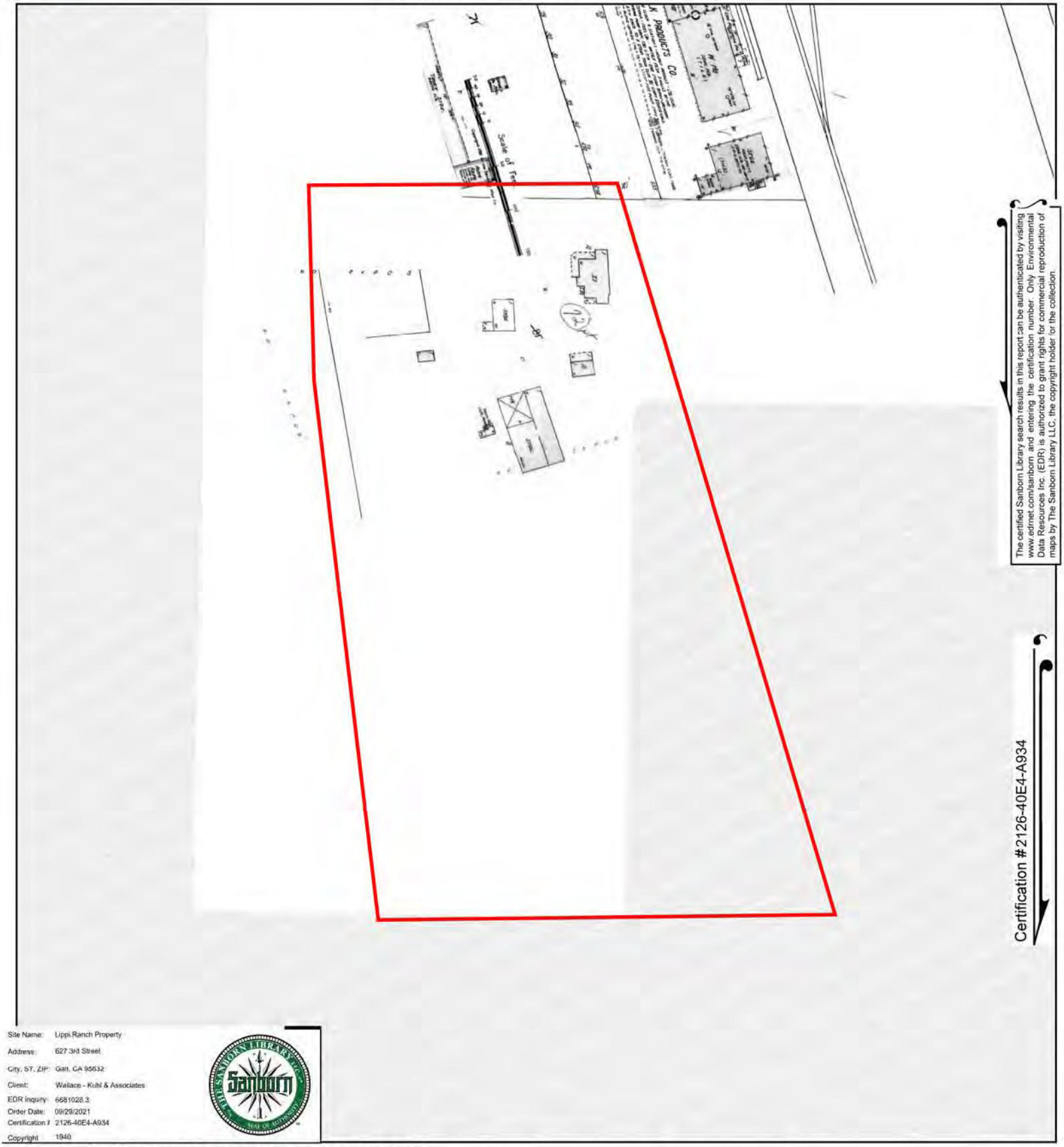


Volume 1, Sheet 4
1911

1895 Source Sheets



Volume 1, Sheet 4
1895



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Site Name:	Lippi Ranch Property
Address:	627 3rd Street
City, ST, ZIP:	Galt, CA 95632
Client:	Wallace - Kuhl & Associates
EDR Inquiry:	6681028.3
Order Date:	09/29/2021
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Copyright	1940

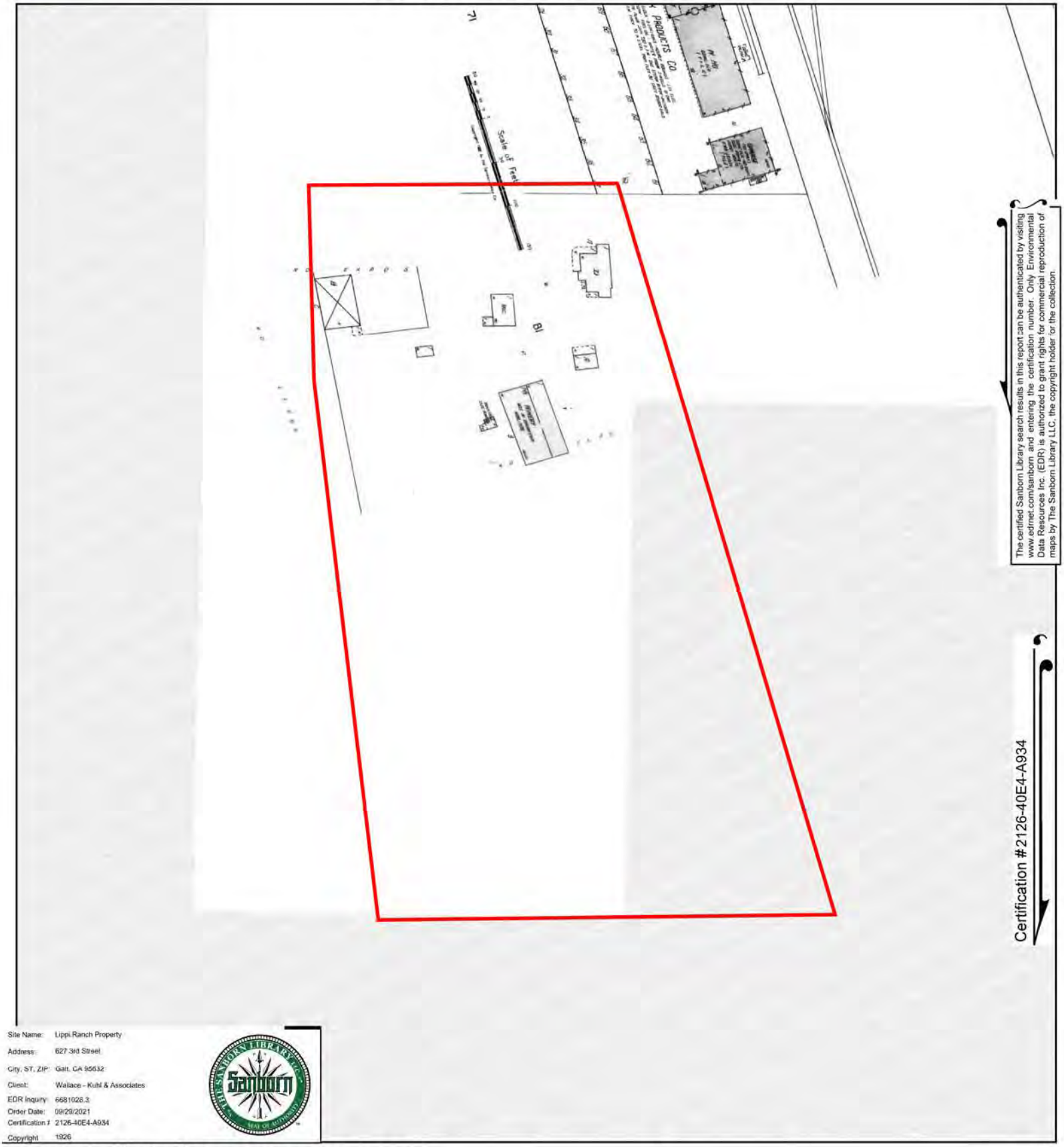
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Volume 1, Sheet 4



0 Feet 150 300 600

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Address: 627 3rd Street
City, ST, ZIP: Galt, CA 95632
Client: Wallace - Kuhl & Associates
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Order Date: 09/29/2021
Certification #: 2126-40E4-A934
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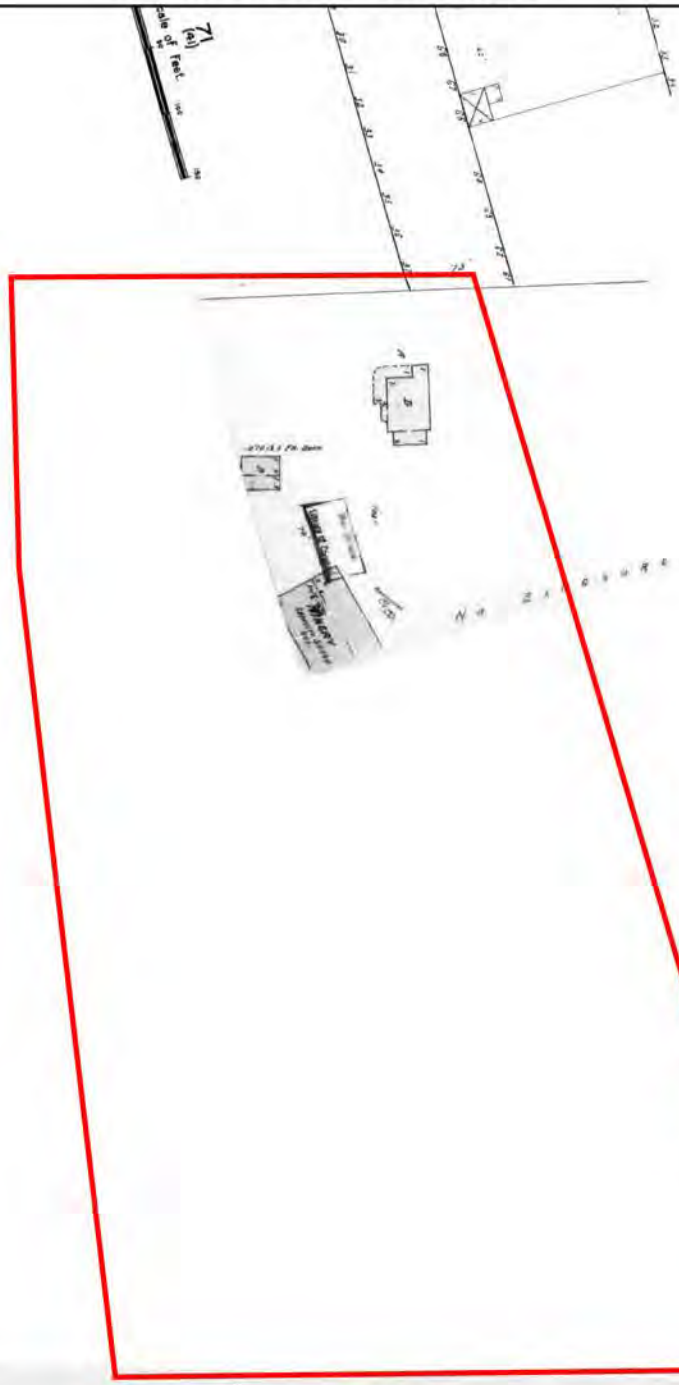




Volume 1, Sheet 4

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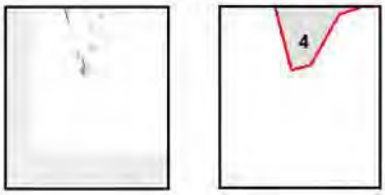


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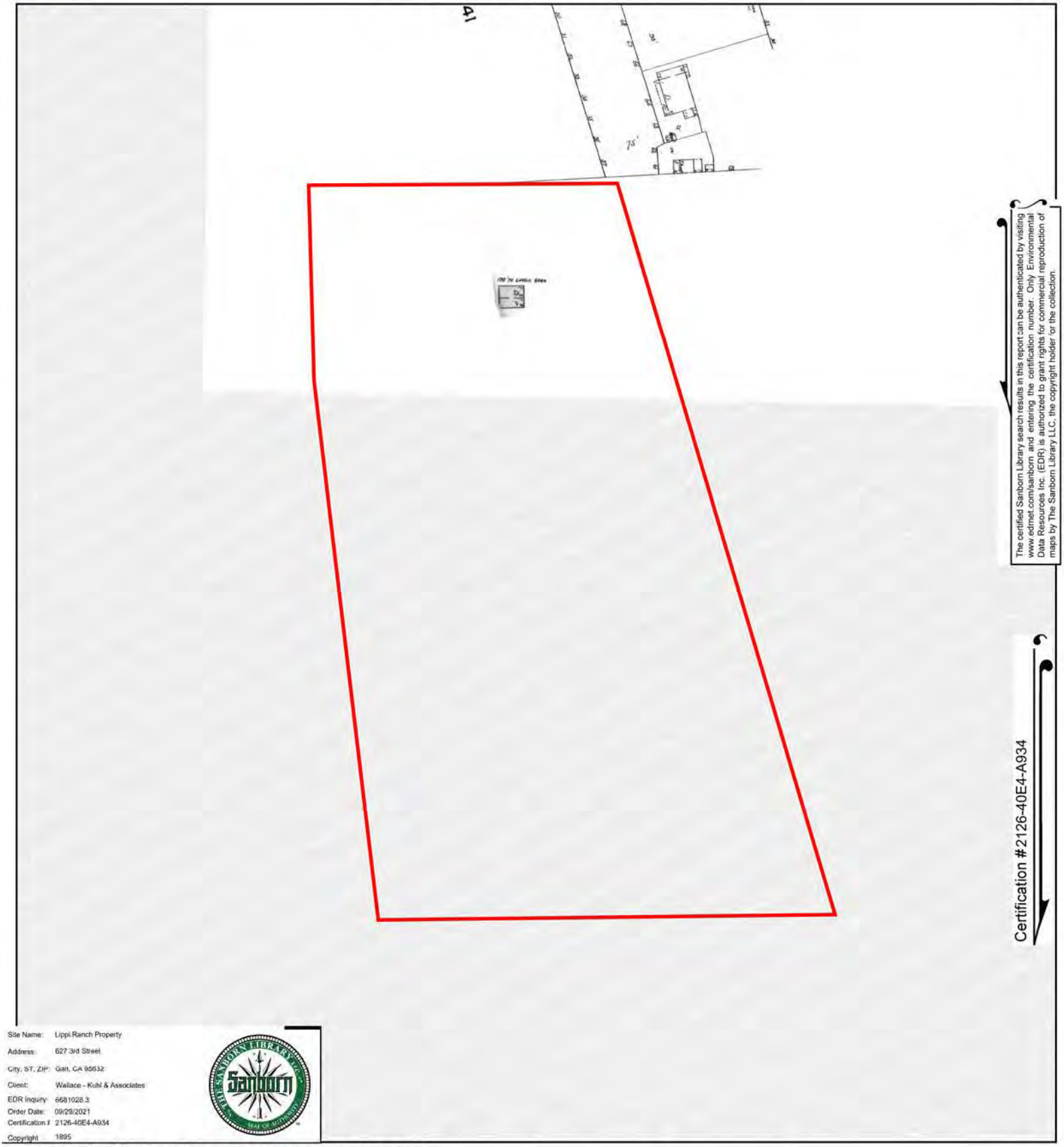
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Volume 1, Sheet 4

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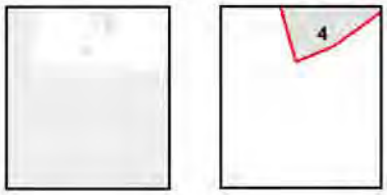


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Copyright	1895

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0 Feet 150 300 600

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Lippi Ranch Property
627 3rd Street
Galt, CA 95632

Inquiry Number: 6681028.4
September 28, 2021

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EDR Historical Topo Map Report

09/28/21

Site Name:

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Contact: Nancy Malaret

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Search Results:

P.O.# NA
Project: 13337.01

Coordinates:

Latitude:	38.246097 38° 14' 46" North
Longitude:	-121.305773 -121° 18' 21" West
UTM Zone:	Zone 10 North
UTM X Meters:	648255.24
UTM Y Meters:	4234477.69
Elevation:	47.00' above sea level

Maps Provided:

2012
1980
1975, 1976
1968
1953
1947
1942
1939, 1941
1910
1894

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Topo Sheet Key

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

2012 Source Sheets



Lodi North
2012
7.5-minute, 24000



Galt
2012
7.5-minute, 24000

1980 Source Sheets



Galt
1980
7.5-minute, 24000
Aerial Photo Revised 1978

1975, 1976 Source Sheets



Galt
1975
7.5-minute, 24000
Aerial Photo Revised 1975



Lodi North
1976
7.5-minute, 24000
Aerial Photo Revised 1976

1968 Source Sheets



Galt
1968
7.5-minute, 24000
Aerial Photo Revised 1967



Lodi North
1968
7.5-minute, 24000
Aerial Photo Revised 1967

Topo Sheet Key

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

1953 Source Sheets



Galt
1953
7.5-minute, 24000



Lodi North
1953
7.5-minute, 24000
Aerial Photo Revised 1949

1947 Source Sheets



GALT
1947
15-minute, 50000



LODI
1947
15-minute, 50000

1942 Source Sheets



Lodi
1942
15-minute, 62500
Aerial Photo Revised 1939

1939, 1941 Source Sheets



Lodi
1939
15-minute, 62500
Aerial Photo Revised 1939



Franklin
1941
15-minute, 62500
Aerial Photo Revised 1939

Topo Sheet Key

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

1910 Source Sheets



Galt
1910
7.5-minute, 31680



Woodbridge
1910
7.5-minute, 31680

1894 Source Sheets



Lodi
1894
30-minute, 125000

Historical Topo Map

2012



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

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Lodi North, 2012, 7.5-minute
N, Galt, 2012, 7.5-minute

SITE NAME: Lippi Ranch Property
ADDRESS: 627 3rd Street
Galt, CA 95632
CLIENT: Wallace - Kuhl & Associates

N



UNMAPPED

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

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

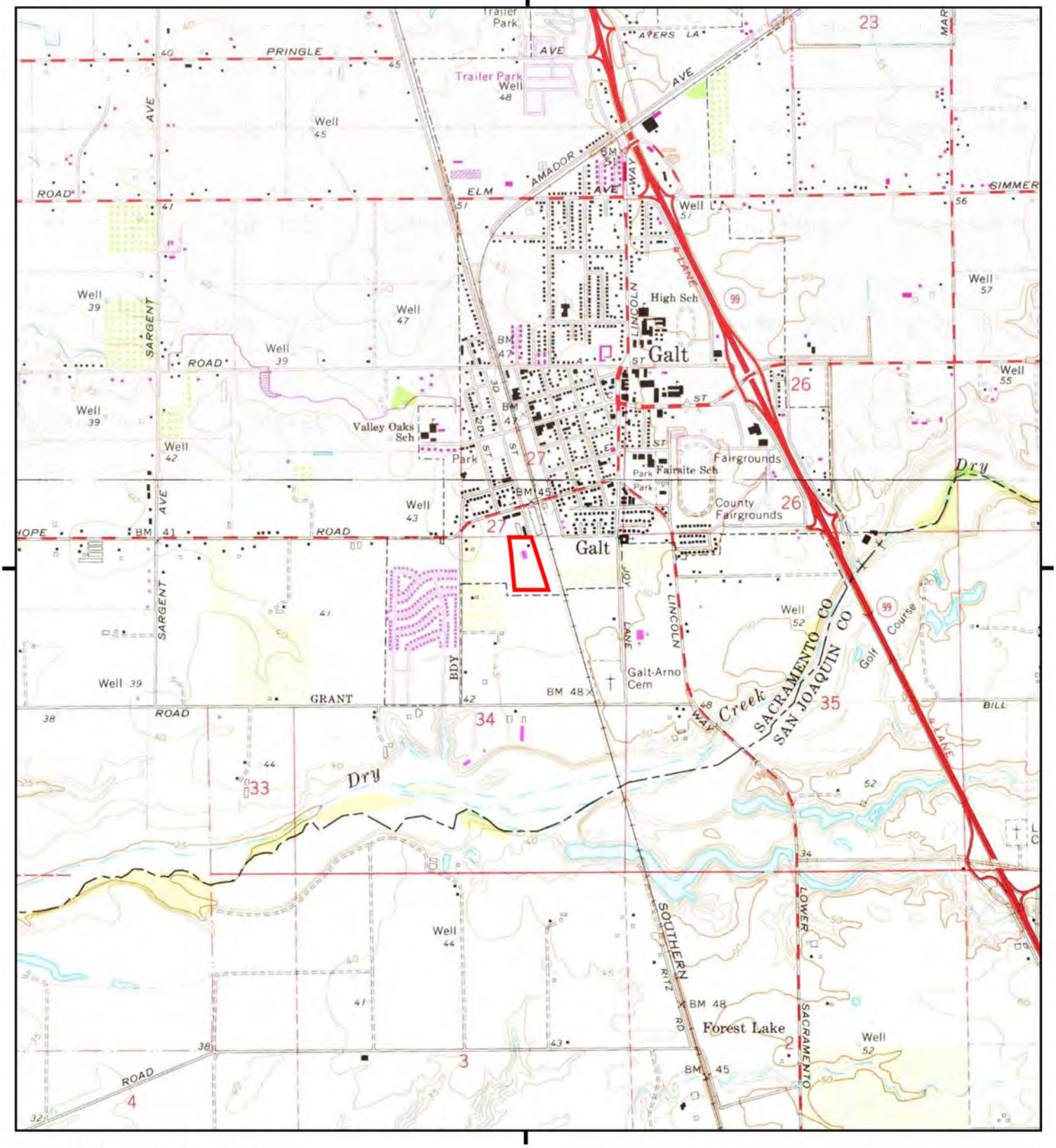
N, Galt, 1980, 7.5-minute

SITE NAME: Lippi Ranch Property
ADDRESS: 627 3rd Street
Galt, CA 95632
CLIENT: Wallace - Kuhl & Associates

N

Historical Topo Map

1975, 1976



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

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

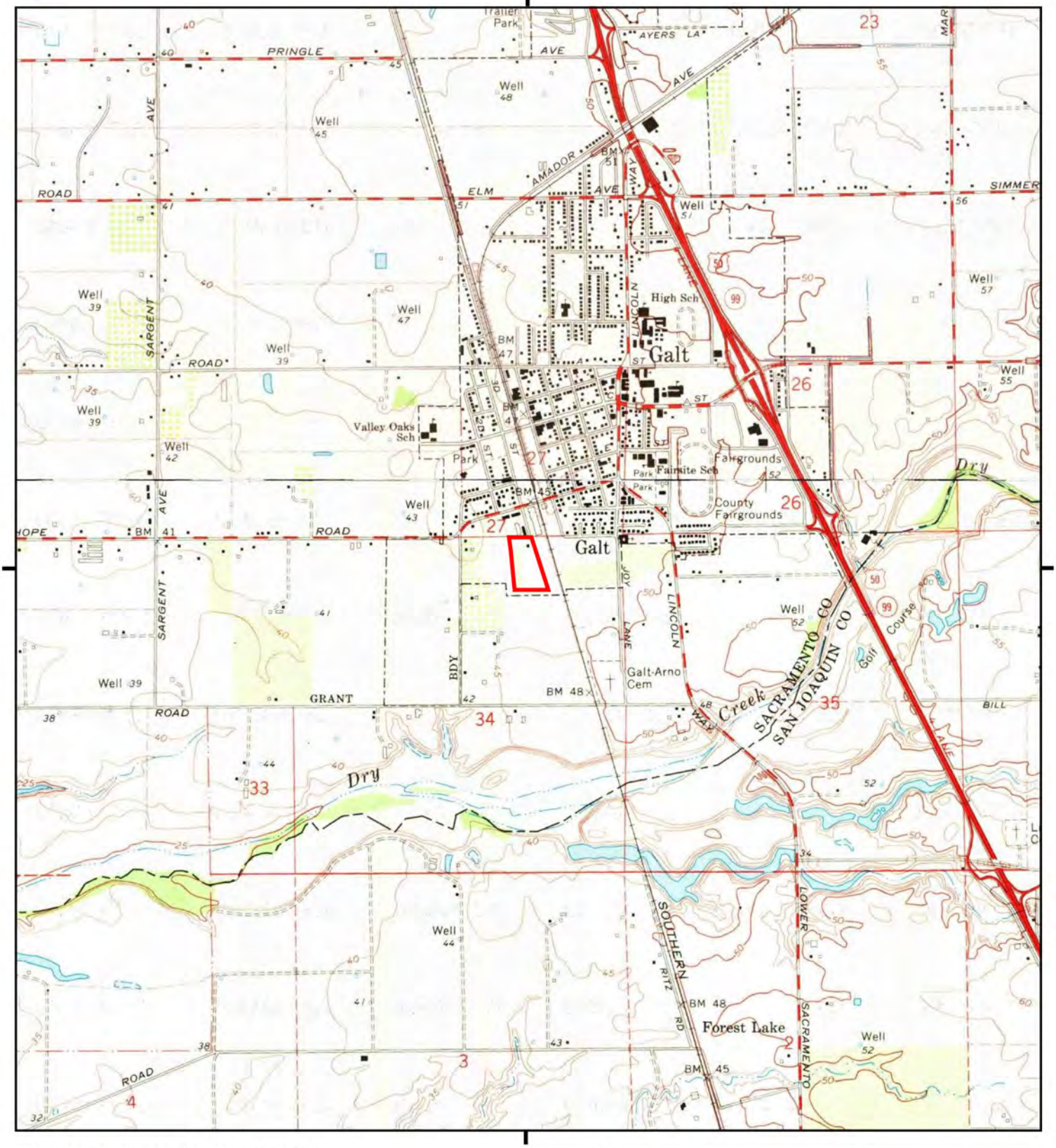
TP, Lodi North, 1976, 7.5-minute
N, Galt, 1975, 7.5-minute

SITE NAME: Lippi Ranch Property
ADDRESS: 627 3rd Street
Galt, CA 95632
CLIENT: Wallace - Kuhl & Associates

N

Historical Topo Map

1968



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

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

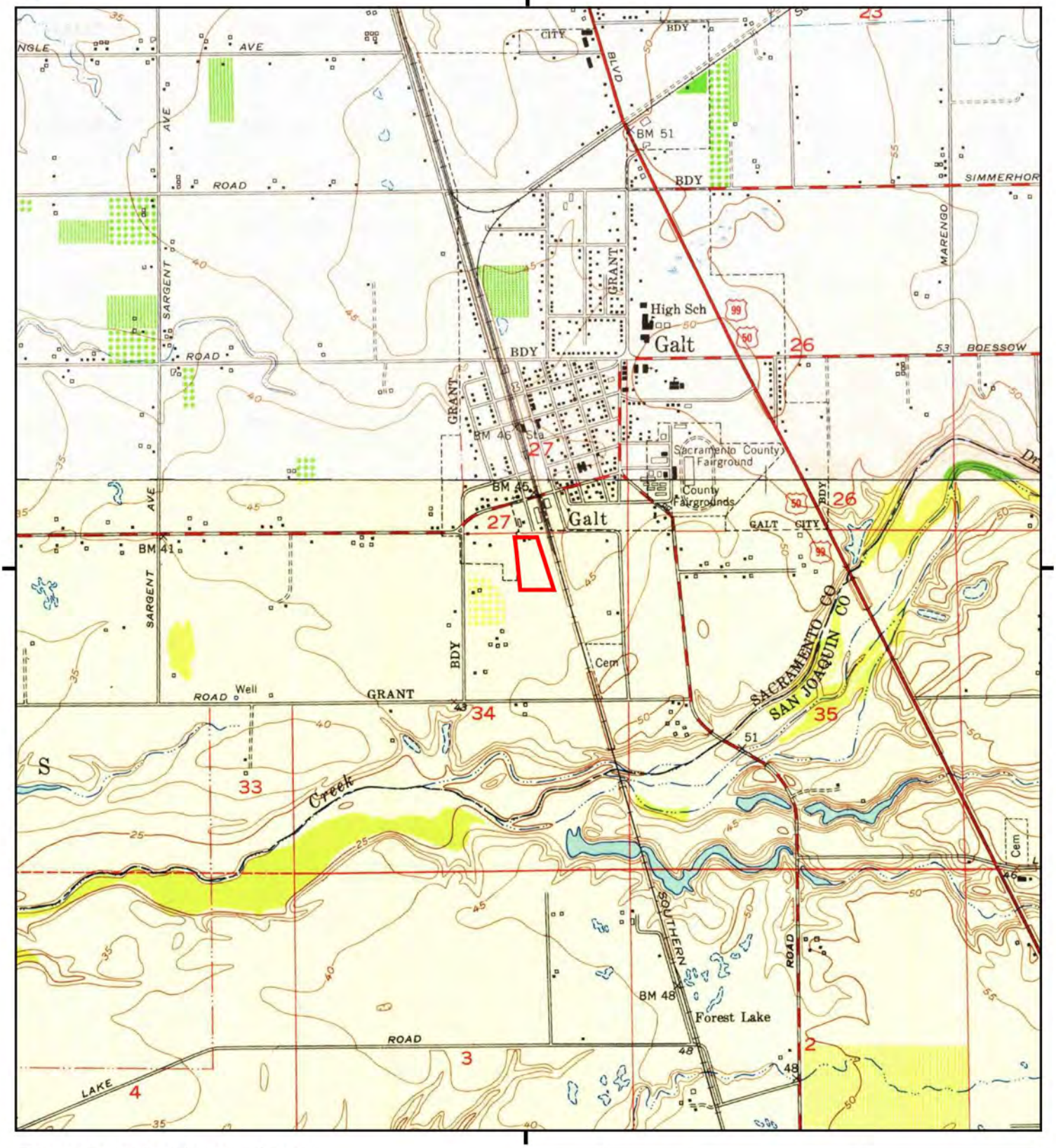
TP, Lodi North, 1968, 7.5-minute
N, Galt, 1968, 7.5-minute

SITE NAME: Lippi Ranch Property
ADDRESS: 627 3rd Street
Galt, CA 95632
CLIENT: Wallace - Kuhl & Associates

N

Historical Topo Map

1953



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

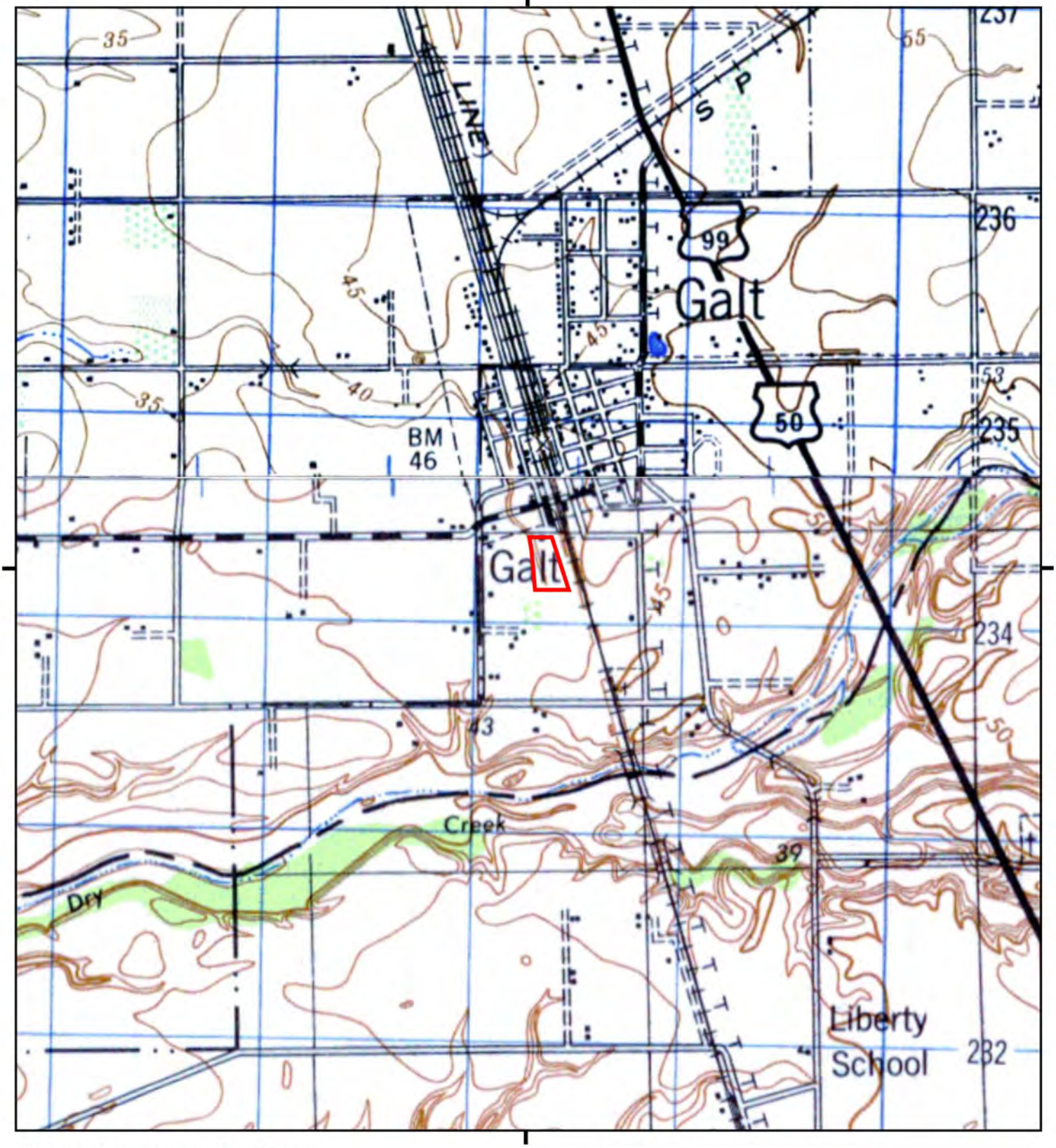
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Lodi North, 1953, 7.5-minute
N, Galt, 1953, 7.5-minute

SITE NAME: Lippi Ranch Property
ADDRESS: 627 3rd Street
Galt, CA 95632
CLIENT: Wallace - Kuhl & Associates

N



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

0 Miles 0.25 0.5 1 1.5

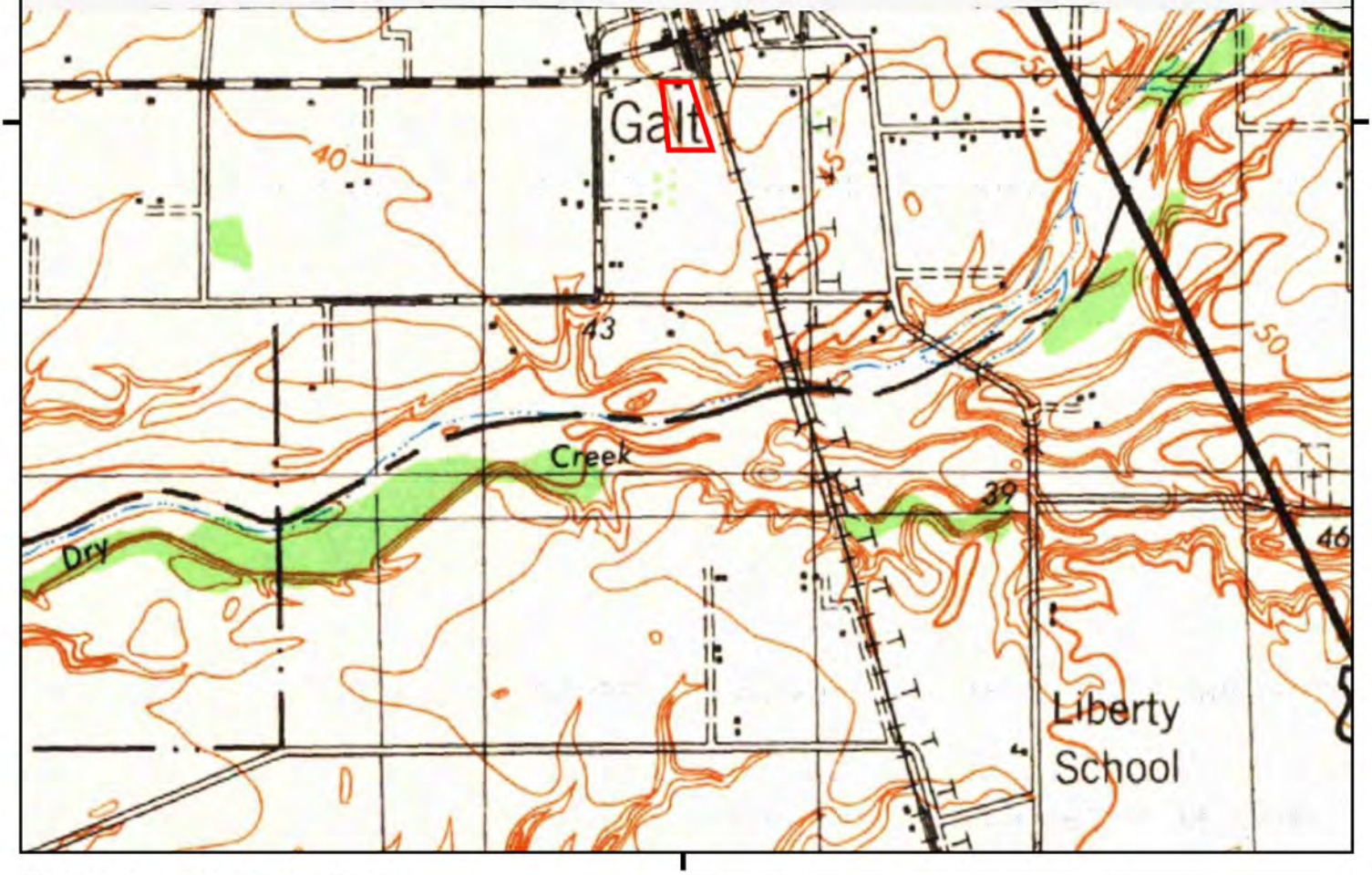
NW N NE
W E
SW S SE

TP, LODI, 1947, 15-minute
NW, GALT, 1947, 15-minute

SITE NAME: Lippi Ranch Property
ADDRESS: 627 3rd Street
Galt, CA 95632
CLIENT: Wallace - Kuhl & Associates

N

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

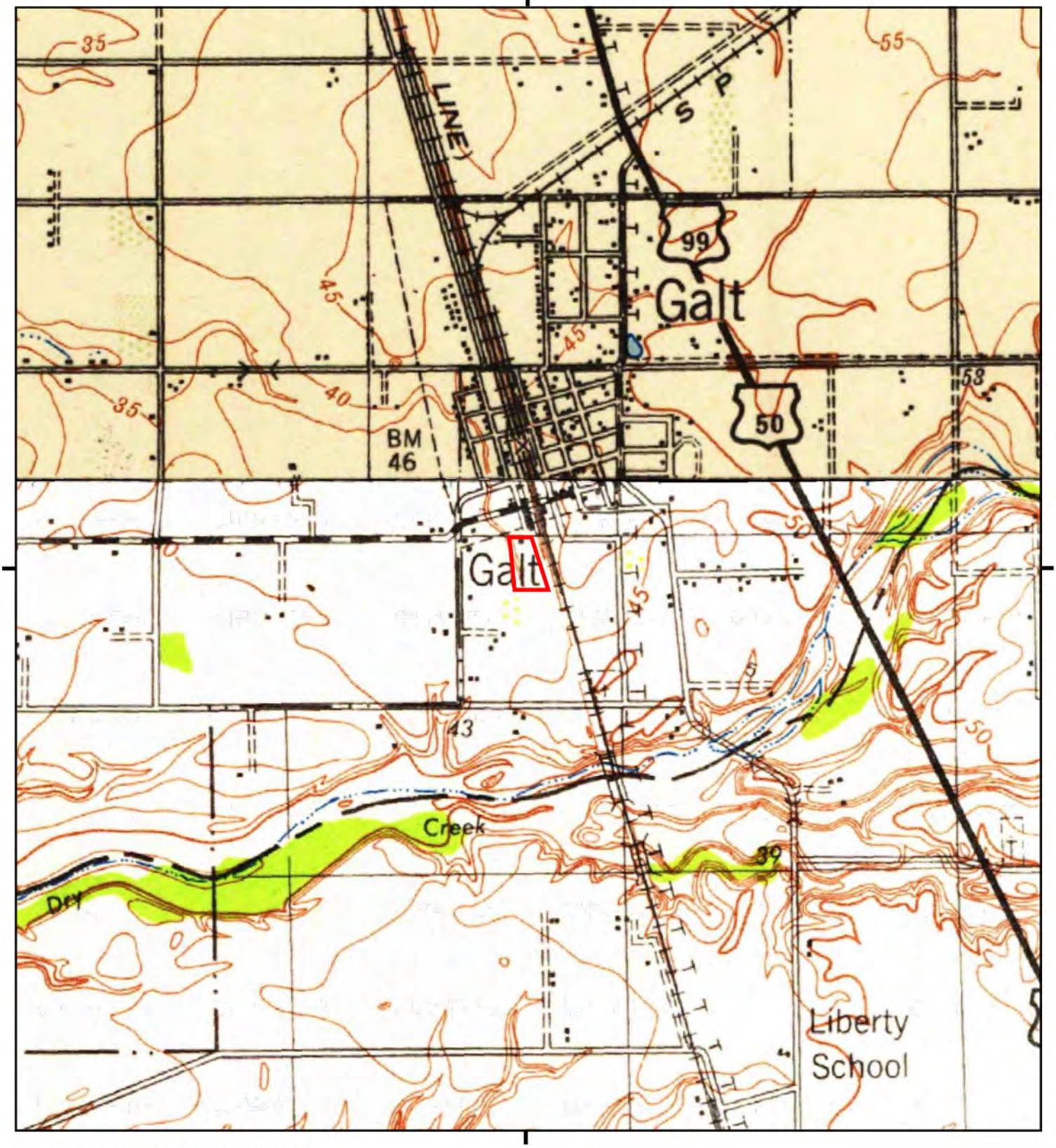
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Lodi, 1942, 15-minute

SITE NAME: Lippi Ranch Property
ADDRESS: 627 3rd Street
Galt, CA 95632
CLIENT: Wallace - Kuhl & Associates

N



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

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

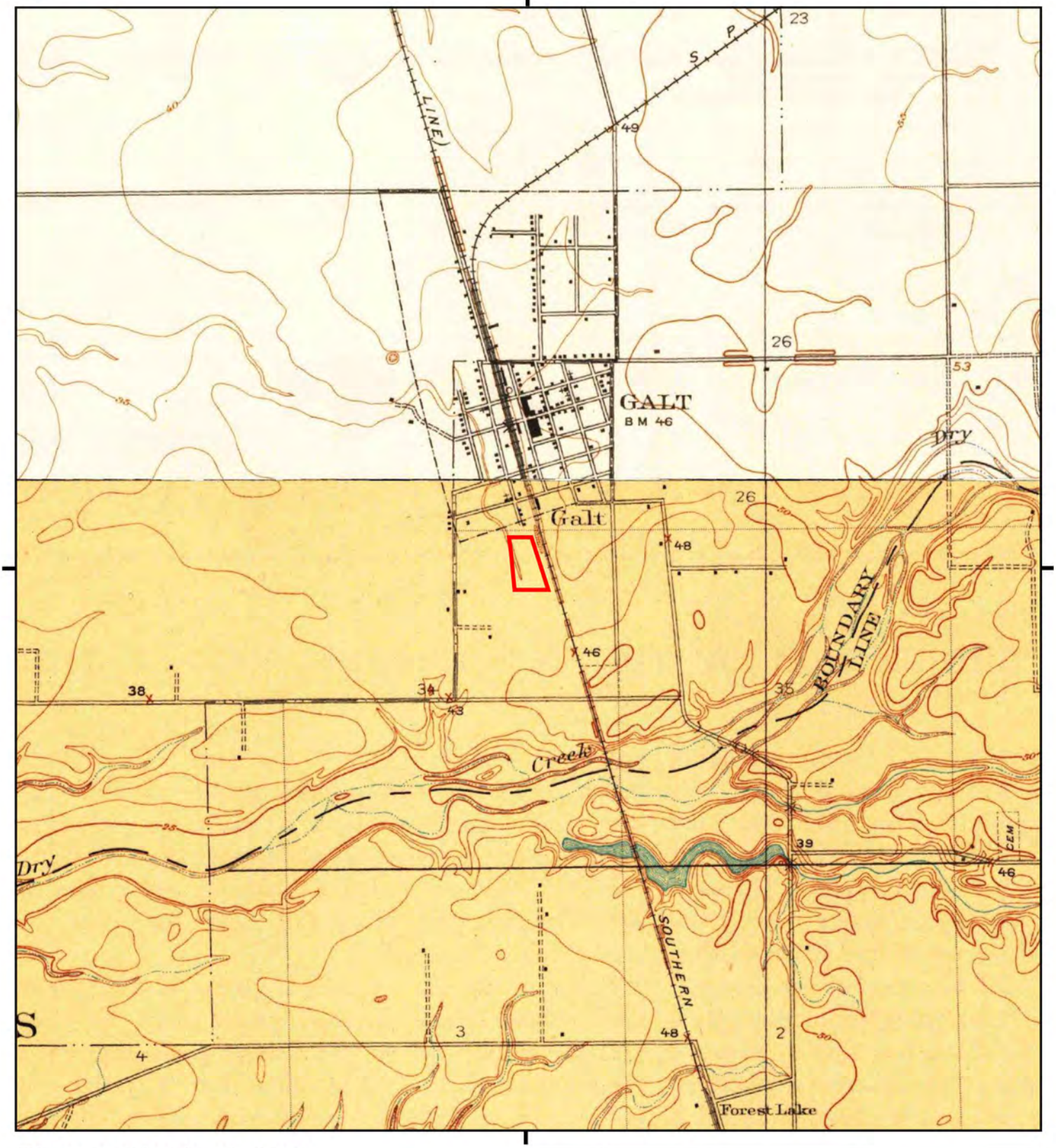
TP, Lodi, 1939, 15-minute
NW, Franklin, 1941, 15-minute

SITE NAME: Lippi Ranch Property
ADDRESS: 627 3rd Street
Galt, CA 95632
CLIENT: Wallace - Kuhl & Associates

N

Historical Topo Map

1910



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

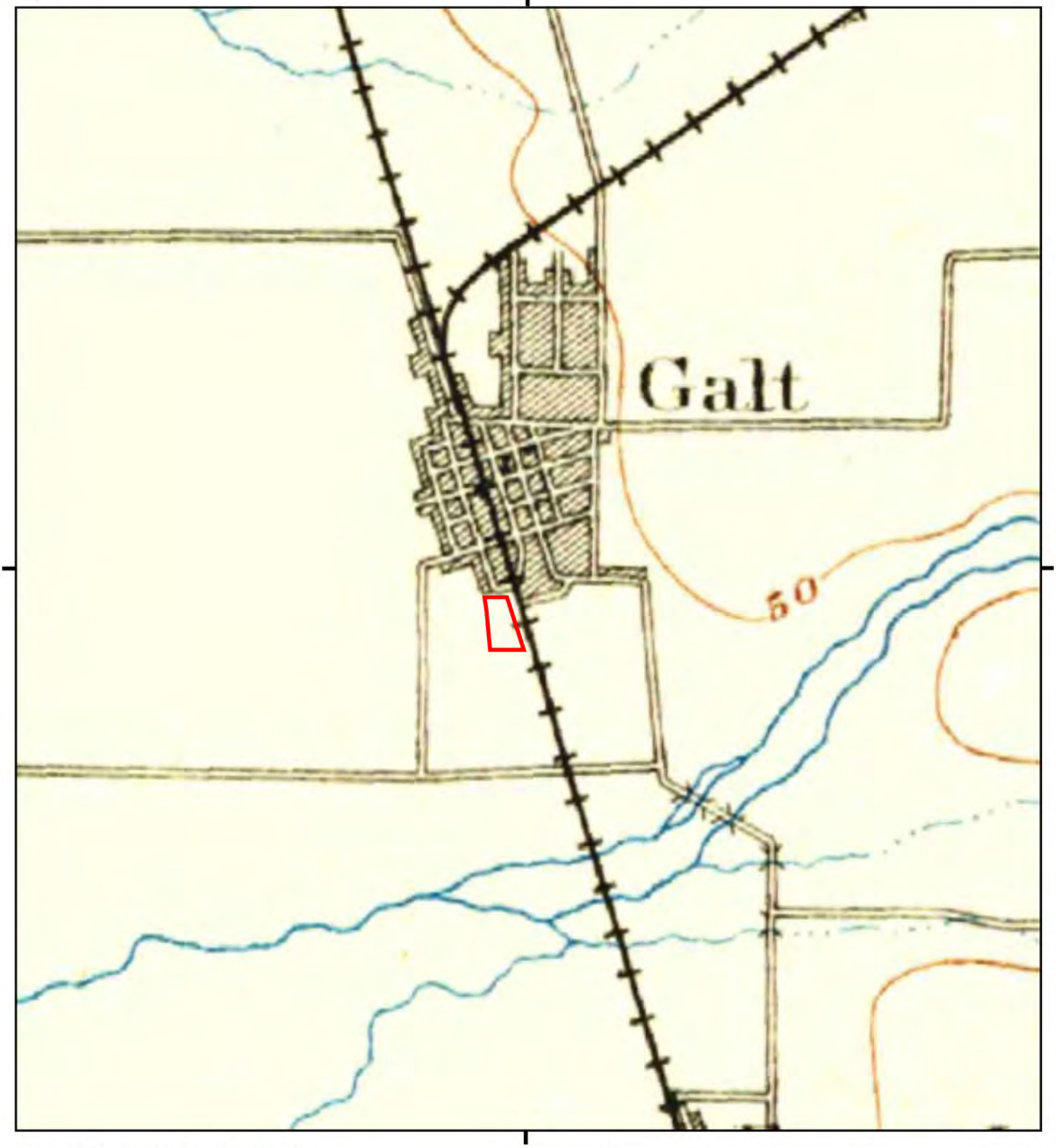
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Woodbridge, 1910, 7.5-minute
N, Galt, 1910, 7.5-minute

SITE NAME: Lippi Ranch Property
ADDRESS: 627 3rd Street
Galt, CA 95632
CLIENT: Wallace - Kuhl & Associates

N



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

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Lodi, 1894, 30-minute

SITE NAME: Lippi Ranch Property
ADDRESS: 627 3rd Street
Galt, CA 95632
CLIENT: Wallace - Kuhl & Associates

N

Lippi Ranch Property
627 3rd Street
Galt, CA 95632

Inquiry Number: 6681028.8
September 28, 2021

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

09/28/21

Site Name:

Lippi Ranch Property
627 3rd Street
Galt, CA 95632
EDR Inquiry # 6681028.8

Client Name:

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

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Search Results:

Year	Scale	Details	Source
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: May 23, 1993	USGS/DOQQ
1984	1"=500'	Flight Date: June 08, 1984	USDA
1975	1"=500'	Flight Date: November 11, 1975	Cartwright
1972	1"=500'	Flight Date: June 28, 1972	USDA
1963	1"=500'	Flight Date: June 01, 1963	USDA
1957	1"=500'	Flight Date: August 26, 1957	USDA
1940	1"=500'	Flight Date: May 26, 1940	USDA
1937	1"=500'	Flight Date: August 14, 1937	USDA

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INQUIRY #: 6681028.8
YEAR: 2016
= 500'
N
EDR


INQUIRY #: 6681028.8
YEAR: 2012
= 500'
N
EDR


INQUIRY #: 6681028.8
YEAR: 2009
= 500'
N
EDR


INQUIRY #: 6681028.8
YEAR: 2006
= 500'
N
EDR


INQUIRY #: 6681028.8
YEAR: 1993
= 500'
N
EDR
Subject boundary not shown because it exceeds image extent or image is not georeferenced.


INQUIRY #: 6681028.8
YEAR: 1984
= 500'
N
EDR


INQUIRY #: 6681028.8
YEAR: 1975
= 500'
N
EDR


INQUIRY #: 6681028.8
YEAR: 1972
= 500'
N
EDR


INQUIRY #: 6681028.8
YEAR: 1963
= 500'
N
EDR


INQUIRY #: 6681028.8
YEAR: 1957
= 500'
N
EDR



INQUIRY #: 6681028.8

YEAR: 1940

= 500'

N

EDR


INQUIRY #: 6681028.8
YEAR: 1937
= 500'
N
EDR

Lippi Ranch Property
627 3rd Street
Galt, CA 95632

Inquiry Number: 6681028.5
October 01, 2021

The EDR-City Directory Image Report

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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City Directory Images

Thank you for your business.
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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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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.

Year	Target Street	Cross Street	Source
2017	☑	☑	EDR Digital Archive
2014	☑	☑	EDR Digital Archive
2010	☑	☑	EDR Digital Archive
2005	☑	☑	EDR Digital Archive
2000	☑	☑	EDR Digital Archive
1995	☑	☑	EDR Digital Archive
1992	☑	☑	EDR Digital Archive
1990	☑	☑	Haines Criss-Cross Directory
1986	☑	☑	Haines Criss-Cross Directory
1981	☑	☑	Haines Criss-Cross Directory
1977	☑	☑	Haines Criss-Cross Directory
1971	☑	☑	Haines Criss-Cross Directory

FINDINGS

TARGET PROPERTY STREET

627 3rd Street
Galt, CA 95632

Year	CD Image	Source
3RD ST		
2017	pg A4	EDR Digital Archive
2014	pg A7	EDR Digital Archive
2010	pg A9	EDR Digital Archive
2005	pg A12	EDR Digital Archive
2000	pg A15	EDR Digital Archive
1995	pg A18	EDR Digital Archive
1992	pg A20	EDR Digital Archive
1990	pg A23	Haines Criss-Cross Directory
1986	pg A25	Haines Criss-Cross Directory
1986	pg A26	Haines Criss-Cross Directory
1981	pg A28	Haines Criss-Cross Directory
1977	pg A31	Haines Criss-Cross Directory
1977	pg A32	Haines Criss-Cross Directory
1971	pg A35	Haines Criss-Cross Directory

FINDINGS

CROSS STREETS

Year	CD Image	Source
2ND ST		
2017	pg. A2	EDR Digital Archive
2014	pg. A5	EDR Digital Archive
2010	pg. A8	EDR Digital Archive
2005	pg. A10	EDR Digital Archive
2000	pg. A13	EDR Digital Archive
1995	pg. A16	EDR Digital Archive
1992	pg. A19	EDR Digital Archive
1990	pg. A21	Haines Criss-Cross Directory
1990	pg. A22	Haines Criss-Cross Directory
1986	pg. A24	Haines Criss-Cross Directory
1981	pg. A27	Haines Criss-Cross Directory
1977	pg. A29	Haines Criss-Cross Directory
1977	pg. A30	Haines Criss-Cross Directory
1971	pg. A33	Haines Criss-Cross Directory
1971	pg. A34	Haines Criss-Cross Directory

City Directory Images

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

2ND ST 2017

518	NAVA, BORJON
519	RAMIREZ, ALFREDO B
522	MASIAS, MARISA
528	HEENEY, EDWARD A
700	AHERN, GEORGE W
	ALBRECHT, OTTO
	ARRANTS, EARL S
	BALDWIN, ALVIS B
	BARRETT, BARBARA A
	BRANCO, SIDNEL
	BROWN, LARRY D
	BROWNING, ELVIRA A
	BRUNS, GERALD E
	BRYANT, GEORGE H
	CARGILL, VERNON
	CAROL, THEURIET
	CHRISTIAN, LYDIA M
	CROCKER, KELLY
	CRUZ, PHILIP J
	DILLARD, DONALD L
	DUCKWORTH, NAOMI R
	ERVIN, PHILLIP R
	GAINES, JIM L
	GRANTHAM, HAROLD A
	GRAVES, DAN A
	GRIFFIN, PHILLIP J
	HALFORD, MARY L
	HERITAGE SENIOR MOBILE HOME PARK
	HIGGINS, ROBERT
	HOLGUIN, BLANCA L
	HOWARD, DONALD E
	HULSE, THOMAS Q
	JAMES, LEANA J
	KAUK, CARL W
	KENTON, NANCIE A
	KING, ROBERT L
	LAUFER, MARLENE J
	LUBERS, ALICE F
	MARTIN, JAMES
	MCCLANAHAN, BILL H
	NELSON, JOANN
	REECE, Y E
	ROACH, EVA D
	ROLLEY, HAROLD M
	ROORK, MARY L
	SAGERT, RONALD W
	SANTOS, WALTER D
	SEARCY, CHARLES V
	SERPA, DOYLE F
	SEWALD, JOHN J

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

2ND ST 2017 (Cont'd)

700	SIMS, SHANNON
	SMITH, CHERYL M
	SOUZA, MARK C
	TONSKI, RONALD S
	VIEIRA, GILBERT T
	WILLIAMS, ROGER D

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

3RD ST 2017

604	ELIZALDE, ROSA A
606	CERVANTES, GERARDO
612	GARCIA, AGUSTIN
614	MONTANO, JUAN C
618	ARIZAGA, DIANA M
626	OLSON, DAVID A
627	SCHONS, GERARO J
628	NUNEZ, EUGENE S

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

2ND ST 2014

518	NAVA, BORJON
522	MASIAS, MARISA
524	OCCUPANT UNKNOWN,
528	JOHN, P C
700	AHERN, GEORGE W
	ALBRECHT, OTTO
	ARMER, ROBERT L
	ARRANTS, EARL S
	BARRETT, BARBARA A
	BRANCO, SIDNEL
	BRUNS, GERALD E
	BRYANT, GEORGE H
	COMER, WILMA A
	CROCKER, KELLY
	CRUZ, PHILIP J
	DAVIS, LAURIE R
	DOSSANTOS, WALTER D
	DUCKWORTH, NAOMI R
	ERVIN, PHILLIP R
	FISHER, CALVIN C
	GAINES, JIM L
	GRANTHAM, HAROLD A
	GRAVES, DAN A
	HALFORD, MARY L
	HARROUN, THAD E
	HERITAGE SENIOR MOBILE HOME PARK
	HOLGUIN, BLANCA L
	HOWARD, DONALD E
	HULSE, THOMAS Q
	JERKE, DONNA J
	KANTAR, GEORGE D
	KAUK, CARL W
	KELLAR, JOAN L
	KING, ROBERT L
	LAUFER, MARLENE J
	LEWIS, JAMES R
	LUBERS, ALICE F
	MATTIES, GLENDA L
	MILLER, HARRY W
	MOSER, EVELYN J
	NELSON, JOANN
	PARKER, JACQUELINE C
	REECE, Y E
	ROACH, EVA D
	ROBISON, BETTY J
	ROORK, MARY L
	SEARS, VELMA J
	SMITH, CHERYL M
	SORENSEN, LEONA C
	SOUZA, MARK C

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

2ND ST 2014 (Cont'd)

700 TAGUINOD, DARLENE A
THOMPSON, GERTRUDE A
TONSKI, RONALD S
WILLIAMS, ROGER D
WRIGHT, ARDITH D

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

3RD ST 2014

600	ESPINOZA, ALEXA
602	INZUNZA, JESUS A
604	ELIZALDE, ROSA A
606	POSADA, JULIAN M
608	OCCUPANT UNKNOWN,
610	OCCUPANT UNKNOWN,
612	GARCIA, AGUSTIN
614	WILLIAMS, BRANDY D
620	YONEMCKA, ANNA M
626	OLSON, DAVID
627	SCHONS, GERARO J
628	NUNEZ, EUGENE S

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

2ND ST 2010

518	NAVA-BORJON, MARGARITA
519	RAMIREZ, ALFREDO B
524	OCCUPANT UNKNOWN,
528	CASTECH, JOHN P
700	ALBRECHT, OTTO
	ARDITH, D W
	BALDWIN, ALVIS B
	BARRETT, EDNA J
	BAUER, JOHN E
	BONWELL, RUTH M
	BROWN, JOY E
	BRUNS, GERALD E
	BRYANT, GEORGE H
	CARGILL, BERYL
	CROMBIE, JAMES B
	CRUZ, PHILIP J
	DOSSANTOS, WALTER D
	FERREIRA, VALDEMAR F
	FISHER, CALVIN C
	FRANDENBURG, GEORGE D
	GAINES, JIMMY L
	GIFFIN, MAXINE C
	GRANTHAM, HAROLD A
	HALFORD, MARY L
	HARROUN, THAD E
	HERITAGE SENIOR MOBILE HOME
	JOHNSON, DONNA J
	KANTAR, GEORGE D
	KELLAR, JOAN L
	LAUFER, JAMES W
	MCCLANAHAN, BILL H
	MILLER, HARRY W
	NIELSEN, ARLENE A
	PAULSON, BRUCE D
	REECE, EVELYN W
	ROBINSON, GLENNA D
	SARE, LORI J
	SEARS, VELMA J
	SMITH, CHERYL M
	SORENSEN, LEONA C
	SOUZA, WANDA J
	TONSKI, RICHARD J
	WEBER, DAVID E
	WILLIAMS, ROGER D

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

3RD ST 2010

600	TRACEY, MELODY
604	ELIZALDE, ROSA A
606	HAM, HANK
608	OCCUPANT UNKNOWN,
610	OCCUPANT UNKNOWN,
612	OCCUPANT UNKNOWN,
614	WILLIAMS, BRANDY D
616	WILLIAMS, HAROLD L
618	ARIZAGA, DIANA
626	OLSON, DAVID
627	OCCUPANT UNKNOWN,
628	NUNEZ, EUGENE S

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

2ND ST 2005

518	SANCHEZ, LAM
519	RAMIREZ, ALFREDO B
522	HERRERA, TOMAS
524	GONZALEZ, JOSE
528	CASTECH, JOHN P
700	ALBRECHT, OTTO
	ASCHWANDEN, HARRY
	BALDWIN, ALVIS B
	BONWELL, RUTH M
	BROWN, ROBERT H
	BRUNS, GERALD E
	CARGILL, VERNON H
	CRUZ, PHILIP J
	FISHER, CALVIN C
	FLOWERS, CHARLES B
	FRADENBURG, GEORGE D
	GAINES, JIMMY L
	GALLATY, DOROTHY J
	GRANTHAM, HAROLD A
	GREENE, LAJUNE H
	HARROUN, THAD E
	HART, KARL
	HERITAGE SENIOR MOBILE HOME PARK
	HERRING, EVELYN J
	HORRELL, ROBERT L
	JANES, ROBERT C
	JENTOFT, CLYDE W
	JOHNSON, DONNA J
	KANTAR, GEORGE D
	KAUK, CARL W
	KELLAR, JOHN W
	LACKYARD, CHARLES J
	LADD, SONDRA J
	MATTIES, GLENDA L
	MILLIRON, KEITH H
	PAULSON, BRUCE D
	RANDOLPH, LIZZIE M
	REECE, EVELYN W
	RILEY, JOE O
	RUSSELL, VERNON C
	SEARS, VELMA J
	SHEELY, RALPH O
	SMITH, CHERYL M
	SOLWAY, JULIA B
	SORENSEN, LEONA C
	SOUZA, ALFRED L
	STOFFEL, DORINE D
	SWEARINGEN, ROBERT E
	TONSKI, RICHARD J
	WATSON, LAVOSE R

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

2ND ST 2005 (Cont'd)

700 WEBER, DONALD E
WELLER, BRUNO C
WRIGHT, ARDITH D
WRIGHT, ELBERT A
YRIBAR, YSIDRO

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

3RD ST 2005

526	OCCUPANT UNKNOWN,
600	MCGILL, KENNETH
602	DAVIES, DAWN
604	SUEKUT, AARON
608	OCCUPANT UNKNOWN,
610	FLORES, ROSA
612	OCCUPANT UNKNOWN,
614	SCOTT, GENEVA
616	WHITTEMORE, KEVIN C
618	OCCUPANT UNKNOWN,
626	OLSON, DAVID
627	OCCUPANT UNKNOWN,
628	NUNEZ, EUGENE S

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

2ND ST 2000

524	FRATES, JOHN E
528	OCCUPANT UNKNOWN,
615	GALT HEADSTART
700	ALBERS, OMAR R
	AZEVEDO, JOE
	BALDWIN, A B
	BARRETT, EDNA J
	BEJSOVEC, MARILYN J
	BROWN, HOWARD
	CARGILL, VERNON H
	CARPENTER, E
	CHRISTENSEN, HAROLD
	COOK, RICHARD A
	CRAIG, RAYMOND
	CRUZ, PHILLIP J
	DOHRN, JOHN T
	DOS, SANTOS W
	DOSSANTOS, W D
	FELTON, ELLA S
	FISHER, CALVIN C
	FLOWERS, CHARLES B
	FORD, MYRTLE A
	FORKUM, TED J
	FRADENBURG, G
	GAINES, JIMMY L
	GEIRHART, ADELE
	GREENAN, JOHN W
	HARROUN, THAD E
	HART, K
	HERITAGE SENIOR MOBILE HOME PARK
	JONES, CHARLES W
	KANTAR, GEORGE D
	KAUK, CARL W
	LANG, RALPH
	MARTINEZ, MINNIE
	MCDILL, CAROLYN A
	MILLIRON, K
	MOLDENHAUER, IRENE E
	PEARSON, DOROTHY B
	PEEPLES, JOHN H
	RANDOLPH, LIZZIE M
	REECE, Y E
	RICHARDS, LOIS I
	RILEY, JOE R
	RUSSELL, VERNON
	SHEELY, RALPH O
	SMITH, HANSEL A
	SOUZA, ALFRED
	STAUFFER, JAMES K
	STEPHENSON, WILLIAM F

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

2ND ST 2000 (Cont'd)

700 STRAWN, DONALD M
SWEARINGEN, ROBERT
WAGNER, A K
WATSON, JERRY T
WEBER, DONALD E
WRIGHT, ARDITH
YRIBAR, BETTE

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

3RD ST 2000

526 SAINT CHRISTOPHERS CATHOLIC CHURCH

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

2ND ST 1995

518	NINO, SOILA
519	RAMIREZ, ALFREDO B
524	OCCUPANT UNKNOWNN
528	CASTECH, PIERRE
700	ABRAM, JAMES I
	ALBERS, OMAR R
	AZEVEDO, JOE
	AZZARO, SILVIO
	BLAZEK, JAMES W
	BONWELL, M
	BONWELL, TERRI
	BROWN, HOWARD A
	CARGILL, VERNON H
	CARPENTER, ERNEST
	CHRISTENSEN, HAROLD A
	CLIFFORD, FRANCIS R
	DENIER, WALTER
	DODSON, ALTON R
	DOHRN, JOHN T
	DOSSANTOS, WALTER
	FERREIRA, JULIA J
	FLOWERS, CHARLES B
	FORKUM, TED J
	FRANKLIN, MARVIN L
	GEIRHART, ADELE
	GREENAN, D
	HARROUN, THAD E
	HART, K
	HERITAGE SENIOR MOBILE HOME
	JONES, CHARLES W
	KANTAR, LISA
	KAUK, CARL W
	LANG, RALPH
	LAUFER, JAMES
	MCDILL, CAROLYN A
	MEIDENGER, LYDIA
	MILLEN, WILLIAM
	MILLIRON, K
	MOSS, CALVIN A
	RANDOLPH, LIZZIE M
	RILEY, JOSEPH O
	RUSSELL, VERNON
	SAIZ, S
	SCHNEIDER, ALEXIUS
	SHEELY, RALPH O
	SMITH, HANSEL A
	SOUZA, ALFRED
	STAUFFER, JAMES K
	STEWART, MARY L
	STRAWN, DONALD M

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

2ND ST 1995 (Cont'd)

700 SWEARINGEN, ROBERT E
WATSON, JERRY T
WRIGHT, ARDITH

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

3RD ST 1995

526	OBRIEN, MAURICE
	ST CHRISTOPHERS CATHOLIC
600	BETTELYOUN, DIANE L
602	SCOTT, GENEVA
604	PUCKETT, JIM
606	OCCUPANT UNKNOWNN
608	SALSBURY, VELMA
610	MERICLE, BERTHA
612	OCCUPANT UNKNOWNN
614	OCCUPANT UNKNOWNN
616	OCCUPANT UNKNOWNN
618	LEAL, DEBRA
620	OCCUPANT UNKNOWNN
626	OLSON, AMEL D
628	NUNEZ, EUGENE

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

2ND ST 1992

528 CASTECH, PIERRE
700 ABRAM, JAMES
ALBERS, OMAR R
BLAZEK, JAMES W
BONWELL, M
FERREIRA, J
HERITAGE SR MBL HME
SRIGHT, A
STRAWN, DONALD M
WENTRUP, C L

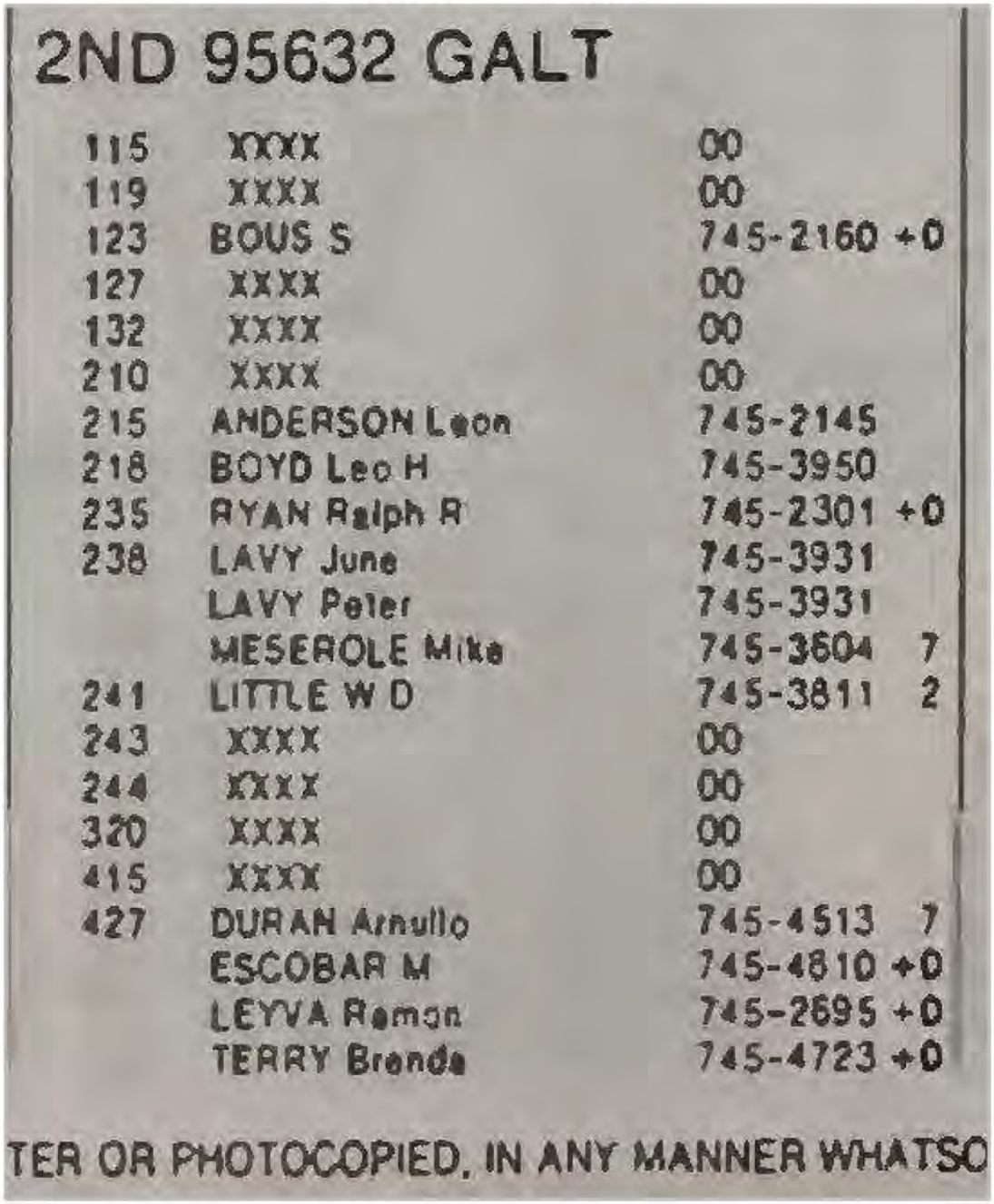
Target Street	Cross Street	Source
✓	-	EDR Digital Archive

3RD ST 1992

526 OBRIEN, MAURICE
ST CHRISTOPHERS CH
602 SCOTT, GENEVA
621 UNITD CERAMIC INDS
628 NUNEZ, EUGENE

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

2ND ST 1990



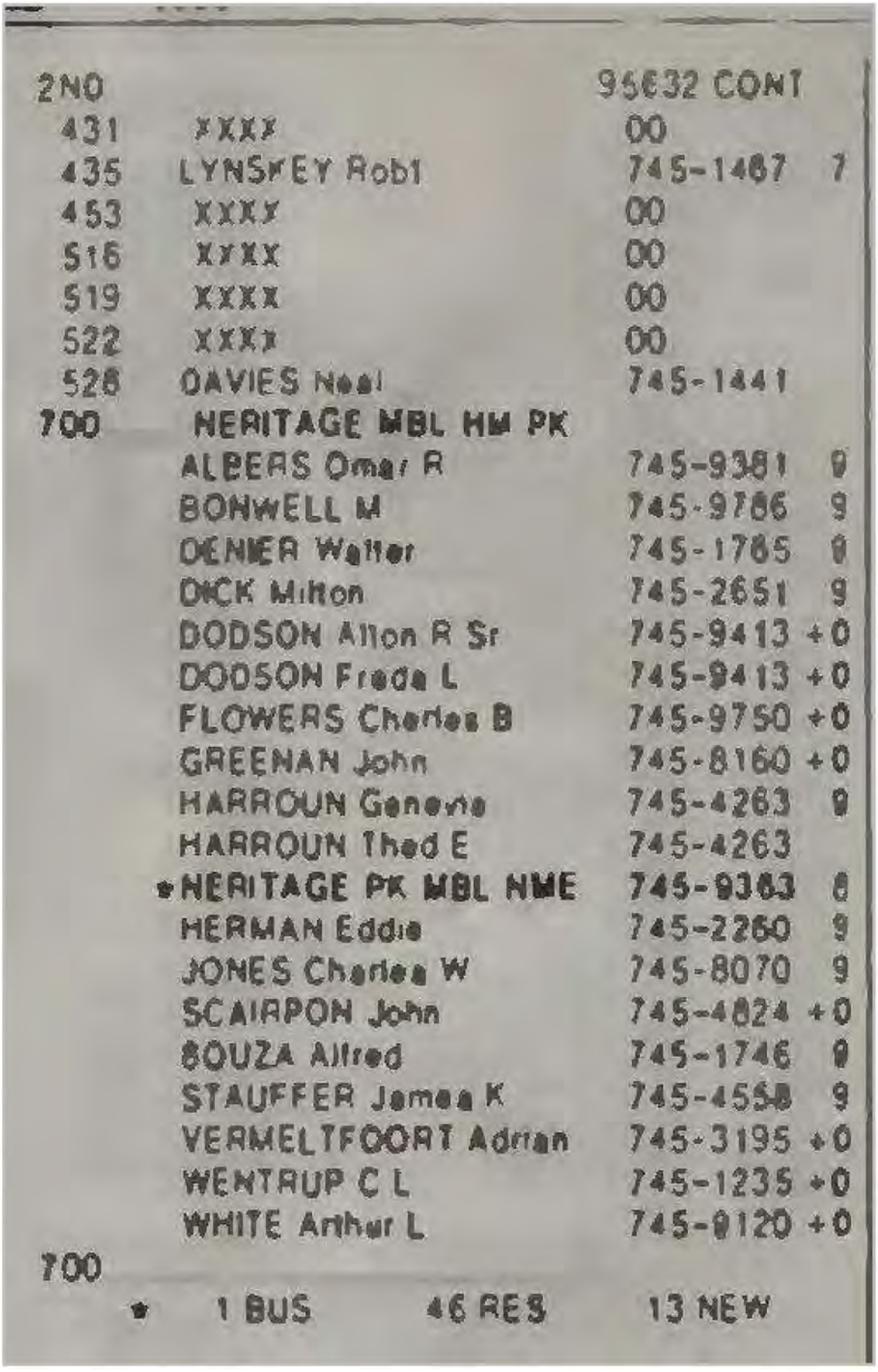
2ND 95632 GALT

115	XXXX	00
119	XXXX	00
123	BOUS S	745-2160 +0
127	XXXX	00
132	XXXX	00
210	XXXX	00
215	ANDERSON Leon	745-2145
218	BOYD Leo H	745-3950
235	RYAN Ralph R	745-2301 +0
238	LAVY June	745-3931
	LAVY Peter	745-3931
	MESEROLE Mike	745-3604 7
241	LITTLE W D	745-3811 2
243	XXXX	00
244	XXXX	00
320	XXXX	00
415	XXXX	00
427	DURAN Arnullo	745-4513 7
	ESCOBAR M	745-4810 +0
	LEYVA Ramon	745-2695 +0
	TERRY Brenda	745-4723 +0

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Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

2ND ST 1990



2ND		95632 CONT	
431	XXXX	00	
435	LYNSKEY Robt	745-1467	7
453	XXXX	00	
516	XXXX	00	
519	XXXX	00	
522	XXXX	00	
528	DAVIES Neal	745-1441	
700	HERITAGE MBL HM PK		
	ALBERS Omar R	745-9381	9
	BONWELL M	745-9786	9
	DENIER Walter	745-1785	9
	DICK Milton	745-2651	9
	DODSON Allon R Sr	745-9413	+0
	DODSON Freda L	745-9413	+0
	FLOWERS Charles B	745-9750	+0
	GREENAN John	745-8160	+0
	HARROUN Genevie	745-4263	9
	HARROUN Thad E	745-4263	
	*HERITAGE PK MBL HME	745-9383	8
	HERMAN Eddie	745-2260	9
	JONES Charles W	745-8070	9
	SCARPON John	745-4824	+0
	SOUZA Alfred	745-1746	9
	STAUFFER James K	745-4558	9
	VERMELTFOORT Adrian	745-3195	+0
	WENTRUP C L	745-1235	+0
	WHITE Arthur L	745-9120	+0
700			
	* 1 BUS 46 RES	13 NEW	

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

3RD ST 1990

3RD 95632 GALT

6	SKINNER Melvin	745-4053	2
10	XXXX	00	
14	XXXX	00	
28	SCHMIDT John	745-2806	5
116	STEINER Albert	745-1340	
134	VOSSLER Otto A	745-1692	
144	TRUEMAN Albert E	745-1045	
211	XXXX	00	
214	MERTZ Edger E	745-1961	
216	XXXX	00	
222	MIZE T	745-9518	8
226	XXXX	00	
240	REIS C	745-9450	8
	REIS R	745-9450	
426	XXXX	00	
432	XXXX	00	
438	HENKES Lester	745-1624	
446	*FIRST UN PNTCSTL CH	745-3295	
503	XXXX	00	
506	SMITH Lawrence L	745-1346	
509	XXXX	00	
510	XXXX	00	
526	OBRIEN Maurice Rev	745-2773	8
	*ST CHRISTOPHERS CH	745-1389	4
600	XXXX	00	
602	SCOTT Geneva	745-1392	
604	XXXX	00	
606	XXXX	00	
608	XXXX	00	
610	XXXX	00	
612	SEAVERT W A	745-1870	
614	XXXX	00	
616	XXXX	00	
618	XXXX	00	
620	XXXX	00	
621	*FERNWOOD PRODUCTS	745-1732	
	*UNITD CERAMIC INDS	745-3241	4
625	XXXX	00	
626	XXXX	00	
628	NUNEZ Eugene	745-2432	
*	4 BUS 36 RES	0 NEW	

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

2ND ST 1986

2ND 95632 GALT

115	XXXX	00	
119	XXXX	00	
123	FOOTE R E	745-2295	2
	PEREZ JOSE JR	745-9516	+6
127	XXXX	00	
132	XXXX	00	
210	XXXX	00	
215	ANDERSON LEON	745-2145	9
218	BOYD LEO H	745-3950	7
235	HAZE JERROLD J	745-3457	2
238	XXXX	00	
241	LITTLE W D	745-3811	2
243	XXXX	00	
244	XXXX	00	
320	BENNER CLYDE D	745-1847	7
415	XXXX	00	
427	XXXX	00	
431	ASHER BERTHA	745-2859	
435	XXXX	00	
453	GOMEZ MARIA M	745-3554	4
516	XXXX	00	
519	RAMIREZ ALFREDO B	745-3425	
522	XXXX	00	
524	COMSTOCK LEE	745-1580	
528	DAVIES NEAL	745-1441	
*	0 BUS 25 RES	1 NEW	

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

3RD ST 1986

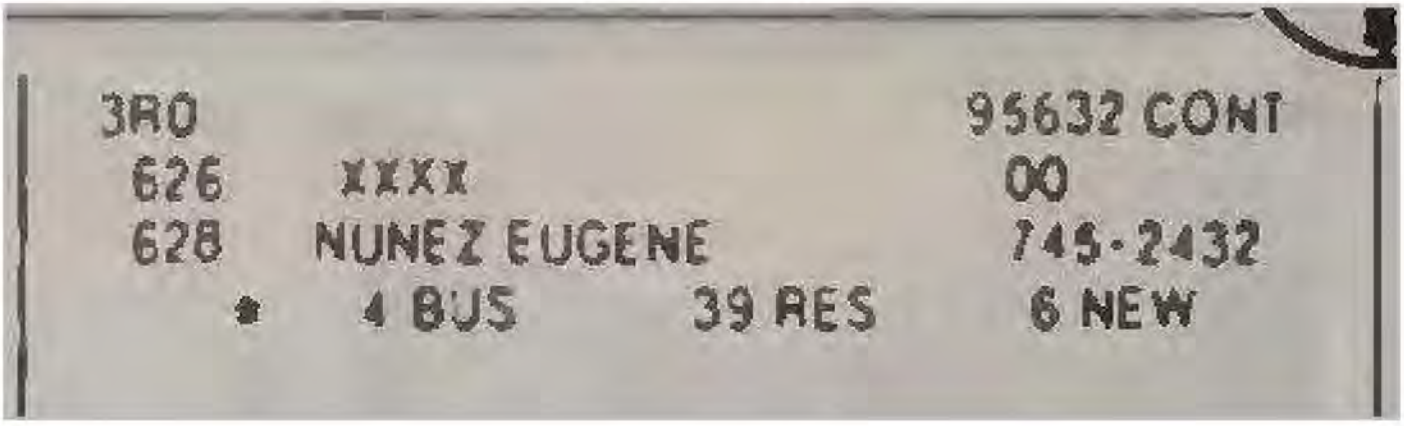
3RD 95632 GALT

6	SKINNER MELVIN	745-4053	2
10	XXXX	00	
14	PLACE GEORGE B	745-3380	2
18	BIRD WILLIAM A	745-4554	+8
28	SCHMIDT JOHN	745-2806	5
116	STEINER ALBERT	745-1340	
134	VOSSLER OTTO A	745-1692	
144	TRUEMAN ALBERT E	745-1045	
211	XXXX	00	
214	MERTZ EDGAR E	745-1961	
216	XXXX	00	
222	XXXX	00	
228	XXXX	00	
240	PRINCE MARLIN J	745-1670	0
426	DICKISON JEARL D	745-4826	4
427	BEACH KATHY	745-4768	+8
	KAPLAN C	745-9573	+8
432	THORNBURG PHILLIP C	745-9591	5
438	HENKES LESTER	745-1824	
446	FIRST UN PNTCSTL CN	745-3295	9
503	XXXX	00	
506	SMITH LAWRENCE L	745-1346	
509	XXXX	00	
510	VANDENBURG BROOKE	745-2846	+8
	VANDENBURG CASEY	745-2846	+8
526	HALL SIDNEY P REV	745-2773	4
	ST CHRISTOPHERS CH	745-1389	4
600	XXXX	00	
602	SCOTT GENEVA	745-1392	9
804	MUSTIN CLEBO	745-3447	4
808	XXXX	00	
608	XXXX	00	
610	XXXX	00	
812	SEAVERT W A	745-1870	
614	XXXX	00	
618	XXXX	00	
818	SPANN RANDALL E	745-2153	5
620	KUESTER A S	745-3130	
621	FERNWOOD PRODUCTS	745-1732	
	UNITD CERAMIC INDS	745-3241	4
825	WILLIAMS JOHN B	745-1336	+8

HAINES & CO., INC. INFORMATION ON THIS PAGE MA

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

3RD ST 1986



Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

2ND ST 1981

2ND 95632 GALT

115	KELSO EARL L	745-1858	8
119	XXXX	00	
123	APARTMENTS		
	ACKLEY DAVID	745-4918	0
	ARCHER WM L	745-4917	D
	FORESTER MICHAEL	745-4681	D
	RENEBOME CHERI	745-4584	D
	TEMPLE EDELLA	745-4827	0
123			
127	FOOTE MABLE O	745-2285	7
	FOOTE R E	745-2295	7
132	XXXX	00	
215	ANDERSON DEBBIE	745-2589	D
	ANDERSON LEON	745-2145	9
218	BOYD LEO H	745-3950	7
235	XXXX	00	
238	MESEROLE DAVID	745-2451	3
241	XXXX	00	
243	LITTLE W D	745-3611	7
	SCHEFER LYLER	745-2281	+1
244	SCHRAMM HERBERT	745-1055	
320	BENNER CLYDE D	745-1647	7
415	XXXX	00	
427	AZEVEDO N M	745-3997	9
431	ASHER BERTHA	745-2859	8
435	XXXX	00	
518	XXXX	00	
519	RAMIREZ ALFREDO B	745-3425	4
522	XXXX	00	
524	COMSTOCK TOM	745-1580	
528	DAVIES NEAL	745-1441	5

* 0 BUS 29 RES 1 NEW

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

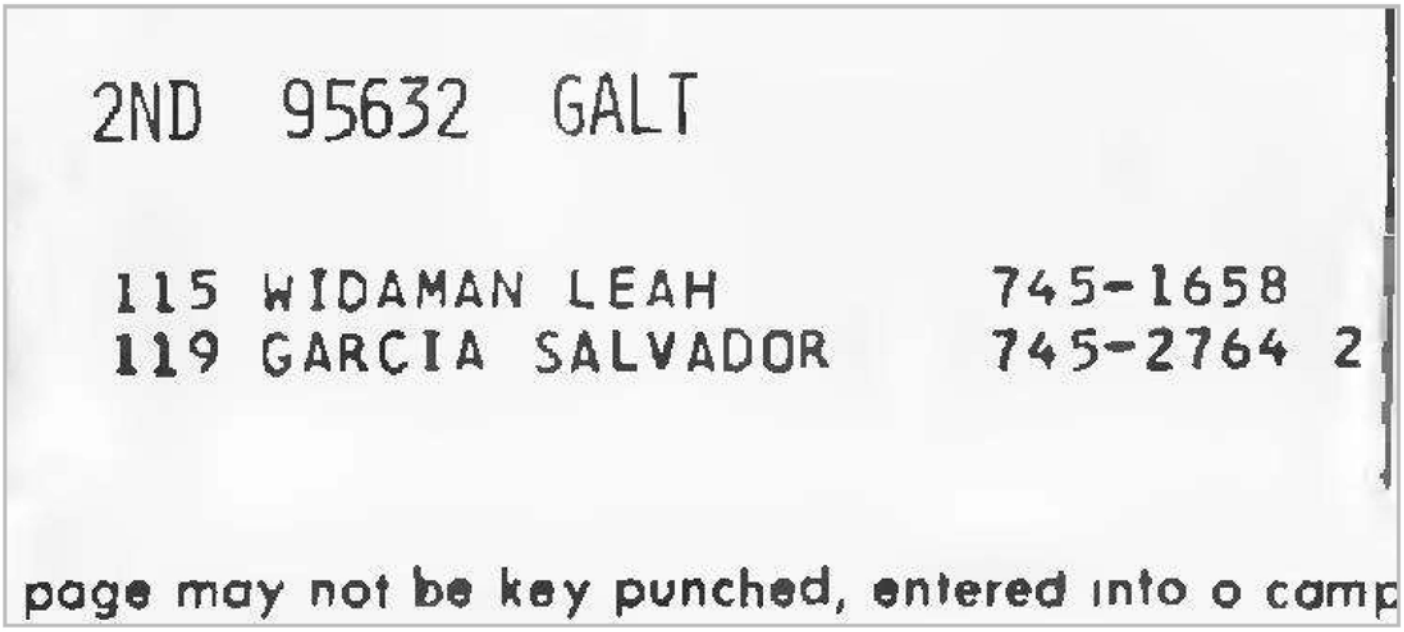
3RD ST 1981

3RD 95632 GALT

6	SHACKELFORD ROBT	745-4855	0
10	XXXX	00	
14	WAGERS DICK MRS	745-1863	+1
18	BARFOOT S M	745-2264	9
28	FLEMING RAY O	745-2096	
116	STEINER ALBERT	745-1340	
134	VOSSLER OTTO A	745-1692	
144	TRUEMAN ALBERT E	745-1045	
211	XXXX	00	
214	MERTZ EDGAR E	745-1961	
216	XXXX	00	
224	LONG ROBT G	745-4175	0
	LONG ROWLAND W	745-2360	+1
226	XXXX	00	
240	PRINCE MARLIN J	745-1670	0
242	RIDDLESPERGER DAVID	745-1162	
312	XXXX	00	
402	HICKS PRUDIE REV	745-2185	
405	XXXX	00	
432	JONES BETTY	745-4544	0
438	HENKES LESTER	745-1824	
446	FIRST UN PNTCSTL CH	745-3295	9
503	XXXX	00	
506	SMITH LAWRENCE L	745-1346	
509	XXXX	00	
510	XXYX	00	
526	CATHOLIC CHURCH	745-1389	2
	WILLMANN CARL J REV	745-1389	
600	GONZALEZ J A	745-4085	0
602	SCOTT GENEVA	745-1392	9
604	MYERS CLEBO	745-3447	+1
606	SENIFF WILLIAM A JR	745-4727	0
608	XXXX	00	
610	XXXX	00	
612	SEAVERT W A	745-1870	
614	XXXX	00	
616	BUSH KATIE	745-2044	9
618	HINES C F	745-3814	9
620	KUESTER A S	745-3130	6
621	FERNWOOD PRDOUCTS	745-1732	4
626	XXXX	00	
628	NUNEZ EUGENE	745-2432	
NO #	OLSON A DAVID	745-1560	
NO #	PUCCINELLI C	745-1560	
*	3 BUS 41 RES	3 NEW	

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

2ND ST 1977



Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

2ND ST 1977

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..2ND                          95632 CONT..
  127 FOOTE MABEL G              745-2295+7
      FOOTE R E                  745-2295+7
  132*PEREZ BROS FERTILZ         745-2643+7
  210 HATCHELL DANIEL M          745-1334+7
  218 BOYD LEO                   745-3950+7
  238 MESEROLE DAVID             745-2451 3
  241 KOELLMAN ROY F             745-2032
  243 LITTLE W O                 745-3811+7
  244 SCHRAMM HERBERT            745-1055
  320 BENNER CLYDE D             745-1847+7
  415  XXXX                      OO
  427 HYDER GARY                 745-2572+7
      ROSE G                     745-3553+7
  431 ASHER BERTHA               745-2859 6
  435  XXXX                      OO
  516  XXXX                      OO
  519 RAMIREZ ALFREDO B          745-3425 4
  522 BILLICK JOHN A             745-3305 5
  523 ALBERTINI MARY S           745-2209
  524 COMSTOCK TOM               745-1580
  527 RIDDLESPERGER C M          745-2006 5
  528 DAVIES NEAL                745-1441 5
    *   1 BUS   23 RES    9 NEW
```

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

3RD ST 1977

3RD 95632 GALT

6	XXXX	00
10	ROA FRANK	745-2813+7
14	WAGERS OICK MRS	745-1863
18	RICHTER WALTER	745-2376+7
28	FLEMING RAY O	745-2096
116	STEINER ALBERT	745-1340
134	VOSSLER OTTO A	745-1692
144	TRUEMAN ALBERT E	745-1045
211	XXXX	00
214	MERTZ EDGAR E	745-1961
216	XXXX	00
224	SEAVERT OENNIS	745-3931+7
226	XXXX	00
240	XXXX	00
242	RIDOLESPERGER O	745-1162
312	XXXX	00
402	HICKS PRUOIE REV	745-2185
405	XXXX	00
432	XXXX	00
438	HENKES LESTER	745-1824
503	XXXX	00

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Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

3RD ST 1977

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..3RO                          95632 CCNT..
  506 SMITH LAWRENCE L          745-1346
  509  XXXX                     00
  510  XXXX                     00
  526*CATHOLIC CHURCH           745-1389 2
      WILLMANN CARL J REV       745-1389
  600  XXXX                     00
  602 HAMILTON M                745-1392+7
  604 MUSTIN CLE8O              745-3447 5
  606  XXXX                     00
  608 CECCARINI V E             745-1915 6
  610  XXXX                     00
  612 SEAVERT W A               745-1870
  614 LIE8IG GLENN A            745-2756 6
      MILLER JAMES L            745-2756 6
  616  XXXX                     00
  618 8ROOKSHER FREOOIE         745-3807 6
  620 KUESTER A S               745-3130 6
  621*FERNWOOO PROOUCTS         745-1732 4
  628 NUNEZ EUGENE              745-2432
NO  # OLSON A OAVIO             745-1560
NO  # PUCCINELLI C              745-1560
     *   2 8US   40 RES    4 NEW
```

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

2ND ST 1971

2ND 95632 GALT

115	MIOAMAN LEAH	745-1658
127	ANOERSON SAM	745-1948
132	CALANTOC JOHN	745-2311
210	NORMAN SHARON	745-2612
218	CROLEY VERA B	745-2319
235	GARCIA ALFONSO	745-2661
238	LOPEZ EMMA MRS	745-1084
241	KOELLMAN ROY F	745-2032
243	HAOOEN LONNIE	745-2537
244	SCHRAMM HERBERT	745-1055
320	BENNER CLYOE O	745-1847
415	RUSSELL PAUL	745-1398
427	TWAROY JOHN	745-2400
453	MEIER WILHELM	745-1625

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

2ND ST 1971

..2ND 95632 CONT..

523 ALBERTINI MARY S 745-2209

524 COMSTOCK TOM 745-1580

527 RIOOLESPERGER O A 745-2006

* D BUS 17 RES

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

3RD ST 1971

3RD 95632 GALT

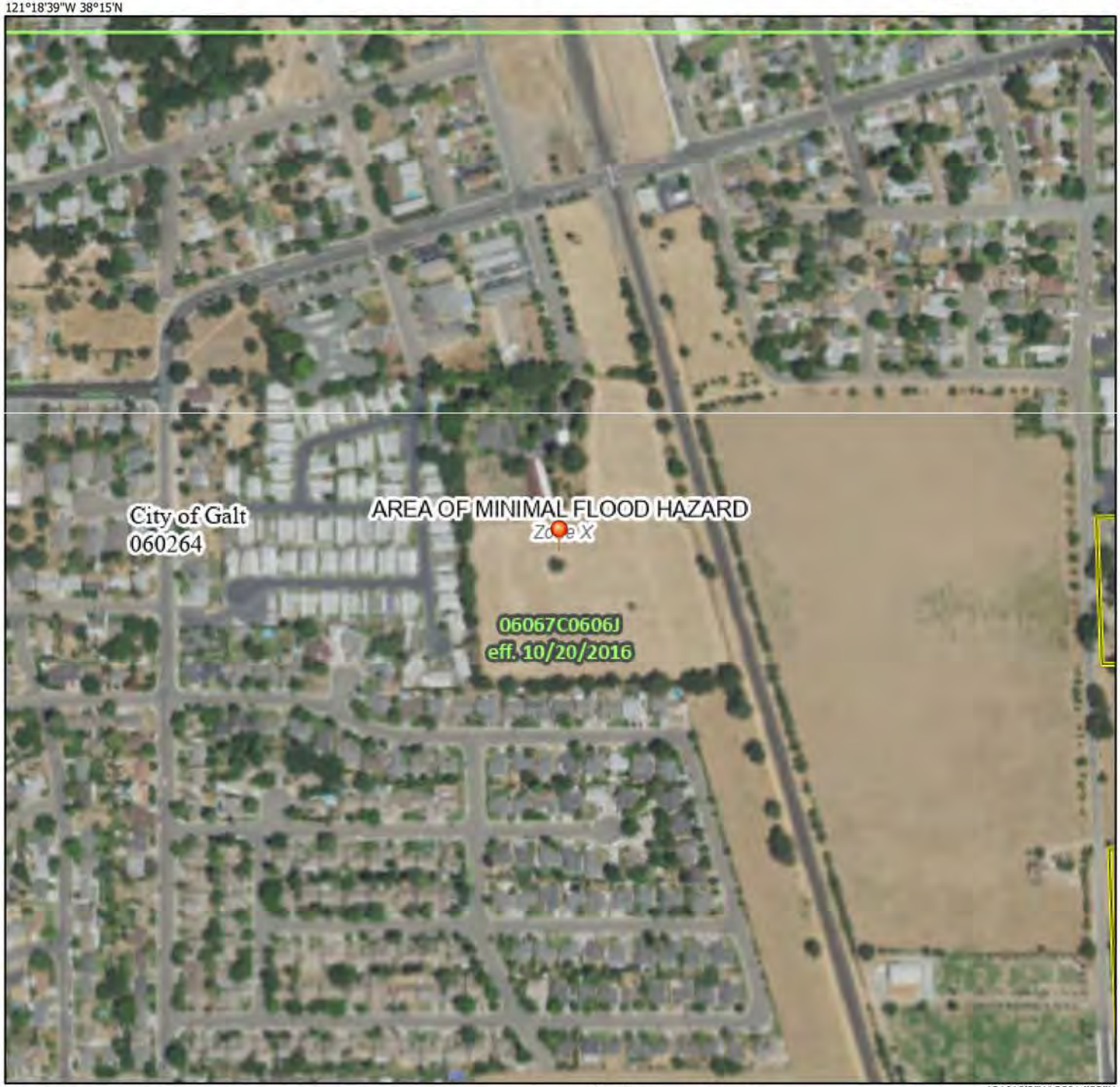
10	CARDENAS MANUEL	745-2253
14	WAGERS DICK MRS	745-1863
18	ROBBINS STEVEN	745-2674
28	FLEMING RAY O	745-2096
116	STEINER ALBERT	745-1340
134	VOSSLER OTTO A	745-1692
144	TRUEMAN ALBERT E	745-1045
214	MERTZ EDGAR E	745-1961
240	RYAN JOANNE	745-2336
242	RIDDLESPERGER O	745-1162
402	HICKS PRUDIE REV	745-2185
426	DICKISON DARRELL	745-1403
432	STARNES WM	745-1329
438	HENKES LESTER	745-1824
506	SMITH LAWRENCE L	745-1346
510	SIEWERTSEN HERBERT	745-2009
526	WILLMANN CARL J REV	745-1389
600	MILLER ARNOLD A	745-2548
604	SHEPARD ROBT J	745-2679
606	RIDDLESPERGER W	745-1086
610	SLUSHER JOHN	745-2594
612	SEAVERT W A	745-1870
616	CASE FAYE	745-2719
618	KELLER ALBERT	745-2109
620	GERBERDING ALICE RN	745-1349
628	NUNEZ EUGENE	745-2432
NO #	LIPPI SYLVIA	745-2482
NO #	OLSON A DAVID	745-1560
NO #	PUCCINELLI C	745-1560

* 0 BUS 29 RES

National Flood Hazard Layer FIRMette

FEMA

121°18'39"W 38°15'N



121°18'2"W 38°14'32"N

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

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

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
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / 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

N

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 9/30/2021 at 1:42 PM 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
Lippi Ranch Property
Report1 of 2

October 4, 2021

Security First Title Resource
Residential - Commercial - Environmental

14115 Lincoln Avenue N.E., #500 – Minneapolis, MN 55304
Tel.: (866) 288-0829 - Fax (866) 343-2388
Info@SecurityFirstTitleResource.net - www.securityfirsttitleresource.net
Celebrating 34 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 September 08, 2021.

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

CLIENT PROJECT NO.: 13337.01 REPORT DATE: October 04, 2021.

SUBJECT PROPERTY: Lippi Ranch Property

COUNTY / JURISDICTION: Sacramento, California

PROPERTY IDENTIFIER: 150-0274-006-0000 & 150-0274-007-0000

CURRENT OWNER INFORMATION (Vesting)

Type of Deed:	Grant Deed
Title Vested in:	Anthony Eugene Nunez, Trustee of the 2017 Antony E Nunez separate property trust dated January 31, and Mark David Nunez, Trustee of the 2017 Mark David Nunez Revocable Trust dated January 31, 2017, together as tenants in common.
Deed dated:	4-30-2021
Deed Recorded:	6-22-2021
Document #	202106220635

LEGAL DESCRIPTION: See deed attached hereto and made a part hereof.

Disclaimer
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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:

PREPARED AND RECORDING REQUESTED BY:

DEBBIE B. JONES
Attorney at Law
BPE Law Group, P.C.
2339 Gold Meadow Way, Ste 101
Gold River, California 95670
916-966-2260

WHEN RECORDED, MAIL TO AND MAIL TAX STATEMENTS TO:

Anthony E. Nunez and Mark David Nunez
628 Third St
Galt CA 95632

Sacramento County
Donna Allred, Clerk/Recorder

Doc #	**202106220635**	**Fees**	**$26.00**
6/22/2021	**9:37:43 AM**	**Taxes**	**$0.00**
BML		**PCOR**	**$0.00**
Titles	**1**	**Paid**	**$26.00**
Pages	**3**		

THIS SPACE FOR RECORDER'S USE ONLY

APN: 150-274-06, 150-274-07, 150-274-11

GRANT DEED

The undersigned Grantor declares that this conveyance transfers Grantor's interest to Grantee as a Bona Fide Gift for zero ("0") consideration. This transaction is exempt from the Documentary Transfer Tax pursuant to R & T §11911.

Exempt from fee per GC27388.1; document transfers real property that is a residential dwelling to an owner-occupier.

ANTHONY E. NUNEZ and MARK DAVID NUNEZ, co-Trustees of THE EUGENE AND VESTA S. NUNEZ REVOCABLE TRUST, the GRANTOR,

HEREBY GRANTS TO

ANTHONY E. NUNEZ, as trustee of THE 2017 ANTHONY E. NUNEZ SEPARATE PROPERTY REVOCABLE TRUST, dated January 31, 2017, and MARK DAVID NUNEZ, as trustee of THE 2017 MARK DAVID NUNEZ REVOCABLE TRUST, dated January 31, 2017, as TENANTS IN COMMON;

All of THAT PROPERTY situated in the Unincorporated Area of Sacramento County, State of California, commonly known and numbered 628 3rd Street, Galt, California 95632, and legally described as follows:

Legal Description:

Attached and incorporated herein by this reference as Exhibit "A"

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Executed on April 30, 2021, in Sacramento County, California.

ANTHONY E. NUNEZ, Co-Trustee

The Eugene Nunez and Vesta S. Nunez revocable Trust

MARK DAVID NUNEZ, Co-Trustee

Notary Acknowledgment Attached

Please send tax statement to the address as directed above

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

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

On April 30, 2021 before me, DOMINIQUE S. WILLIAMS-DEARMAN, a Notary Public, personally appeared ANTHONY E. NUNEZ 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.

Notary Public Signature

DOMINIQUE S. WILLIAMS-DEARMAN
Notary Public - California
Placer County
Commission # 2269581
My Comm. Expires Dec 4, 2022

Notary Public Seal

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

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

On April 30, 2021 before me, DOMINIQUE S. WILLIAMS-DEARMAN, a Notary Public, personally appeared MARK DAVID NUNEZ 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.

Notary Public Signature

DOMINIQUE S. WILLIAMS-DEARMAN
Notary Public - California
Placer County
Commission # 2269581
My Comm. Expires Dec 4, 2022

Notary Public Seal

SACRAMENTO COUNTY

EXHIBIT "A"

PARCEL NO. 1:

All that portion of the Northeast one-quarter of Section 34, Township 5 North, Range 6 East, MOUNT DIABLO BASE AND MERIDIAN, described as follows:

BEGINNING at the intersection of the North line of said Northeast quarter, with a point located Westerly 50 feet, measured at right angles to the center line of the main line tract of the Southern Pacific Railroad Company, said point being also at the Southeast corner of Block 40 of the Town of Galt, as per map thereof filed for record December 27, 1870 in Book 1 of Maps, Map No. 22, Sacramento County Records; thence North 89° 30' West along said North section line, being also along the South line of said Town of Galt; 941.5 feet to the true point of beginning of the parcel of land herein described; thence from said true point of beginning, South 0° 00' East 230 feet; thence running South 89° 30' East 160 feet to a point thence in a Northwesterly direction, 230 feet, more or less to a point on the said North Section line, which is located South 89° 30' East 144, feet from said true point of beginning; thence North 89° 30' West 144 feet to said true point of beginning.

ARB 121 E 251

B 760-27 P347

PARCEL NO. 2:

A 15 foot easement to be used in common with others for driveway and utility purposes described as:
All that portion of the Northeast one-quarter of Section 34, Township 5 North, Range 6 East, Mount Diablo Base and Meridian, described as follows:
Beginning at the intersection of the North line of said Northeast quarter with a point located Westerly 50 feet, measured at right angles to the center line of the main line tract of the Southern Pacific Railroad Company, said point being also at Southeast corner of Block 40 of the Town of Galt, as per Map thereof filed for record December 27, 1870 in Book 1 of Maps, Map No. 22, Sacramento County Records; thence North 89° 30' West along the North Section line to a point in the Westerly right of way line of the Central Pacific Railroad Company's 400 foot right of way, as conveyed by a Congressional Grant under Act of Congress passed July 1862 and the serveral amendments thereto and various State of California Acts supplemental thereto; said point being the true point of beginning of the parcel of land herein described; thence Southeasterly along the above right of way line, 15 feet; thence North 89° 30' West 230 feet to a point on the Easterly boundary line of said Parcel 1, herein before described; thence in a Northwesterly direction along said Easterly boundary line 15 feet to a point in said North Section line; thence South 89° 30' East along said Section line to said true point of beginning.

S7359

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
Lippi Ranch Property
Report2 of 2

October 4, 2021

Security First Title Resource
Residential - Commercial - Environmental

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

Celebrating 34 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 September 08, 2021.

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

CLIENT PROJECT NO.: 13337.01 REPORT DATE: October 04, 2021.

SUBJECT PROPERTY: Lippi Ranch Property

COUNTY / JURISDICTION: Sacramento, California

PROPERTY IDENTIFIER: 150-0274-011-0000 & 150-0101-046-0000

CURRENT OWNER INFORMATION (Vesting)

Type of Deed:	Grant Deed
Title Vested in:	Anthony Eugene Nunez, Trustee of the 2017 Antony E Nunez separate property trust dated January 31, and Mark David Nunez, Trustee of the 2017 Mark David Nunez Revocable Trust dated January 31, 2017, together as tenants in common.
Deed dated:	11-17-2020
Deed Recorded:	4-29-2021
Document #	202104291891

LEGAL DESCRIPTION: See deed attached hereto and made 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 WHAT SOEVER 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:

RECORDING REQUESTED BY:
Andrew D. Smith
Attorney At Law
115 W. Walnut, Suite 3
Lodi, CA 95240

AND WHEN RECORDED MAIL TO:
Andrew D. Smith
Attorney At Law
115 W. Walnut, Suite 3
Lodi, CA 95240

Sacramento County
Donna Allred, Clerk/Recorder
Doc # 202104291891
4/29/2021 2:44:33 PM
JLJ
Titles 1
Pages 3

Fees	$26.00
Taxes	$0.00
PCOR	$0.00
Paid	$26.00

THIS SPACE FOR RECORDER'S USE

Grant Deed
(Please fill in document title(s) on this line)

1 ☐ Exempt from fee per GC27388.1. Document is being recorded in connection with a concurrent transfer that is subject to the imposition of documentary transfer tax;

2 ☒ Exempt from fee per GC27388.1. Document transfers real property that is a residential dwelling to an owner-occupier;

3 ☐ Exempt from fee per GC27388.1. Document is being recorded in connection with a concurrent transfer of real property that is a residential dwelling to an owner-occupier;

4 ☐ Exempt from fee per GC27388.1. The $225.00 fee cap has been reached for this transaction;

5 ☐ Exempt from fee per GC27388.1. Document that is executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act (Title 7 (commencing with Section 2100) of Part 4 of the Code of Civil Procedure);

6 ☐ Exempt from fee per GC27388.1.. Document executed or recorded by the State or any county, municipality, or other political subdivision of the state;

7 ☐ Exempt from the fee per GC 27388.1 (a) (1). Recording is not related to real property

RECORDING REQUESTED BY
Andrew D. Smith, Esq.

AND WHEN RECORDED MAIL TO
Smith & Johnson Law, APC
115 W. Walnut #3
Lodi, CA 95240

APN:150-010-046-000 & 150-0274-011-000 NO TAX DUE.

GRANT DEED

Documentary transfer tax is NONE. Not pursuant to a sale. No consideration. Gift Rev. & Tax Code Section 11911.

____ Unincorporated Area __X__ City of Galt

For no consideration **GRANTOR** Terry Azevedo, Trustee of the Olson Family 1996 Trust dated March 25, 1996 hereby **GRANTS** to Anthony Eugene Nunez, Trustee of the 2017 Anthony E. Nunez Separate Property Trust dated January 31, 2017 and Mark David Nunez, Trustee of the 2017 Mark David Nunez Revocable Trust dated January 31, 2017, together as tenants in common that real property in the City of Galt, County of Sacramento, State of California, described in Exhibit A:

See Exhibit A, attached hereto and made part hereof

Dated: 11-17-20

Terry Azevedo, Trustee of the Olson Family
1996 Trust dated March 25, 1996

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

State of California
County of San Joaquin

On November 17, 2020, before me, Andrew D. Smith, a notary public, personally appeared Terry Azevedo 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 _____

ANDREW D. SMITH
COMM. #2291912
NOTARY PUBLIC - CALIFORNIA
SAN JOAQUIN COUNTY
My Comm. Expires June 8, 2023

. Mail tax statements to: Mark Nunez and Anthony Nunez, 628 3rd Street, Galt, CA 95632

Exhibit A

ALL THAT PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS.

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHEAST QUARTER, WITH A POINT LOCATED WESTERLY 50 FEET, MEASURED AT RIGHT ANGELS TO THE CENTER LINE OF THE MAIN LINE TRAT OF THE SOUTHERN PACIFIC RAILROAD COMPANY, SAID POINT BEING ALSO AT THE SOUTHEAST CORNER OF BLOCK 40 OF THE TOWN OF GALT, AS PER MAP THEREOF FILED FOR RECORD DECEMBER 27, 1870, IN BOOK 1 OF MAPS, MAP NO. 22, SACRAMENTO, COUNTY RECORDS; THENCE NORTH 89° 30' WEST ALONG SAID NORTH SECTION LINE, BEING ALSO ALONG THE SOUTH LINE OF SAID TOWN GALT, 541.5 FEET TO AN RON ROD AT FENCE CORNER; THENCE SOUTH 4° 00' EAST ALONG FENCE LINE, 839.5 FEET TO AN IRON ROD; THENCE SOUTH 89° 38' EAST 707.3 FEET TO A POINT ON A LINE LOCATED WESTERLY 50 FEET, MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF SAID MAIN LINE TRACT, THENCE NORTH 15° 00' WEST ALONG SAID LINE 866.8 FEET TO THE POINT OF BEGINNING, CONTAINING 12.0 ACRES MORE OR LESS, ACCORDING TO SURVEY MADE IN MAY 1954 BY CLIFFORD GATSERT, C.E.

APPENDIX D

EDR® Radius Map Report with Geocheck

Lippi Ranch Property
627 3rd Street
Galt, CA 95632

Inquiry Number: 6681028.2s
September 28, 2021

The EDR Radius Map™ Report with GeoCheck®

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

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Detail Map	3
Map Findings Summary	4
Map Findings	9
Orphan Summary	109
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-11
Physical Setting Source Map Findings	A-13
Physical Setting Source Records Searched	PSGR-1

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

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EXECUTIVE SUMMARY

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

627 3RD STREET
GALT, CA 95632

COORDINATES

Latitude (North):	38.2460970 - 38° 14' 45.94"
Longitude (West):	121.3057730 - 121° 18' 20.78"
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	648259.0
UTM Y (Meters):	4234271.5
Elevation:	47 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5629062 LODI NORTH, CA
Version Date:	2012
North Map:	5629056 GALT, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140628, 20140621
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
627 3RD STREET
GALT, CA 95632

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	SILVA APTS	610 3RD ST	HAZNET, HWTS	Higher	142, 0.027, North
A2	SEGO MILK PLANT	621 3RD ST	Sacramento Co. ML	Higher	219, 0.041, North
A3	LUCILLE PECK	621 3RD ST.	HAZNET, HWTS	Higher	219, 0.041, North
A4	LUCILLE PECK	621 3RD ST	HAZNET, HWTS	Higher	219, 0.041, North
A5	LUCILLE PECK	621 3RD ST	HAZNET, HWTS	Higher	219, 0.041, North
B6	DYCORA TRANSITIONAL	144 F ST	CERS HAZ WASTE, CERS	Higher	410, 0.078, NW
B7	DYCORA GALT	144 F ST	HAZNET, HWTS	Higher	410, 0.078, NW
B8	GOLDEN LIVING	144 F ST	HAZNET, HWTS	Higher	410, 0.078, NW
B9	GOLDEN LIVING CENTER	144 F ST	Sacramento Co. ML	Higher	410, 0.078, NW
C10	MICHAEL WALKER	203 F ST	HAZNET, HWTS	Higher	452, 0.086, NNW
C11	JERRY HICKS	203 F ST	HAZNET, HWTS	Higher	452, 0.086, NNW
D12	QUIK STOP MARKET #11	602 4TH ST	CERS HAZ WASTE, HIST UST, CERS TANKS, Sacramento...	Higher	565, 0.107, NNE
D13	QUICK STOP MARKET 11	602 4TH ST	EDR Hist Auto	Higher	565, 0.107, NNE
D14	QUIK STOP MARKETS IN	602 4TH ST	HAZNET, HWTS	Higher	565, 0.107, NNE
D15	QUIK STOP MARKET #11	602 4TH ST	UST	Higher	565, 0.107, NNE
E16	GIANT TIRE AND AUTO	412 E ST	Sacramento Co. ML	Higher	983, 0.186, NNE
E17	BEST AIR MECHANICAL	412 E ST	Sacramento Co. ML	Higher	983, 0.186, NNE
E18	FRANK'S	412 E ST	Sacramento Co. ML	Higher	983, 0.186, NNE
E19	DURA BUILT COTTMAN T	430 E KETTLEMEN LN	EDR Hist Auto	Higher	1041, 0.197, NNE
20	BEVERLY MELHAFF	509 F ST.	HAZNET, HWTS	Higher	1110, 0.210, NNE
21	OCE MOBILE LUBE AND	612 PESTANA DR	HAZNET, HWTS	Higher	1147, 0.217, SSW
22	JOHN BALI	14057 JOY DR	HAZNET, HWTS	Higher	1190, 0.225, East
23	GALT-ARNO CEMETERY D	14180 JOY DR	SWEEPS UST, HIST UST, Sacramento Co. ML	Higher	1239, 0.235, SE
F24	DON'S DANDY MART INC	700 C ST	Cortese, HAZNET, HWTS	Higher	2362, 0.447, NNE
F25	DON'S DANDY MART	700 C ST	LUST, HIST CORTESE	Higher	2362, 0.447, NNE
F26	DON'S DANDY MART	700 C ST	LUST, UST	Higher	2362, 0.447, NNE
F27	DON'S DANDY MART	700 C ST	RGA LUST	Higher	2362, 0.447, NNE
G28	ACE OIL CO	323 A ST	RCRA-SQG, RESPONSE, ENVIROSTOR, LUST, Sacramento...	Higher	2627, 0.498, North
G29	ACE OIL COMPANY	323 A STREET	HIST Cal-Sites, CA BOND EXP. PLAN, CERS	Higher	2672, 0.506, North
30	GALT HIGH SCHOOL	145 N LINCOLN WAY	ENVIROSTOR, Sacramento Co. CS, SCH, SWEEPS UST,...	Higher	3584, 0.679, NNE

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

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 landfill and/or solid waste disposal site lists

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

State and tribal leaking storage tank lists

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
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 Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

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

Local Lists of Landfill / Solid Waste Disposal Sites

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

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
SCH..... School Property Evaluation Program
CDL..... Clandestine Drug Labs
Toxic Pits..... Toxic Pits Cleanup Act Sites
US CDL..... National Clandestine Laboratory Register

PFAS ..... PFAS Contamination Site Location Listing

Local Lists of Registered Storage Tanks

CA FID UST ..... Facility Inventory Database

Local Land Records

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

Records of Emergency Release Reports

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

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
LEAD SMELTERS ..... Lead Smelter Sites
US AIRS ..... Aerometric Information Retrieval System Facility Subsystem
US MINES ..... Mines Master Index File
ABANDONED MINES ..... Abandoned Mines
FINDS ..... Facility Index System/Facility Registry System

UXO	Unexploded Ordnance Sites
DOCKET HWC	Hazardous Waste Compliance Docket Listing
ECHO	Enforcement & Compliance History Information
FUELS PROGRAM	EPA Fuels Program Registered Listing
CUPA Listings	CUPA Resources List
DRYCLEANERS	Cleaner Facilities
EMI	Emissions Inventory Data
ENF	Enforcement Action Listing
Financial Assurance	Financial Assurance Information Listing
ICE	ICE
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 Cleaner	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

EXECUTIVE SUMMARY

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 NPL

RESPONSE: Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

A review of the RESPONSE list, as provided by EDR, has revealed that there is 1 RESPONSE site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ACE OIL CO	***323 A ST***	***N 1/4 - 1/2 (0.498 mi.)***	***G28***	***73***
Database: RESPONSE, Date of Government Version: 04/23/2021 Status: Certified Facility Id: 34510001				

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

A review of the ENVIROSTOR list, as provided by EDR, and dated 04/23/2021 has revealed that there are 2 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ACE OIL CO Facility Id: 34510001 Status: Certified	***323 A ST***	***N 1/4 - 1/2 (0.498 mi.)***	***G28***	***73***
GALT HIGH SCHOOL Facility Id: 34010007 Status: No Further Action	***145 N LINCOLN WAY***	***NNE 1/2 - 1 (0.679 mi.)***	***30***	***101***

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 3 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DON'S DANDY MART	***700 C ST***	***NNE 1/4 - 1/2 (0.447 mi.)***	***F25***	***70***
Database: LUST, Date of Government Version: 06/03/2021 Status: Completed - Case Closed Global Id: T0606700742				
DON'S DANDY MART	***700 C ST***	***NNE 1/4 - 1/2 (0.447 mi.)***	***F26***	***71***
Database: LUST REG 5, Date of Government Version: 07/01/2008 Status: Case Closed				
ACE OIL CO	***323 A ST***	***N 1/4 - 1/2 (0.498 mi.)***	***G28***	***73***
Database: LUST REG 5, Date of Government Version: 07/01/2008 Database: LUST, Date of Government Version: 06/03/2021 Status: Completed - Case Closed Status: Pollution Characterization Global Id: T0606700076				

Sacramento Co. CS: List of sites where unauthorized releases of potentially hazardous materials have occurred.

A review of the Sacramento Co. CS list, as provided by EDR, and dated 03/30/2021 has revealed that there is 1 Sacramento Co. CS site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ACE OIL CO	***323 A ST***	***N 1/4 - 1/2 (0.498 mi.)***	***G28***	***73***
Facility Id: RO0000129				

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

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

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
QUIK STOP MARKET #11	602 4TH ST	NNE 0 - 1/8 (0.107 mi.)	D15	60
Database: UST, Date of Government Version: 06/03/2021 Facility Id: FA0001278				

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

HIST Cal-Sites: Formerly known as ASPIS, this database contains both known and potential hazardous substance sites. The source is the California Department of Toxic Substance Control. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

A review of the HIST Cal-Sites list, as provided by EDR, and dated 08/08/2005 has revealed that there is 1 HIST Cal-Sites site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ACE OIL COMPANY	*323 A STREET*	*N 1/2 - 1 (0.506 mi.)*	*G29*	*89*

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.

A review of the CERS HAZ WASTE list, as provided by EDR, and dated 04/19/2021 has revealed that there are 2 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DYCORA TRANSITIONAL	*144 F ST*	*NW 0 - 1/8 (0.078 mi.)*	*B6*	*17*
QUIK STOP MARKET #11	*602 4TH ST*	*NNE 0 - 1/8 (0.107 mi.)*	*D12*	*31*

Local Lists of Registered Storage Tanks

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

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there is 1 SWEEPS UST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GALT-ARNO CEMETERY D Status: A Tank Status: A Comp Number: 22319	*14180 JOY DR*	*SE 1/8 - 1/4 (0.235 mi.)*	*23*	*66*

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 2 HIST UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
QUIK STOP MARKET #11	*602 4TH ST*	*NNE 0 - 1/8 (0.107 mi.)*	*D12*	*31*

Facility Id: 00000006225				
GALT-ARNO CEMETERY D	***14180 JOY DR***	***SE 1/8 - 1/4 (0.235 mi.)***	***23***	***66***
Facility Id: 00000022319				

CERS TANKS: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

A review of the CERS TANKS list, as provided by EDR, and dated 04/19/2021 has revealed that there is 1 CERS TANKS site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
QUIK STOP MARKET #11	***602 4TH ST***	***NNE 0 - 1/8 (0.107 mi.)***	***D12***	***31***

Other Ascertainable Records

CA BOND EXP. PLAN: Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

A review of the CA BOND EXP. PLAN list, as provided by EDR, and dated 01/01/1989 has revealed that there is 1 CA BOND EXP. PLAN site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ACE OIL COMPANY	***323 A STREET***	***N 1/2 - 1 (0.506 mi.)***	***G29***	***89***

Cortese: The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

A review of the Cortese list, as provided by EDR, and dated 06/17/2021 has revealed that there are 2 Cortese sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DON'S DANDY MART INC	***700 C ST***	***NNE 1/4 - 1/2 (0.447 mi.)***	***F24***	***68***
Cleanup Status: COMPLETED - CASE CLOSED				
ACE OIL CO	***323 A ST***	***N 1/4 - 1/2 (0.498 mi.)***	***G28***	***73***
Cleanup Status: COMPLETED - CASE CLOSED				

HAZNET: 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 from non-California manifests & continuation sheets are not included at the present time. 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, & disposal method. The source is the Department of Toxic Substance Control is the agency. This database begins with calendar year 1993.

A review of the HAZNET list, as provided by EDR, and dated 12/31/2019 has revealed that there are 12 HAZNET sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SILVA APTS GEPAID: CAC001462056	***610 3RD ST***	***N 0 - 1/8 (0.027 mi.)***	***A1***	***9***
LUCILLE PECK GEPAID: CAC001209432	***621 3RD ST.***	***N 0 - 1/8 (0.041 mi.)***	***A3***	***11***
LUCILLE PECK GEPAID: CAC001140488	***621 3RD ST***	***N 0 - 1/8 (0.041 mi.)***	***A4***	***12***
LUCILLE PECK GEPAID: CAC002109352	***621 3RD ST***	***N 0 - 1/8 (0.041 mi.)***	***A5***	***14***
DYCORA GALT GEPAID: CAL000422048	***144 F ST***	***NW 0 - 1/8 (0.078 mi.)***	***B7***	***26***
GOLDEN LIVING GEPAID: CAC002730245	***144 F ST***	***NW 0 - 1/8 (0.078 mi.)***	***B8***	***27***
MICHAEL WALKER GEPAID: CAC002868769	***203 F ST***	***NNW 0 - 1/8 (0.086 mi.)***	***C10***	***29***
JERRY HICKS GEPAID: CAC002774607	***203 F ST***	***NNW 0 - 1/8 (0.086 mi.)***	***C11***	***30***
QUIK STOP MARKETS IN GEPAID: CAL000045919	***602 4TH ST***	***NNE 0 - 1/8 (0.107 mi.)***	***D14***	***46***
BEVERLY MELHAFF GEPAID: CAC003023933	***509 F ST.***	***NNE 1/8 - 1/4 (0.210 mi.)***	***20***	***62***
OCE MOBILE LUBE AND GEPAID: CAL000406199	***612 PESTANA DR***	***SSW 1/8 - 1/4 (0.217 mi.)***	***21***	***63***
JOHN BALI GEPAID: CAC002593926	***14057 JOY DR***	***E 1/8 - 1/4 (0.225 mi.)***	***22***	***65***

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 2 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DON'S DANDY MART Reg Id: 340897	***700 C ST***	***NNE 1/4 - 1/2 (0.447 mi.)***	***F25***	***70***
ACE OIL CO Reg Id: 340099 Reg Id: 34510001	***323 A ST***	***N 1/4 - 1/2 (0.498 mi.)***	***G28***	***73***

Sacramento Co. ML: Sacramento County Master List. Any business that has hazardous materials on site - hazardous materials storage sites, underground storage tanks, waste generators.

A review of the Sacramento Co. ML list, as provided by EDR, and dated 03/30/2021 has revealed that there are 7 Sacramento Co. ML sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SEGO MILK PLANT	621 3RD ST	N 0 - 1/8 (0.041 mi.)	A2	10
GOLDEN LIVING CENTER	144 F ST	NW 0 - 1/8 (0.078 mi.)	B9	29
QUIK STOP MARKET #11	***602 4TH ST***	***NNE 0 - 1/8 (0.107 mi.)***	***D12***	***31***
GIANT TIRE AND AUTO	412 E ST	NNE 1/8 - 1/4 (0.186 mi.)	E16	60
Facility Status: Inactive. Included on a listing no longer updated.				
BEST AIR MECHANICAL	412 E ST	NNE 1/8 - 1/4 (0.186 mi.)	E17	61
FRANK'S	412 E ST	NNE 1/8 - 1/4 (0.186 mi.)	E18	61
Facility Status: Inactive. Included on a listing no longer updated.				
GALT-ARNO CEMETERY D	***14180 JOY DR***	***SE 1/8 - 1/4 (0.235 mi.)***	***23***	***66***
Facility Status: Inactive. Included on a listing no longer updated.				
Facility Id: M0104586				

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 2 EDR Hist Auto sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
QUICK STOP MARKET 11	602 4TH ST	NNE 0 - 1/8 (0.107 mi.)	D13	46
DURA BUILT COTTMAN T	430 E KETTLEMEN LN	NNE 1/8 - 1/4 (0.197 mi.)	E19	62

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LUST: 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.

A review of the RGA LUST list, as provided by EDR, has revealed that there is 1 RGA LUST site within approximately 0.5 miles of the target property.

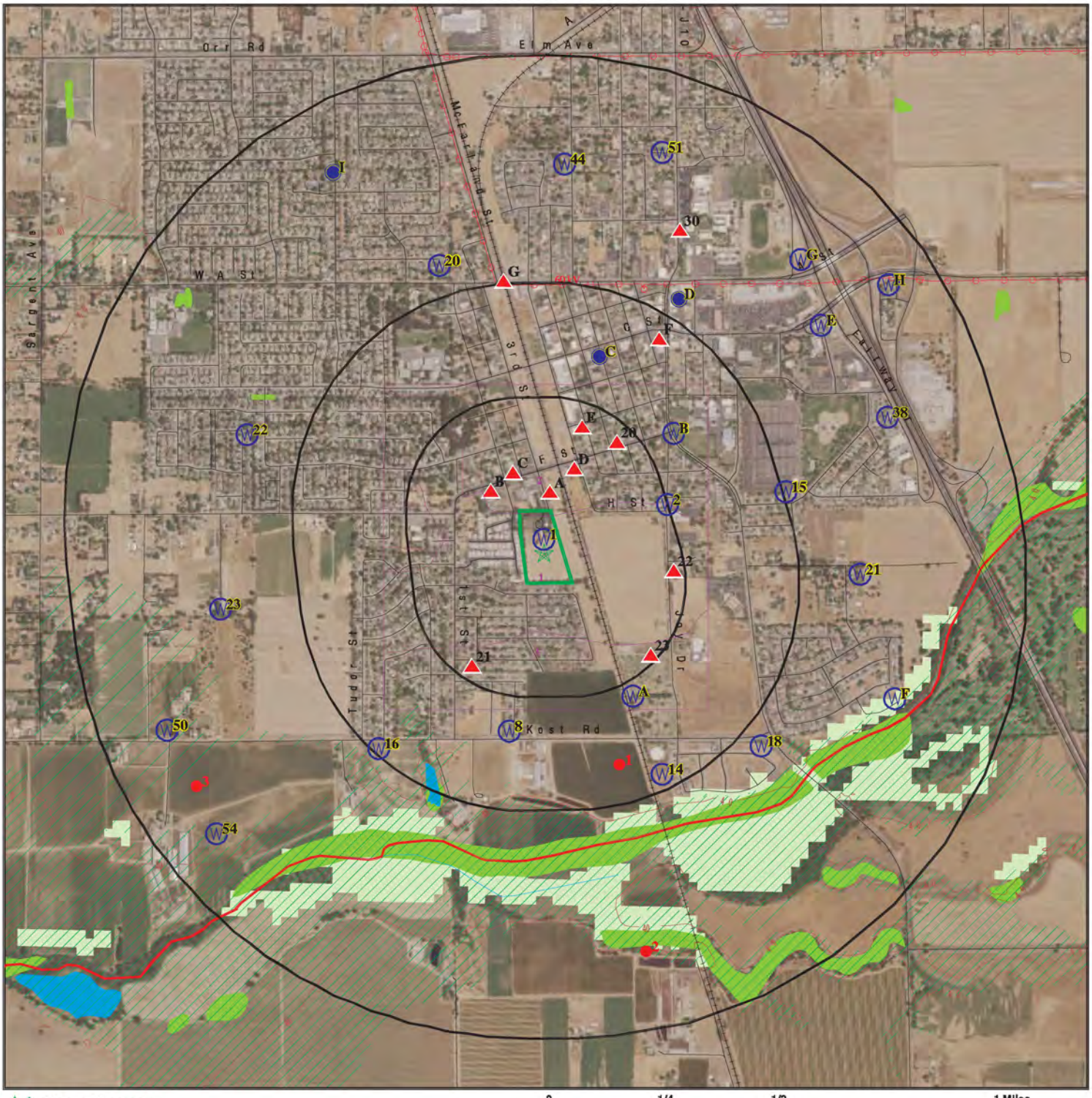
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DON'S DANDY MART	700 C ST	NNE 1/4 - 1/2 (0.447 mi.)	F27	72

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

Site Name	Database(s)
	CDL

OVERVIEW MAP - 6681028.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

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:	Lippi Ranch Property	CLIENT:	Wallace - Kuhl & Associates
ADDRESS:	627 3rd Street Galt CA 95632	CONTACT:	Nancy Malaret
LAT/LONG:	38.246097 / 121.305773	INQUIRY #:	6681028.2s
		DATE:	September 28, 2021 2:10 pm

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DETAIL MAP - 6681028.2S



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

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

Areas of Concern

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

SITE NAME: Lippi Ranch Property	CLIENT: Wallace - Kuhl & Associates
ADDRESS: 627 3rd Street Galt CA 95632	CONTACT: Nancy Malaret
LAT/LONG: 38.246097 / 121.305773	INQUIRY #: 6681028.2s DATE: September 28, 2021 2:14 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
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
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	1.000		0	0	0	0	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.250		0	0	NR	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
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
Federal institutional controls / engineering controls registries								
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
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	1	0	NR	1
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	1	1	NR	2
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	0	3	NR	NR	3

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
Sacramento Co. CS	0.500		0	0	1	NR	NR	1
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		1	0	NR	NR	NR	1
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	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	TP		NR	NR	NR	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
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	1	NR	1
SCH	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		2	0	NR	NR	NR	2
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	1	NR	NR	NR	1
HIST UST	0.250		1	1	NR	NR	NR	2
CA FID UST	0.250		0	0	NR	NR	NR	0
CERS TANKS	0.250		1	0	NR	NR	NR	1
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
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	1	NR	1
Cortese	0.500		0	0	2	NR	NR	2
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HAZNET	0.250		9	3	NR	NR	NR	12
ICE	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	2	NR	NR	2
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	TP		NR	NR	NR	NR	NR	0
Sacramento Co. ML	0.250		3	4	NR	NR	NR	7
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
UIC GEO	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	TP		NR	NR	NR	NR	NR	0
PROJECT	TP		NR	NR	NR	NR	NR	0
WDR	TP		NR	NR	NR	NR	NR	0
CIWQS	TP		NR	NR	NR	NR	NR	0
CERS	TP		NR	NR	NR	NR	NR	0
NON-CASE INFO	TP		NR	NR	NR	NR	NR	0
OTHER OIL GAS	TP		NR	NR	NR	NR	NR	0
PROD WATER PONDS	TP		NR	NR	NR	NR	NR	0
SAMPLING POINT	TP		NR	NR	NR	NR	NR	0
WELL STIM PROJ	TP		NR	NR	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0
HWTS	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.250		1	1	NR	NR	NR	2
EDR Hist Cleaner	0.250		0	0	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.500		0	0	0	NR	NR	0
RGA LUST	0.500		0	0	1	NR	NR	1
- Totals --		0	18	10	11	3	0	42

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

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 **SILVA APTS** **HAZNET** **S112892819**
North **610 3RD ST** **HWTS** **N/A**
< 1/8 **GALT, CA 95632**
0.027 mi.
142 ft. **Site 1 of 5 in cluster A**

Relative:
Higher

Actual:
47 ft.

HAZNET:

Name:	SILVA APTS
Address:	610 3RD ST
Address 2:	Not reported
City,State,Zip:	GALT, CA 956320000
Contact:	BRYAN CLARKSON/CONTR
Telephone:	9163715747
Mailing Name:	Not reported
Mailing Address:	8234 NEW GATEWAY LANE
Year:	1998
Gepaid:	CAC001462056
TSD EPA ID:	CAT000646117
CA Waste Code:	181 - Other inorganic solid waste
Disposal Method:	D80 - Disposal, Land Fill
Tons:	4.214

Additional Info:

Year:	1998
Gen EPA ID:	CAC001462056
Shipment Date:	19980514
Creation Date:	6/26/1998 0:00:00
Receipt Date:	19980514
Manifest ID:	96882105
Trans EPA ID:	CAD044003556
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000646117
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	Not reported
Meth Code:	D80 - Disposal, Land Fill
Quantity Tons:	4.214
Waste Quantity:	5
Quantity Unit:	Y
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

HWTS:

Name:	SILVA APTS
Address:	610 3RD ST
Address 2:	Not reported
City,State,Zip:	GALT, CA 956320000
EPA ID:	CAC001462056

SILVA APTS (Continued) **S112892819**

Inactive Date:	10/25/2000
Create Date:	04/28/1998
Last Act Date:	10/25/2000
Mailing Name:	MILU SILVA
Mailing Address:	8234 NEW GATEWAY LANE
Mailing Address 2:	Not reported
Mailing City,State,Zip:	ELK GROVE, CA 957580000
Owner Name:	MILU SILVA
Owner Address:	8234 NEW GATEWAY LANE
Owner Address 2:	Not reported
Owner City,State,Zip:	ELK GROVE, CA 957580000
Contact Name:	BRYAN CLARKSON/CONTR
Contact Address:	--
Contact Address 2:	Not reported
City,State,Zip:	--, 99 --

A2 **SEGO MILK PLANT** **Sacramento Co. ML** **S104857952**
North **621 3RD ST** **N/A**
< 1/8 **GALT, CA 95632**
0.041 mi.
219 ft. **Site 2 of 5 in cluster A**

Relative: Sacramento Co. ML
Higher

Name:	SEGO MILK PLANT
Address:	621 3RD ST
City,State,Zip:	GALT, CA 95632
Facility Id:	Not reported
Facility Status:	Not reported
FD:	Not reported
Billing Codes BP:	Not reported
Billing Codes UST:	I
WG Bill Code:	I
Target Property Bill Cod:	Not reported
Food Bill Code:	Not reported
CUPA Permit Date:	Not reported
HAZMAT Permit Date:	Not reported
HAZMAT Inspection Date:	Not reported
Hazmat Date BP Received:	Not reported
UST Permit Dt:	Not reported
UST Inspection Date:	Not reported
UST Tank Test Date:	Not reported
Number of Tanks:	Not reported
UST Tank Test Date:	Not reported
SIC Code:	Not reported
Tier Permitting:	Not reported
AST Bill Code:	Not reported
CALARP Bill Code:	Not reported

Actual:
47 ft.

A3 **LUCILLE PECK** **HAZNET S112874308**
North **621 3RD ST.** **HWTS N/A**
< 1/8 **GALT, CA 95632**
0.041 mi.
219 ft. **Site 3 of 5 in cluster A**

Relative:
Higher

Actual:
47 ft.

HAZNET:

Name:	LUCILLE PECK
Address:	621 3RD ST.
Address 2:	Not reported
City,State,Zip:	GALT, CA 956320000
Contact:	LUCILLE PECK, OWNER
Telephone:	9167751531
Mailing Name:	Not reported
Mailing Address:	15815 SUTTER ISLAND ROAD
Year:	1996
Gepaid:	CAC001209432
TSD EPA ID:	CAL000027741
CA Waste Code:	151 - Asbestos containing waste
Disposal Method:	D80 - Disposal, Land Fill
Tons:	0.8428

Additional Info:

Year:	1996
Gen EPA ID:	CAC001209432
Shipment Date:	19960115
Creation Date:	9/18/1996 0:00:00
Receipt Date:	19960115
Manifest ID:	95293066
Trans EPA ID:	CAL000100528
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAL000027741
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	151 - Asbestos-containing waste
RCRA Code:	Not reported
Meth Code:	D80 - Disposal, Land Fill
Quantity Tons:	0.8428
Waste Quantity:	1
Quantity Unit:	Y
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

HWTS:

Name:	LUCILLE PECK
Address:	621 3RD ST.
Address 2:	Not reported
City,State,Zip:	GALT, CA 956320000
EPA ID:	CAC001209432

LUCILLE PECK (Continued) **S112874308**

Inactive Date:	01/01/1900
Create Date:	01/12/1996
Last Act Date:	02/09/2000
Mailing Name:	Not reported
Mailing Address:	15815 SUTTER ISLAND ROAD
Mailing Address 2:	Not reported
Mailing City,State,Zip:	COURTLAND, CA 956150000
Owner Name:	–
Owner Address:	–
Owner Address 2:	Not reported
Owner City,State,Zip:	–, 99 –
Contact Name:	LUCILLE PECK, OWNER
Contact Address:	15815 SUTTER ISLAND ROAD
Contact Address 2:	Not reported
City,State,Zip:	COURTLAND, CA 956150000

A4 **LUCILLE PECK** **HAZNET** **S112868790**
North **621 3RD ST** **HWTS** **N/A**
< 1/8 **GALT, CA 95632**
0.041 mi.
219 ft. **Site 4 of 5 in cluster A**

Relative: **Higher**

Actual: **47 ft.**

HAZNET:

Name:	LUCILLE PECK
Address:	621 3RD ST
Address 2:	Not reported
City,State,Zip:	GALT, CA 956320000
Contact:	LUCILLE PECK
Telephone:	9167751531
Mailing Name:	Not reported
Mailing Address:	15815 SUTTER ISLAND ROAD
Year:	1996
Gepaid:	CAC001140488
TSD EPA ID:	CAD000633164
CA Waste Code:	181 - Other inorganic solid waste
Disposal Method:	T01 - Treatment, Tank
Tons:	50.568

Additional Info:

Year:	1996
Gen EPA ID:	CAC001140488
Shipment Date:	19961204
Creation Date:	5/21/1997 0:00:00
Receipt Date:	19961205
Manifest ID:	96573209
Trans EPA ID:	CAT982507154
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD000633164
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics

LUCILLE PECK (Continued) **S112868790**

RCRA Code:	D005
Meth Code:	T01 - Treatment, Tank
Quantity Tons:	26.9696
Waste Quantity:	32
Quantity Unit:	Y
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19961202
Creation Date:	5/21/1997 0:00:00
Receipt Date:	19961203
Manifest ID:	96573207
Trans EPA ID:	CAT982507154
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD000633164
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D005
Meth Code:	T01 - Treatment, Tank
Quantity Tons:	23.5984
Waste Quantity:	28
Quantity Unit:	Y
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

HWTS:

Name:	LUCILLE PECK
Address:	621 3RD ST
Address 2:	Not reported
City,State,Zip:	GALT, CA 956320000
EPA ID:	CAC001140488
Inactive Date:	01/01/1900
Create Date:	08/20/1996
Last Act Date:	02/09/2000
Mailing Name:	Not reported
Mailing Address:	15815 SUTTER ISLAND ROAD
Mailing Address 2:	Not reported
Mailing City,State,Zip:	COURTLAND, CA 956150000
Owner Name:	LUCILLE PECK
Owner Address:	621 3RD ST
Owner Address 2:	Not reported
Owner City,State,Zip:	GALT, CA 956320000
Contact Name:	LUCILLE PECK
Contact Address:	15815 SUTTER ISLAND ROAD
Contact Address 2:	Not reported
City,State,Zip:	COURTLAND, CA 956150000

A5 **LUCILLE PECK** **HAZNET S112897692**
North **621 3RD ST** **HWTS N/A**
< 1/8 **GALT, CA 95632**
0.041 mi.
219 ft. **Site 5 of 5 in cluster A**

Relative: **Higher**

Actual: **47 ft.**

HAZNET:

Name:	LUCILLE PECK
Address:	621 3RD ST
Address 2:	Not reported
City,State,Zip:	GALT, CA 956320000
Contact:	LUCILLE PECK
Telephone:	9167751531
Mailing Name:	Not reported
Mailing Address:	15815 SUTTER ISLAND RD
Year:	2000
Gepaid:	CAC002109352
TSD EPA ID:	CAD044003556
CA Waste Code:	223 - Unspecified oil-containing waste
Disposal Method:	H01 - Transfer Station
Tons:	16.4715
Year:	1999
Gepaid:	CAC002109352
TSD EPA ID:	CAD044003556
CA Waste Code:	223 - Unspecified oil-containing waste
Disposal Method:	H01 - Transfer Station
Tons:	15.012
Year:	1999
Gepaid:	CAC002109352
TSD EPA ID:	CAT080013352
CA Waste Code:	223 - Unspecified oil-containing waste
Disposal Method:	R01 - Recycler
Tons:	26.8965

Additional Info:

Year:	2000
Gen EPA ID:	CAC002109352
Shipment Date:	20000209
Creation Date:	4/28/2000 0:00:00
Receipt Date:	20000209
Manifest ID:	99239520
Trans EPA ID:	CAD028277036
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044003556
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	16.4715
Waste Quantity:	3950

LUCILLE PECK (Continued) **S112897692**

Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	1999
Gen EPA ID:	CAC002109352
Shipment Date:	19991215
Creation Date:	3/7/2000 0:00:00
Receipt Date:	19991221
Manifest ID:	99770813
Trans EPA ID:	CAD028277036
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	Not reported
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	5.004
Waste Quantity:	1200
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19991026
Creation Date:	1/11/2000 0:00:00
Receipt Date:	19991027
Manifest ID:	98508150
Trans EPA ID:	CAD028277036
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	Not reported
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	16.68
Waste Quantity:	4000
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported

LUCILLE PECK (Continued) **S112897692**

Additional Code 5:	Not reported
Shipment Date:	19991026
Creation Date:	1/11/2000 0:00:00
Receipt Date:	19991108
Manifest ID:	98508149
Trans EPA ID:	CAD028277036
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	Not reported
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	5.2125
Waste Quantity:	1250
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19990123
Creation Date:	4/20/1999 0:00:00
Receipt Date:	19990125
Manifest ID:	98166874
Trans EPA ID:	CAD028277036
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044003556
Trans Name:	Not reported
TSDF Alt EPA ID:	CAD044003556
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	15.012
Waste Quantity:	3600
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

HWTS:

Name:	LUCILLE PECK
Address:	621 3RD ST
Address 2:	Not reported
City,State,Zip:	GALT, CA 956320000
EPA ID:	CAC002109352
Inactive Date:	10/25/2000

LUCILLE PECK (Continued) **S112897692**

Create Date:	01/22/1999
Last Act Date:	10/25/2000
Mailing Name:	Not reported
Mailing Address:	15815 SUTTER ISLAND RD
Mailing Address 2:	Not reported
Mailing City,State,Zip:	COURTLAND, CA 956150000
Owner Name:	LUCILLE PECK
Owner Address:	15815 SUTTER ISLAND RD
Owner Address 2:	Not reported
Owner City,State,Zip:	COURTLAND, CA 956150000
Contact Name:	LUCILLE PECK
Contact Address:	15815 SUTTER ISLAND RD
Contact Address 2:	Not reported
City,State,Zip:	COURTLAND, CA 956150000

B6 **DYCORA TRANSITIONAL HEALTH GALT LLC** **CERS HAZ WASTE S121766069**
NW **144 F ST** **CERS N/A**
< 1/8 **GALT, CA 95632**
0.078 mi.
410 ft. **Site 1 of 4 in cluster B**

Relative: **Higher**

Actual: **47 ft.**

CERS HAZ WASTE:

Name:	DYCORA TRANSITIONAL HEALTH GALT LLC
Address:	144 F ST
City,State,Zip:	GALT, CA 95632
Site ID:	358821
CERS ID:	10640800
CERS Description:	Hazardous Waste Generator

CERS:

Name:	DYCORA TRANSITIONAL HEALTH GALT LLC
Address:	144 F ST
City,State,Zip:	GALT, CA 95632
Site ID:	358821
CERS ID:	10640800
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	358821
Site Name:	Dycora Transitional Health Galt LLC
Violation Date:	08-04-2016
Citation:	22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description:	Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.
Violation Notes:	Returned to compliance on 12/21/2016. OBSERVATION: The facility does not currently have an active EPA ID# to ship hazardous waste as required. CORRECTIVE ACTION: Complete the form for an active permanent EPA ID# (form supplied on site) and submit to DTSC. NOTIFY MR. STEELE WHEN AN ACTIVE EPA ID# IS ISSUED TO CLEAR THE VIOLATION.
Violation Division:	Sacramento County Env Management Department
Violation Program:	HW
Violation Source:	CERS

Site ID:	358821
Site Name:	Dycora Transitional Health Galt LLC
Violation Date:	08-04-2016

DYCORA TRANSITIONAL HEALTH GALT LLC (Continued) **S121766069**

Citation:	HSC 6.5 25201(a) - California Health and Safety Code, Chapter 6.5, Section(s) 25201(a)
Violation Description:	Failure to dispose of hazardous waste at a facility which has a permit from DTSC or disposing of hazardous waste at any point which is not authorized according to this chapter.
Violation Notes:	Returned to compliance on 12/21/2016. OBSERVATION: Per discussion with facility staff, empty warfarin containers and blister packs are being disposed of as medical waste. Waste warfarin is a RCRA P-listed (Acutely hazardous for toxicitiy) federal hazardous waste and the empty containers and blister packs are also RCRA P-listed federal hazardous wastes that must be disposed of to an authorized hazardous waste disposal facility. REQUIRED ACTION: Immediately cease disposal of warfarin products as medical waste. Send a copy of the next manifest including warfarin to the County c/o Mr. Steele (steeled@saccounty.net) to show compliance.
Violation Division:	Sacramento County Env Management Department
Violation Program:	HW
Violation Source:	CERS
Site ID:	358821
Site Name:	Dycora Transitional Health Galt LLC
Violation Date:	02-01-2019
Citation:	22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Description:	Failure to keep a copy of each properly signed manifest for at least three years from the date the waste was accepted by the initial transporter. The manifest signed at the time the waste was accepted for transport shall be kept until receiving a signed copy from the designated facility which received the waste.
Violation Notes:	Returned to compliance on 04/18/2019. OBSERVATION: Uniform Hazardous Waste Manifests for warfarin/coumadin were not available at the time of inspection. CORRECTIVE ACTION: Locate copies of all Uniform Hazardous Waste Manifests for warfarin/coumadin for the past three years and submit copies to this department.
Violation Division:	Sacramento County Env Management Department
Violation Program:	HW
Violation Source:	CERS
Site ID:	358821
Site Name:	Dycora Transitional Health Galt LLC
Violation Date:	02-01-2019
Citation:	HSC 6.95 25505(c) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(c)
Violation Description:	Failure to have a business plan readily available to personnel of the business or the unified program facility with responsibilities for emergency response or training.
Violation Notes:	Returned to compliance on 05/01/2019. refer to Q343.
Violation Division:	Sacramento County Env Management Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	358821
Site Name:	Dycora Transitional Health Galt LLC
Violation Date:	02-01-2019
Citation:	HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Description:	Failure to adequately establish and implement a business plan when

DYCORA TRANSITIONAL HEALTH GALT LLC (Continued) **S121766069**

	storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 05/01/2019. refer to Q343
Violation Division:	Sacramento County Env Management Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	358821
Site Name:	Dycora Transitional Health Galt LLC
Violation Date:	02-01-2019
Citation:	22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description:	Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.
Violation Notes:	Returned to compliance on 05/01/2019. OBSERVATION: The generator's EPA ID number CAL000422048 is inactive. A hazardous waste generator shall not treat, store, dispose of, transport or offer for transportation, hazardous waste without an active EPA ID number. CORRECTIVE ACTION: Submit documentation to this department demonstrating that you have reactivated the facility's EPA ID number.
Violation Division:	Sacramento County Env Management Department
Violation Program:	HW
Violation Source:	CERS
Site ID:	358821
Site Name:	Dycora Transitional Health Galt LLC
Violation Date:	02-01-2019
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a site map with all required content.
Violation Notes:	Returned to compliance on 05/01/2019. OBSERVATION: The annotated site map submitted in CERS does not have the correct compass orientation. "North" indicated on the map is not true North. CORRECTIVE ACTION: Revise the annotated Site Map so that its directional orientation is identified/displayed correctly and resubmit electronically in the California Environmental Reporting System.
Violation Division:	Sacramento County Env Management Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	358821
Site Name:	Dycora Transitional Health Galt LLC
Violation Date:	08-04-2016
Citation:	HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Description:	Hazardous Waste Generator Program - Administration/Documentation - General
Violation Notes:	Returned to compliance on 08/31/2016. OBSERVATION: The generator has not obtained a hazardous waste generator permit from this department. CORRECTIVE ACTION: A permit for hazardous waste generation will be issued upon payment of fees. No further action at this time.
Violation Division:	Sacramento County Env Management Department
Violation Program:	HW
Violation Source:	CERS

DYCORA TRANSITIONAL HEALTH GALT LLC (Continued) **S121766069**

Site ID:	358821
Site Name:	Dycora Transitional Health Galt LLC
Violation Date:	08-04-2016
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 12/21/2016. OBSERVATION: A separate container for hazardous waste will be required for P-listed waste (warfarin, etc.) and a hazardous waste label (current, correct, and completely filled out) will need to be visibly displayed on it. REQUIRED ACTION: Obtain a suitable container for the waste mentioned (as well as others as determined by the generator), properly label the container, and send a photo of the label/container to the County c/o Mr. Steele (steeled@saccounty.net).
Violation Division:	Sacramento County Env Management Department
Violation Program:	HW
Violation Source:	CERS

Site ID:	358821
Site Name:	Dycora Transitional Health Galt LLC
Violation Date:	02-01-2019
Citation:	HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple
Violation Description:	Business Plan Program - Administration/Documentation - General
Violation Notes:	Returned to compliance on 02/16/2019. OBSERVATION: The facility does not have a current permit for hazardous materials storage/handling. The facility's last permit expired 08/17/18, and the invoice for the 2019 permit is currently PAST DUE. CORRECTIVE ACTION: Immediately pay all permit fees to this department to renew the hazardous materials storage permit and maintain that permit as active as long as the facility is in operation and continues to store/handle hazardous materials.
Violation Division:	Sacramento County Env Management Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	358821
Site Name:	Dycora Transitional Health Galt LLC
Violation Date:	02-01-2019
Citation:	Un-Specified
Violation Description:	Hazardous Waste Generator Program - Administration/Documentation - General Local Ordinance
Violation Notes:	Returned to compliance on 02/14/2019. OBSERVATION: The generator has not obtained a hazardous waste generator permit from this department. The facility's last permit expired 08/17/18, and the invoice for the 2019 permit is currently PAST DUE. CORRECTIVE ACTION: Immediately pay all permit fees to renew the hazardous waste generator permit and maintain that permit as active as long as the facility is in operation and continues to generate hazardous waste.
Violation Division:	Sacramento County Env Management Department
Violation Program:	HW
Violation Source:	CERS

DYCORA TRANSITIONAL HEALTH GALT LLC (Continued) **S121766069**

Site ID:	358821
Site Name:	Dycora Transitional Health Galt LLC
Violation Date:	02-01-2019
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 05/01/2019. OBSERVATION: A COMPLETE Hazardous Materials Business Plan (HMBP) has never been submitted/accepted in CERS. Multiple submittals have been made, but none have been fully accepted (all three submittal elements complete and accepted in CERS). CORRECTIVE ACTION: Immediately correct and resubmit the facility's HMBP electronically in the California Environmental Reporting System and implement.
Violation Division:	Sacramento County Env Management Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	358821
Site Name:	Dycora Transitional Health Galt LLC
Violation Date:	02-01-2019
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.
Violation Notes:	Returned to compliance on 05/01/2019. OBSERVATION: The Business Activities page and the Owner/Operator page submitted in CERS contain inaccurate information and are not complete. 1) The facility's EPA ID number is listed as CAC002730245, when it is actually CAL000422048. 2) The facility answers No for the question "is the facility a hazardous waste generator?" The answer should be Yes. 3) The Environmental Contact is listed as Willie Austin, but he no longer works at the facility. CORRECTIVE ACTION: Update the required information on the Business Activities page and the Owner/Operator page and resubmit electronically in the California Environmental Reporting System (CERS).
Violation Division:	Sacramento County Env Management Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	358821
Site Name:	Dycora Transitional Health Galt LLC
Violation Date:	08-04-2016
Citation:	22 CCR 12 66262.11 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.11
Violation Description:	Failure to determine if wastes generated are hazardous waste by using generator knowledge or applying testing method.
Violation Notes:	Returned to compliance on 12/21/2016. OBSERVATION: The facility owner/operator has failed to make a proper waste determination for waste warfarin and empty containers/blister packs that previously contained warfarin. The owner is required to make a proper waste determination foa all wastes generated on site. REQUIRED ACTION: Make a documented hazardous waste determination for waste warfarin and all other waste medications that are listed Federal (RCRA) hazardous wastes and each corresponding medications empty container/ blister pack. Create a written hazardous waste determination for all waste

DYCORA TRANSITIONAL HEALTH GALT LLC (Continued) **S121766069**

	medications that are generated onsite (i.e. provide a listing of which medications have been determined to be RCRA hazardous wastes and which medications have been determined to be Non-RCRA (medical waste). Submit the list to the County c/o Mr. Steele (steeled@saccounty.net) to clear the violation.
Violation Division:	Sacramento County Env Management Department
Violation Program:	HW
Violation Source:	CERS
Site ID:	358821
Site Name:	Dycora Transitional Health Galt LLC
Violation Date:	02-01-2019
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 02/01/2019. OBSERVATION: Hazardous waste label on the warfarin/coumadin container only had the accumulation start date recorded, no other required information was recorded on the label. CORRECTIVE ACTION: Submit photos to this department demonstrating that the warfarin/coumadin container has been properly labeled. Label was filled out completely during inspection, no further action is required.
Violation Division:	Sacramento County Env Management Department
Violation Program:	HW
Violation Source:	CERS
Site ID:	358821
Site Name:	Dycora Transitional Health Galt LLC
Violation Date:	08-04-2016
Citation:	40 CFR 1 262.34(d)(5)(iii) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 262.34(d)(5)(iii)
Violation Description:	Failure to ensure that all employees are thoroughly familiar with proper waste handling and emergency procedures, relevant to their responsibilities during normal facility operations and emergencies.
Violation Notes:	Returned to compliance on 12/21/2016. OBSERVATION: Employees are incorrectly disposing of hazardous waste in the form of P-listed acutely hazardous waste - warfarin containers included - and need to be trained to properly store the waste for future shipment. REQUIRED ACTION: Instruct employees involved in the dispensing, handling, or disposal of waste pharmaceuticals that could be considered hazardous waste. Send descriptive proof of training (shows what is taught) to the County c/o Mr. Steele (steeled@saccounty.net) to show compliance. Employee training is required within 6 months of hiring and annually thereafter.
Violation Division:	Sacramento County Env Management Department
Violation Program:	HW
Violation Source:	CERS
Site ID:	358821
Site Name:	Dycora Transitional Health Galt LLC
Violation Date:	08-04-2016
Citation:	19 CCR 6.95 25508(a)(1) - California Code of Regulations, Title 19, Chapter 6.95, Section(s) 25508(a)(1)

DYCORA TRANSITIONAL HEALTH GALT LLC (Continued) **S121766069**

Violation Description: Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.
Violation Notes: Returned to compliance on 12/21/2016. OBSERVATION: The Business Activities page incorrectly states there is no hazardous waste generated at this facility. REQUIRED ACTION: Login to the https://cersbusiness.calepa.ca.gov/Account/SignIn?ReturnUrl=%2f website for CERS and revise the form electronically to state the generation of hazardous waste (P-listed waste - warfarin, etc. is included) at this facility. Save and Submit. NOTIFY MR. STEELE (Steeled@saccounty.net) WHEN THE SUBMITTAL OCCURS OR IT WILL NOT BE CLEARED OF THE VIOLATION.
Violation Division: Sacramento County Env Management Department
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-01-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Sacramento County Env Management Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-01-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Sacramento County Env Management Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-04-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Sacramento County Env Management Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-04-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: OBSERVATION: Warfarin has been incorrectly disposed of as medical waste instead of hazardous waste (P-listed acutely hazardous waste). Employee training to redirect the waste stream and its disposal is necessary, as is the means of storage (labeling, etc.) and manifesting.
Eval Division: Sacramento County Env Management Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown

DYCORA TRANSITIONAL HEALTH GALT LLC (Continued) **S121766069**

Eval Date:	08-16-2016
Violations Found	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Sacramento County Env Management Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	08-16-2016
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Sacramento County Env Management Department
Eval Program:	HW
Eval Source:	CERS

Enforcement Action:

Site ID:	358821
Site Name:	Dycora Transitional Health Galt LLC
Site Address:	144 F ST
Site City:	GALT
Site Zip:	95632
Enf Action Date:	06-20-2019
Enf Action Type:	AEO - Unified Program
Enf Action Description:	Administrative Enforcement Order Based on the Unified Program Statute
Enf Action Notes:	Fines/Penalties Assessed: $4,000.00. Facility corrected all violations and paid the penalty. Case Closed.
Enf Action Division:	Sacramento County Env Management Department
Enf Action Program:	HW
Enf Action Source:	CERS
Site ID:	358821
Site Name:	Dycora Transitional Health Galt LLC
Site Address:	144 F ST
Site City:	GALT
Site Zip:	95632
Enf Action Date:	12-15-2016
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Sacramento County Env Management Department
Enf Action Program:	HMRRP
Enf Action Source:	CERS
Site ID:	358821
Site Name:	Dycora Transitional Health Galt LLC
Site Address:	144 F ST
Site City:	GALT
Site Zip:	95632
Enf Action Date:	12-15-2016
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Sacramento County Env Management Department
Enf Action Program:	HW
Enf Action Source:	CERS

DYCORA TRANSITIONAL HEALTH GALT LLC (Continued) **S121766069**

Coordinates:

Site ID:	358821
Facility Name:	Dycora Transitional Health Galt LLC
Env Int Type Code:	HMBP
Program ID:	10640800
Coord Name:	Not reported
Ref Point Type Desc:	Entrance point of a facility or station
Latitude:	38.248012
Longitude:	-121.307800

Affiliation:

Affiliation Type Desc:	Environmental Contact
Entity Name:	Rebecca Forrest
Entity Title:	Not reported
Affiliation Address:	650 W Alluvial Ave
Affiliation City:	fresno
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	93711
Affiliation Phone:	Not reported

Affiliation Type Desc:	Parent Corporation
Entity Name:	DYCORA TRANSITIONAL HEALTH - GALT LLC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Operator
Entity Name:	Dycora Transitional Health- Galt LLC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(209) 745-1537

Affiliation Type Desc:	CUPA District
Entity Name:	Sacramento County Environmental Management Departm
Entity Title:	Not reported
Affiliation Address:	11080 WHITE ROCK ROAD
Affiliation City:	RANCHO CORDOVA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95670
Affiliation Phone:	(916) 875-8550

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	144 F Street
Affiliation City:	Galt

DYCORA TRANSITIONAL HEALTH GALT LLC (Continued) **S121766069**

Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95632
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	Dycora Transitional Health - Galt LLC
Entity Title:	Not reported
Affiliation Address:	650 W Alluvial Ave
Affiliation City:	Fresno
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	93711
Affiliation Phone:	(559) 430-3901

B7 **DYCORA GALT** **HAZNET S124912836**
NW **144 F ST** **HWTS N/A**
< 1/8 **GALT, CA 95632**
0.078 mi.
410 ft. **Site 2 of 4 in cluster B**

Relative: **Higher**

Actual: **47 ft.**

HAZNET:

Name:	DYCORA GALT
Address:	144 F ST
Address 2:	Not reported
City,State,Zip:	GALT, CA 956321833
Contact:	REBECCA FORREST
Telephone:	2097451537
Mailing Name:	Not reported
Mailing Address:	144 F ST
Year:	2019
Gepaid:	CAL000422048
TSD EPA ID:	CAT000646117
CA Waste Code:	741 - Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.00100
Year:	2019
Gepaid:	CAL000422048
TSD EPA ID:	CAT000646117
CA Waste Code:	311 - Pharmaceutical waste
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.02600
Year:	2018
Gepaid:	CAL000422048
TSD EPA ID:	CAT000646117
CA Waste Code:	741 - Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.02000

DYCORA GALT (Continued) **S124912836**

HWTS:

Name:	DYCORA GALT
Address:	144 F ST
Address 2:	Not reported
City,State,Zip:	GALT, CA 956321833
EPA ID:	CAL000422048
Inactive Date:	Not reported
Create Date:	11/15/2016
Last Act Date:	10/21/2020
Mailing Name:	Not reported
Mailing Address:	144 F ST
Mailing Address 2:	Not reported
Mailing City,State,Zip:	GALT, CA 956321833
Owner Name:	GOLDEN LIVING
Owner Address:	7475 N. PALM AVE #106
Owner Address 2:	Not reported
Owner City,State,Zip:	FRESNO, CA 937110000
Contact Name:	REBECCA FORREST
Contact Address:	144 F ST
Contact Address 2:	Not reported
City,State,Zip:	GALT, CA 95632

NAICS:

EPA ID:	CAL000422048
Create Date:	2016-11-15 16:12:21.387
NAICS Code:	62231
NAICS Description:	Specialty (except Psychiatric and Substance Abuse) Hospitals
Issued EPA ID Date:	2016-11-15 16:12:21.32000
Inactive Date:	Not reported
Facility Name:	DYCORA GALT
Facility Address:	144 F ST
Facility Address 2:	Not reported
Facility City:	GALT
Facility County:	Not reported
Facility State:	CA
Facility Zip:	956321833

B8 **GOLDEN LIVING** **HAZNET S117291955**
NW **144 F ST** **HWTS N/A**
< 1/8 **GALT, CA 95632**
0.078 mi.
410 ft. **Site 3 of 4 in cluster B**

Relative:
Higher

Actual:
47 ft.

HAZNET:

Name:	GOLDEN LIVING
Address:	144 F ST
Address 2:	Not reported
City,State,Zip:	GALT, CA 956321833
Contact:	GOLDEN LIVING
Telephone:	4792012000
Mailing Name:	Not reported
Mailing Address:	1000 FIANNA WAY
Year:	2013
Gepaid:	CAC002730245
TSD EPA ID:	CAD982042475
CA Waste Code:	151 - Asbestos containing waste

GOLDEN LIVING (Continued) **S117291955**

Disposal Method:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons:	1.6

Additional Info:

Year:	2013
Gen EPA ID:	CAC002730245
Shipment Date:	20130626
Creation Date:	8/10/2013 22:15:16
Receipt Date:	20130626
Manifest ID:	011413185JJK
Trans EPA ID:	CAC000354470
Trans Name:	CENTRAL VALLEY ENVIRONMENTAL
Trans 2 EPA ID:	CAC000317320
Trans 2 Name:	UNI WASTE INC
TSDF EPA ID:	CAD982042475
Trans Name:	RECOLOGY HAY ROAD LANDFILL
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	151 - Asbestos-containing waste
RCRA Code:	Not reported
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	1.6
Waste Quantity:	4
Quantity Unit:	Y
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

HWTS:

Name:	GOLDEN LIVING
Address:	144 F ST
Address 2:	Not reported
City,State,Zip:	GALT, CA 956321833
EPA ID:	CAC002730245
Inactive Date:	08/15/2013
Create Date:	05/16/2013
Last Act Date:	08/16/2013
Mailing Name:	Not reported
Mailing Address:	1000 FIANNA WAY
Mailing Address 2:	Not reported
Mailing City,State,Zip:	FORT SMITH, AR 72919
Owner Name:	GOLDEN LIVING
Owner Address:	1000 FIANNA WAY
Owner Address 2:	Not reported
Owner City,State,Zip:	FORT SMITH, AR 72919
Contact Name:	GOLDEN LIVING
Contact Address:	144 F ST
Contact Address 2:	Not reported
City,State,Zip:	GALT, CA 956321833

B9 **GOLDEN LIVING CENTER** **Sacramento Co. ML** **S122218418**
NW **144 F ST** **N/A**
< 1/8 **GALT, CA 95632**
0.078 mi.
410 ft. **Site 4 of 4 in cluster B**

Relative: Sacramento Co. ML:
Higher

Actual:
47 ft.

Name:	GOLDEN LIVING CENTER
Address:	144 F ST
City,State,Zip:	GALT, CA 95632
Facility Id:	Not reported
Facility Status:	Not reported
FD:	Not reported
Billing Codes BP:	A
Billing Codes UST:	Not reported
WG Bill Code:	A
Target Property Bill Cod:	Not reported
Food Bill Code:	Not reported
CUPA Permit Date:	Not reported
HAZMAT Permit Date:	Not reported
HAZMAT Inspection Date:	Not reported
Hazmat Date BP Received:	Not reported
UST Permit Dt:	Not reported
UST Inspection Date:	Not reported
UST Tank Test Date:	Not reported
Number of Tanks:	Not reported
UST Tank Test Date:	Not reported
SIC Code:	Not reported
Tier Permitting:	Not reported
AST Bill Code:	Not reported
CALARP Bill Code:	Not reported

C10 **MICHAEL WALKER** **HAZNET** **S121004314**
NNW **203 F ST** **HWTS** **N/A**
< 1/8 **GALT, CA 95632**
0.086 mi.
452 ft. **Site 1 of 2 in cluster C**

Relative: HAZNET:
Higher

Actual:
47 ft.

Name:	MICHAEL WALKER
Address:	203 F ST
Address 2:	Not reported
City,State,Zip:	GALT, CA 956321846
Contact:	MICHAEL WALKER C/O NORTHWOOD
Telephone:	9163660486
Mailing Name:	Not reported
Mailing Address:	10411 OLD PLACERVILLE RD
Year:	2016
Gepaid:	CAC002868769
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:	0.23

HWTS:

Name:	MICHAEL WALKER

MICHAEL WALKER (Continued) **S121004314**

Address:	203 F ST
Address 2:	Not reported
City,State,Zip:	GALT, CA 956321846
EPA ID:	CAC002868769
Inactive Date:	10/12/2016
Create Date:	07/12/2016
Last Act Date:	10/12/2016
Mailing Name:	Not reported
Mailing Address:	10411 OLD PLACERVILLE RD
Mailing Address 2:	Not reported
Mailing City,State,Zip:	SACRAMENTO, CA 958272537
Owner Name:	MICHAEL WALKER C/O NORTHWOOD
Owner Address:	10411 OLD PLACERVILLE RD
Owner Address 2:	Not reported
Owner City,State,Zip:	SACRAMENTO, CA 958272537
Contact Name:	MICHAEL WALKER C/O NORTHWOOD
Contact Address:	10411 OLD PLACERVILLE RD
Contact Address 2:	Not reported
City,State,Zip:	SACRAMENTO, CA 958272537

C11 **JERRY HICKS** **HAZNET S118213215**
NNW **203 F ST** **HWTS N/A**
< 1/8 **GALT, CA 95632**
0.086 mi.
452 ft. **Site 2 of 2 in cluster C**

Relative:
Higher

Actual:
47 ft.

HAZNET:

Name:	JERRY HICKS
Address:	203 F ST
Address 2:	Not reported
City,State,Zip:	GALT, CA 956321846
Contact:	DUSTIN NEUTZLING
Telephone:	2093660486
Mailing Name:	Not reported
Mailing Address:	203 F ST
Year:	2014
Gepaid:	CAC002774607
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:	0.4

Additional Info:

Year:	2014
Gen EPA ID:	CAC002774607
Shipment Date:	20140622
Creation Date:	8/17/2014 22:15:17
Receipt Date:	20140627
Manifest ID:	007851439JJK
Trans EPA ID:	CAR000050815
Trans Name:	PW STEPHENS ENVIRONMENTAL INC
Trans 2 EPA ID:	CAL000317320
Trans 2 Name:	UNIWASTE

JERRY HICKS (Continued) **S118213215**

TSDF EPA ID:	CAD982042475
Trans Name:	RECOLOGY HAY ROAD
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	151 - Asbestos-containing waste
RCRA Code:	Not reported
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.4
Waste Quantity:	1
Quantity Unit:	Y
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

HWTS:

Name:	JERRY HICKS
Address:	203 F ST
Address 2:	Not reported
City,State,Zip:	GALT, CA 956321846
EPA ID:	CAC002774607
Inactive Date:	09/11/2014
Create Date:	06/12/2014
Last Act Date:	09/12/2014
Mailing Name:	Not reported
Mailing Address:	203 F ST
Mailing Address 2:	Not reported
Mailing City,State,Zip:	GALT, CA 956321846
Owner Name:	JERRY HICKS C/O PROJECT MANAGMENT
Owner Address:	203 F ST
Owner Address 2:	Not reported
Owner City,State,Zip:	GALT, CA 956321846
Contact Name:	DUSTIN NEUTZLING
Contact Address:	203 F ST
Contact Address 2:	Not reported
City,State,Zip:	GALT, CA 956321846

D12 **QUIK STOP MARKET #117** **CERS HAZ WASTE** **U001613010**
NNE **602 4TH ST** **HIST UST** **N/A**
< 1/8 **GALT, CA 95632** **CERS TANKS**
0.107 mi. **Sacramento Co. ML**
565 ft. **Site 1 of 4 in cluster D** **CERS**

Relative:
Higher

Actual:
47 ft.

CERS HAZ WASTE:

Name:	QUIK STOP MARKET #117
Address:	602 4TH ST
City,State,Zip:	GALT, CA 95632
Site ID:	400103
CERS ID:	10216588
CERS Description:	Hazardous Waste Generator

HIST UST:

Name:	QUIK STOP 117
Address:	602 4TH ST
City,State,Zip:	GALT, CA 95632

QUIK STOP MARKET #117 (Continued) **U001613010**

File Number:	00020002
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00020002.pdf
Region:	STATE
Facility ID:	00000006225
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	MIRIAM ESTRADA
Telephone:	2097454255
Owner Name:	QUIK STOP MARKETS INC
Owner Address:	4567 ENTERPRISE
Owner City,St,Zip:	FREMONT, CA 94538
Total Tanks:	0003
Tank Num:	001
Container Num:	99
Year Installed:	1982
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor
Tank Num:	002
Container Num:	100
Year Installed:	1982
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor
Tank Num:	003
Container Num:	101
Year Installed:	1982
Tank Capacity:	00008000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Click here for Geo Tracker PDF:

CERS TANKS:

Name:	QUIK STOP MARKET #117
Address:	602 4TH ST
City,State,Zip:	GALT, CA 95632
Site ID:	400103
CERS ID:	10216588
CERS Description:	Underground Storage Tank

Sacramento Co. ML:

Name:	QUIK STOP MARKET #117
Address:	602 4TH ST
City,State,Zip:	GALT, CA 95632
Facility Id:	Not reported
Facility Status:	Not reported

QUIK STOP MARKET #117 (Continued) **U001613010**

FD:	Not reported
Billing Codes BP:	A
Billing Codes UST:	A
WG Bill Code:	A
Target Property Bill Cod:	Not reported
Food Bill Code:	Not reported
CUPA Permit Date:	Not reported
HAZMAT Permit Date:	Not reported
HAZMAT Inspection Date:	Not reported
Hazmat Date BP Received:	Not reported
UST Permit Dt:	Not reported
UST Inspection Date:	Not reported
UST Tank Test Date:	Not reported
Number of Tanks:	2
UST Tank Test Date:	Not reported
SIC Code:	Not reported
Tier Permitting:	Not reported
AST Bill Code:	Not reported
CALARP Bill Code:	Not reported

CERS:

Name:	QUIK STOP MARKET #117
Address:	602 4TH ST
City,State,Zip:	GALT, CA 95632
Site ID:	400103
CERS ID:	10216588
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	400103
Site Name:	QUIK STOP MARKET #117
Violation Date:	06-11-2019
Citation:	23 CCR 16 2715(a)(1)(B) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)(1)(B)
Violation Description:	Failure to submit the G Designated Underground Storage Tank Operator Identification FormG within 30 days of installing a UST system or within 30 days of a change in DO.
Violation Notes:	Returned to compliance on 02/20/2020. OBSERVATION: Facility has not submitted the UNDERGROUND STORAGE TANK STATEMENT OF UNDERSTANDING AND COMPLIANCE FORM to the California Electronic Reporting Systems (CERS). CORRECTIVE ACTION: Submit a completed UNDERGROUND STORAGE TANK STATEMENT OF UNDERSTANDING AND COMPLIANCE FORM to CERS.
Violation Division:	Sacramento County Env Management Department
Violation Program:	UST
Violation Source:	CERS

Site ID:	400103
Site Name:	QUIK STOP MARKET #117
Violation Date:	06-23-2017
Citation:	HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description:	Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes:	Returned to compliance on 02/20/2020. OBSERVATION: Financial responsibility documents have not been submitted to the CUPA. The "Third Amendment to Cost Sharing" has been submitted in place of financial responsibility paperwork in CERS. Current financial

QUIK STOP MARKET #117 (Continued) **U001613010**

responsibility documents are required to be submitted annually. CORRECTIVE ACTION: Complete and submit a copy of the financial responsibility to CERS. NOTE: PLEASE NOTIFY BRION MCGINNESS AT MCGINNESSB@SACCOUNTY.NET FOLLOWING CORRECTION OF THIS VIOLATION.

Violation Division: Sacramento County Env Management Department
Violation Program: UST
Violation Source: CERS

Site ID: 400103
Site Name: QUIK STOP MARKET #117
Violation Date: 06-27-2016
Citation: 23 CCR 6.7 25284, 25286 - California Code of Regulations, Title 23, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: Returned to compliance on 06/29/2016. 87 TANK VIOLATION: OBSERVATION: The tank form (submitted in CERS) for the facility's 87 says that the 'riser pipe secondary containment' is none. However, the facility's riser pipe is in a fill sump which acts as secondary containment. Therefore, the secondary containment for the riser pipe should be listed as fiberglass. UST forms must be accurate/correct. CORRECTIVE ACTION: Resubmit the UST forms in CERS after making the required updates to the facility's forms. 91 TANK VIOLATION: OBSERVATION: The tank form (submitted in CERS) for the facility's 91 says that the 'riser pipe secondary containment' is none. However, the facility's riser pipe is in a fill sump which acts as secondary containment. Therefore, the secondary containment for the riser pipe should be listed as fiberglass. UST forms must be accurate/correct. CORRECTIVE ACTION: Resubmit the UST forms in CERS after making the required updates to the facility's forms.
Violation Division: Sacramento County Env Management Department
Violation Program: UST
Violation Source: CERS

Site ID: 400103
Site Name: QUIK STOP MARKET #117
Violation Date: 06-11-2019
Citation: HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description: "Failure to meet one or more of the following requirements: Install or maintain a liquid-tight spill container. Have a minimum capacity of five gallons. Have a functional drain valve or other method for the removal of liquid from the spill container. Be resistant to galvanic corrosion. Perform a tightness test at installation, every 12 months thereafter, or within 30 days after a repair to the spill container. Tested using applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Tested by a certified UST service technician. Maintain records of spill containment testing for 36 months. "
Violation Notes: Returned to compliance on 06/11/2019. OBSERVATION: The regular spill bucket failed to maintain 5 gallons when tested. Spill buckets are required to maintain a minimum spill of 5 gallons. CORRECTIVE ACTION: Repair/ replace and retest failed spill bucket. Submit passing test results as proof of compliance. NOTE: This violation applies to the regular tank system. NOTE: The regular spill bucket cap was replaced and the bucket retested at the time of inspection.
Violation Division: Sacramento County Env Management Department

QUIK STOP MARKET #117 (Continued) **U001613010**

Violation Program:	UST
Violation Source:	CERS
Site ID:	400103
Site Name:	QUIK STOP MARKET #117
Violation Date:	06-23-2017
Citation:	23 CCR 16 2636(f)(1) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(1)
Violation Description:	Failure of the double-walled pressurized piping to be continuously monitored with a system that activates an audible and visual alarm or stops flow at the dispenser when a leak is detected.
Violation Notes:	Returned to compliance on 06/23/2017. OBSERVATION: The 91 UDC float and chain in dispenser # 1/2 and dispenser #3/4 failed to detect a leak when tested. All monitoring equipment shall be maintained to activate an audible and visual alarm or stop the flow of product at the dispenser when it detects a leak. The sensor was replaced and retested during the inspection. CORRECTIVE ACTION: Correct immediately by having a properly licensed, trained, and certified contractor replace the failed component with a functional component. NOTE: THIS VIOLATION APPLIES TO THE 91 TANK SYSTEM. NOTE: BOTH FLOAT AND CHAIN MECHANISMS WERE CLEANED AND RETESTED AT THE TIME OF INPSECTION.
Violation Division:	Sacramento County Env Management Department
Violation Program:	UST
Violation Source:	CERS
Site ID:	400103
Site Name:	QUIK STOP MARKET #117
Violation Date:	06-23-2017
Citation:	23 CCR 16 2632(d)(1)(C), 2641(h), 2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(d)(1)(C), 2641(h), 2711(a)(8)
Violation Description:	Failure to submit or update a plot plan.
Violation Notes:	Returned to compliance on 02/20/2020. OBSERVATION: The plot plan submitted to CERS is for the Quick STop # 112 on Auburn Blvd.. CORRECTIVE ACTION: Submit a complete/accurate plot plan to CERS. NOTE: PLEASE NOTIFY BRION MCGINNESS AT MCGINNESSB@SACCOUNTY.NET FOLLOWING CORRECTION OF THIS VIOLATION.
Violation Division:	Sacramento County Env Management Department
Violation Program:	UST
Violation Source:	CERS
Site ID:	400103
Site Name:	QUIK STOP MARKET #117
Violation Date:	06-23-2017
Citation:	19 CCR 6.95 25508(a)(1) - California Code of Regulations, Title 19, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.
Violation Notes:	Returned to compliance on 06/10/2020. OBSERVATION: The Owner/Operator Identification page does not accurately identify the Primary Emergency Contact "24-Hour Phone" number. CORRECTIVE ACTION: Complete the Owner/Operator page and submit electronically in the California Environmental Reporting System. NOTE: PLEASE NOTIFY BRION MCGINNESS AT MCGINNESSB@SACCOUNTY.NET FOLLOWING CORRECTION OF THIS VIOLATION.
Violation Division:	Sacramento County Env Management Department
Violation Program:	HMRRP
Violation Source:	CERS

QUIK STOP MARKET #117 (Continued) **U001613010**

Site ID:	400103
Site Name:	QUIK STOP MARKET #117
Violation Date:	06-21-2018
Citation:	23 CCR 16 2636(f)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(2)
Violation Description:	Failure of the functional line leak detector (LLD) monitoring pressurized piping to meet one or more of the following requirements: Monitored at least hourly with the capability of detecting a release of 3.0 gallons per hour leak at 10 p.s.i.g. and restrict or shut off the flow of product through the piping when a leak is detected.
Violation Notes:	Returned to compliance on 06/21/2018. OBSERVATION: Owner/Operator did not repair/maintain pressurized piping to meet one or more of the following requirements: monitored at least hourly with the capability of detecting a release of 3.0 gallons per hour, and will restrict the flow of product through the piping or trigger an alarm when a release occurs. Both the 87 and 91 line leak detectors (LLD) failed to detect leaks when tested. CORRECTIVE ACTION: Repair/maintain pressurized piping to meet one or more of the following requirements: monitored at least hourly with the capability of detecting a release of 3.0 gallons per hour, and will restrict the flow of product through the piping or trigger an alarm when a release occurs. NOTE: This violation applies to both tank systems onsite. NOTE: The 87 and 91 LLD's were adjusted and retested at the time of inspection.
Violation Division:	Sacramento County Env Management Department
Violation Program:	UST
Violation Source:	CERS

Site ID:	400103
Site Name:	QUIK STOP MARKET #117
Violation Date:	06-23-2017
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a site map with all required content.
Violation Notes:	Returned to compliance on 06/10/2020. OBSERVATION: The annotated site map submitted to this department does not include the hazardous waste storage area located in the trash bin storage area. CORRECTIVE ACTION: Revise the annotated Site Map to include all required content and submit electronically in the California Environmental Reporting System. NOTE: PLEASE NOTIFY BRION MCGINNESS AT MCGINNESSB@SACCOUNTY.NET FOLLOWING CORRECTION OF THIS VIOLATION.
Violation Division:	Sacramento County Env Management Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	400103
Site Name:	QUIK STOP MARKET #117
Violation Date:	06-21-2018
Citation:	23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description:	Failure to have current UST Monitoring Plan available on site.
Violation Notes:	Returned to compliance on 02/20/2020. OBSERVATION: Owner/Operator did not maintain an approved monitoring plan in CERS. Both monitoring plans should identify the "MLLD Model" as LD-2000 not VAPORLESS MFG. CORRECTIVE ACTION: Submit accurate monitoring plans to CERS. NOTE: This violation applies to both tank systems onsite. NOTE: Please notify Brion McGinness at mcginnessb@saccounty.net following

QUIK STOP MARKET #117 (Continued) **U001613010**

	correction of this violation.
Violation Division:	Sacramento County Env Management Department
Violation Program:	UST
Violation Source:	CERS
Site ID:	400103
Site Name:	QUIK STOP MARKET #117
Violation Date:	06-11-2019
Citation:	23 CCR 16 2636(f)(4) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(4)
Violation Description:	Failure to meet one or more of the following monitoring requirements in lieu of the requirement to be tightness tested every 12 months: The monitoring system maintains all product piping outside the dispenser to be fail-safe and shut down the pump when a leak is detected. The monitoring system shuts down the pump or stops flow when a leak is detected in the under dispenser containment (UDC).
Violation Notes:	Returned to compliance on 06/11/2019. OBSERVATION: Owner/Operator failed to maintain all product piping, outside the dispenser, to be fail-safe and capable of shutting down the pump when a leak is detected and a monitoring system capable of shutting down the pump or stops the flow (flow restriction) when a leak is detected in the under dispenser containment. The premium and regular float and chain mechanisms in UDC #1/2 failed to shutdown the flow of product when tested. CORRECTIVE ACTION: Maintain all product piping outside the dispenser to be fail-safe and shut down the pump when a leak is detected and the monitoring system shuts down the pump or stops the flow (flow restriction) when a leak is detected in the under dispenser containment. NOTE: This violation applies to the premium and regular tank systems. NOTE: The float and chain mechanisms were adjusted and retested at the time of inspection. OBSERVATION: Owner/Operator failed to maintain all product piping, outside the dispenser, to be fail-safe [Truncated]
Violation Division:	Sacramento County Env Management Department
Violation Program:	UST
Violation Source:	CERS
Site ID:	400103
Site Name:	QUIK STOP MARKET #117
Violation Date:	06-23-2017
Citation:	22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Description:	Failure to keep a copy of each properly signed manifest for at least three years from the date the waste was accepted by the initial transporter. The manifest signed at the time the waste was accepted for transport shall be kept until receiving a signed copy from the designated facility which received the waste.
Violation Notes:	Returned to compliance on 06/10/2020. OBSERVATION: Uniform Hazardous Waste Manifests for 2015, 2016 and 2017 were not available at the time of inspection. CORRECTIVE ACTION: Locate all Uniform Hazardous Waste Manifests for 2015 and 2016/2017 (if applicable) and submit copies to this department.
Violation Division:	Sacramento County Env Management Department
Violation Program:	HW
Violation Source:	CERS
Site ID:	400103
Site Name:	QUIK STOP MARKET #117

QUIK STOP MARKET #117 (Continued) **U001613010**

Violation Date:	06-27-2016
Citation:	23 CCR 16 2636(f)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(2)
Violation Description:	Failure of the line leak detector (LLD) monitoring pressurized piping to meet one or more of the following requirements:Monitor at least hourly.Be capable of detecting a release of 3.0 gallons per hour at 10 p.s.i.g. Restrict or shut off the flow of product through the piping when a leak is detected.
Violation Notes:	Returned to compliance on 06/27/2016. 91 TANK VIOLATION: OBSERVATION: The 91 MLLD failed to detect a 3 GPH leak (at 10 PSI) during today's annual monitoring system certification. LLDs must be able to detect a leak and restrict flow and/or go into alarm. LLDs must be able to detect and restrict flow and/or go into alarm. CORRECTIVE ACTION: None. The Walton Engineering technicians adjusted the LLD once and it passed when retested.
Violation Division:	Sacramento County Env Management Department
Violation Program:	UST
Violation Source:	CERS
Site ID:	400103
Site Name:	QUIK STOP MARKET #117
Violation Date:	06-23-2017
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes:	Returned to compliance on 06/10/2020. OBSERVATION: The Hazardous Materials Inventory Chemical Description page for hazardous waste liquids should identify the "Max Daily" as 55 not 30. CORRECTIVE ACTION: Complete and submit the Hazardous Materials Inventory Chemical Description page for all materials listed above electronically in the California Environmental Reporting System. OBSERVATION: The Hazardous Materials Inventory Chemical Description page for hazardous waste solid should identify the "Max Daily" as 200 not 100. CORRECTIVE ACTION: Complete and submit the Hazardous Materials Inventory Chemical Description page for all materials listed above electronically in the California Environmental Reporting System. NOTE: PLEASE NOTIFY BRION MCGINNESS AT MCGINNESSB@SACCOUNTY.NET FOLLOWING CORRECTION OF THIS VIOLATION.
Violation Division:	Sacramento County Env Management Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	400103
Site Name:	QUIK STOP MARKET #117
Violation Date:	06-11-2019
Citation:	23 CCR 16 2636(f)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(2)
Violation Description:	Failure of the functional line leak detector (LLD) monitoring pressurized piping to meet one or more of the following requirements: Monitored at least hourly with the capability of detecting a release of 3.0 gallons per hour leak at 10 pounds per square inch and restrict or shut off the flow of product through the piping when a leak is detected.
Violation Notes:	Returned to compliance on 06/11/2019. OBSERVATION: Owner/Operator did not repair/maintain pressurized piping to meet one or more of the

QUIK STOP MARKET #117 (Continued) **U001613010**

following requirements: monitored at least hourly with the capability of detecting a release of 3.0 gallons per hour, and will restrict the flow of product through the piping or trigger an alarm when a release occurs. The premium line leak detector failed to detect a leak when tested. CORRECTIVE ACTION: Repair/maintain pressurized piping to meet one or more of the following requirements: monitored at least hourly with the capability of detecting a release of 3.0 gallons per hour, and will restrict the flow of product through the piping or trigger an alarm when a release occurs. NOTE: This violation applies to the premium tank system. NOTE: The premium LLD was adjusted and retested at the time of inspection.

Violation Division: Sacramento County Env Management Department
Violation Program: UST
Violation Source: CERS

Site ID: 400103
Site Name: QUIK STOP MARKET #117
Violation Date: 06-21-2018
Citation: 23 CCR 16 2636(f)(5) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(5)
Violation Description: "Failure to meet one or more of the following monitoring requirements in lieu of the requirement to be tightness tested annually: The monitoring system maintains all product piping outside the dispenser to be fail-safe and shut down the pump when a leak is detected. The monitoring system shuts down the pump or stops flow when a leak is detected in the under dispenser containment (UDC)."
Violation Notes: Returned to compliance on 06/21/2018. OBSERVATION: Owner/Operator failed to maintain all product piping, outside the dispenser, to be fail-safe and capable of shutting down the pump when a leak is detected and a monitoring system capable of shutting down the pump or stops the flow (flow restriction) when a leak is detected in the under dispenser containment. Both the 87 and 91 float and chain mechanisms in UDC # 1/2 failed to stop the flow of product when a leak was introduced. CORRECTIVE ACTION: Maintain all product piping outside the dispenser to be fail-safe and shut down the pump when a leak is detected and the monitoring system shuts down the pump or stops the flow (flow restriction) when a leak is detected in the under dispenser containment. NOTE: This violation applies to both tank systems onsite. NOTE: Both float and chain reservoirs were cleaned and the float and chain mechanism retested at the time of inspection. OBSERVATION: Owner/Operator failed to maintain all product piping, outside the [Truncated]
Violation Division: Sacramento County Env Management Department
Violation Program: UST
Violation Source: CERS

Site ID: 400103
Site Name: QUIK STOP MARKET #117
Violation Date: 06-27-2016
Citation: 23 CCR 16 2641(j) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(j)
Violation Description: Failure of the leak detection equipment to be installed, calibrated, operated, and/or maintained properly.
Violation Notes: Returned to compliance on 06/27/2016. 87 TANK VIOLATIONS: 1. OBSERVATION: One of two float-and-chain assemblies in UDC 1/2 failed to trigger when tested during today's annual monitoring system certification. Sensors in the UDCs must be able to detect a leak and

QUIK STOP MARKET #117 (Continued) **U001613010**

either shut down flow of fuel at/to the dispenser or activates an audible/visual alarm. CORRECTIVE ACTION: None. The Walton Engineering technician fixed/repaired the issue and the float-and-chain assembly (that failed the first time) passed when retested. 2. OBSERVATION: One of two float-and-chain assemblies in UDC 3/4 failed to trigger when tested during today's annual monitoring system certification. Sensors in the UDCs must be able to detect a leak and either shut down flow of fuel at/to the dispenser or activates an audible/visual alarm. CORRECTIVE ACTION: None. The Walton Engineering technician fixed/repaired the issue and the float-and-chain assembly (that failed the first time) passed when retested.

Violation Division: Sacramento County Env Management Department
Violation Program: UST
Violation Source: CERS

Site ID: 400103
Site Name: QUIK STOP MARKET #117
Violation Date: 06-23-2017
Citation: 23 CCR 16 2636(f)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(2)
Violation Description: Failure of the line leak detector (LLD) monitoring pressurized piping to meet one or more of the following requirements:Monitor at least hourly.Be capable of detecting a release of 3.0 gallons per hour at 10 p.s.i.g. Restrict or shut off the flow of product through the piping when a leak is detected.
Violation Notes: Returned to compliance on 06/23/2017. OBSERVATION: Owner/Operator did not repair/maintain pressurized piping to meet one or more of the following requirements: monitored at least hourly with the capability of detecting a release of 3.0 gallons per hour, and will restrict the flow of product through the piping or trigger an alarm when a release occurs. The 91 line leak detector (LLD) failed to detect a leak when tested. CORRECTIVE ACTION: Repair/maintain pressurized piping to meet one or more of the following requirements: monitored at least hourly with the capability of detecting a release of 3.0 gallons per hour, and will restrict the flow of product through the piping or trigger an alarm when a release occurs. NOTE: THIS VIOLATION APPLIES TO THE 91 TANK SYSTEM. NOTE: THE 91 LLD WAS ADJUSTED AND RETESTED AT THE TIME OF INSPECTION.
Violation Division: Sacramento County Env Management Department
Violation Program: UST
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-10-2020
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Sacramento County Env Management Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-10-2020
Violations Found No
Eval Type: Routine done by local agency
Eval Notes: No violations observed at the time of inspection.

QUIK STOP MARKET #117 (Continued) **U001613010**

Eval Division:	Sacramento County Env Management Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-10-2020
Violations Found	No
Eval Type:	Routine done by local agency
Eval Notes:	No violations observed at the time of inspection.
Eval Division:	Sacramento County Env Management Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-11-2019
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Sacramento County Env Management Department
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-21-2018
Violations Found	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Sacramento County Env Management Department
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-23-2017
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Sacramento County Env Management Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-23-2017
Violations Found	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Sacramento County Env Management Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-23-2017
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Sacramento County Env Management Department
Eval Program:	UST
Eval Source:	CERS

QUIK STOP MARKET #117 (Continued) **U001613010**

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-27-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	The facility last completed its secondary containment testing on 7/1/13. Secondary containment testing must be completed within 36 months of the last time it was done. Make sure to complete the facility's secondary containment testing on or before 7/1/16.
Eval Division:	Sacramento County Env Management Department
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-29-2015
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	OBSERVATION: The ICC expiration date of Curtis Carpenter, a Designated Operator (DO), is actually 3/16/17 but the expiration date of 3/20/15 is displayed on the April and May 2015 DO monthly reports. Also, the ICC expiration date of Harold Largo (DO) is 12/04/16 on the CERS submittal form but is displayed as 12/18/16 on the June 2015 monthly report. RECOMMENDATION: Make sure the DO dates of expiration match the dates displayed on the monthly reports to avoid violations or penalties.
Eval Division:	Sacramento County Env Management Department
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-30-2014
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	NO VIOLATIONS observed at this time.
Eval Division:	Sacramento County Env Management Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-30-2014
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	NO VIOLATIONS observed at this time.
Eval Division:	Sacramento County Env Management Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-30-2014
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	NO VIOLATIONS observed at this time.
Eval Division:	Sacramento County Env Management Department
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	07-09-2013

QUIK STOP MARKET #117 (Continued) **U001613010**

Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Sacramento County Env Management Department
Eval Program: UST
Eval Source: CERS

Enforcement Action:
Site ID: 400103
Site Name: QUIK STOP MARKET #117
Site Address: 602 4TH ST
Site City: GALT
Site Zip: 95632
Enf Action Date: 09-21-2017
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Sacramento County Env Management Department
Enf Action Program: HMRRP
Enf Action Source: CERS

Site ID: 400103
Site Name: QUIK STOP MARKET #117
Site Address: 602 4TH ST
Site City: GALT
Site Zip: 95632
Enf Action Date: 09-21-2017
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Sacramento County Env Management Department
Enf Action Program: HW
Enf Action Source: CERS

Site ID: 400103
Site Name: QUIK STOP MARKET #117
Site Address: 602 4TH ST
Site City: GALT
Site Zip: 95632
Enf Action Date: 09-21-2017
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Sacramento County Env Management Department
Enf Action Program: UST
Enf Action Source: CERS

Coordinates:
Site ID: 400103
Facility Name: QUIK STOP MARKET #117
Env Int Type Code: HMBP
Program ID: 10216588
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 38.248830
Longitude: -121.304660

QUIK STOP MARKET #117 (Continued) **U001613010**

Affiliation:

Affiliation Type Desc:	Operator
Entity Name:	SATWAN PADILLA - STORE MANAGER
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:	(209) 745-4255
Affiliation Type Desc:	Document Preparer
Entity Name:	Debra Lawyer
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:	Environmental Contact
Entity Name:	Marty Hilfinger
Entity Title:	Not reported
Affiliation Address:	165 Flanders Road
Affiliation City:	Westborough
Affiliation State:	MA
Affiliation Country:	Not reported
Affiliation Zip:	01581
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	QUIK STOP MARKETS, INC.
Entity Title:	Not reported
Affiliation Address:	165 Flanders Road
Affiliation City:	Westborough
Affiliation State:	MA
Affiliation Country:	United States
Affiliation Zip:	01581
Affiliation Phone:	(508) 270-4444
Affiliation Type Desc:	Property Owner
Entity Name:	BORELLO BROTHERS PARTNERSHIP
Entity Title:	Not reported
Affiliation Address:	18112 MUSTANG VALLEY ROAD
Affiliation City:	GRASS VALLEY
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95945
Affiliation Phone:	(831) 638-9026
Affiliation Type Desc:	CUPA District
Entity Name:	Sacramento County Environmental Management Departm
Entity Title:	Not reported
Affiliation Address:	11080 WHITE ROCK ROAD
Affiliation City:	RANCHO CORDOVA
Affiliation State:	CA

QUIK STOP MARKET #117 (Continued) **U001613010**

Affiliation Country:	Not reported
Affiliation Zip:	95670
Affiliation Phone:	(916) 875-8550
Affiliation Type Desc:	Identification Signer
Entity Name:	Debra Lawyer
Entity Title:	Staff-Walton Engineering, Inc.
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:	Parent Corporation
Entity Name:	QUIK STOP MARKETS, INC.
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	UST Property Owner Name
Entity Name:	BORELLO BROS. PARTNERSHIP
Entity Title:	Not reported
Affiliation Address:	18112 MUSTANG VALLEY ROAD
Affiliation City:	GRASS VALLEY
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95945
Affiliation Phone:	(831) 638-9026
Affiliation Type Desc:	UST Tank Operator
Entity Name:	QUIK STOP MARKETS, INC.
Entity Title:	Not reported
Affiliation Address:	165 Flanders Road
Affiliation City:	Westborough
Affiliation State:	MA
Affiliation Country:	United States
Affiliation Zip:	01581
Affiliation Phone:	(508) 270-4444
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	602 4TH ST
Affiliation City:	GALT
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95632
Affiliation Phone:	Not reported
Affiliation Type Desc:	UST Permit Applicant
Entity Name:	Roger Batra
Entity Title:	Director, Env. Affairs

QUIK STOP MARKET #117 (Continued) **U001613010**

Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(510) 445-2285
Affiliation Type Desc:	UST Tank Owner
Entity Name:	QUIK STOP MARKETS, INC.
Entity Title:	Not reported
Affiliation Address:	165 Flanders Road
Affiliation City:	Westborough
Affiliation State:	MA
Affiliation Country:	United States
Affiliation Zip:	01581
Affiliation Phone:	(508) 270-4444

D13 **QUICK STOP MARKET 117** **EDR Hist Auto** **1021082973**
NNE **602 4TH ST** **N/A**
< 1/8 **GALT, CA 95632**
0.107 mi.
565 ft. **Site 2 of 4 in cluster D**

Relative: EDR Hist Auto
Higher

Actual:
47 ft.

Year:	Name:	Type:
1990	QUICK STOP MKT 117	Liquor Stores
1991	QUICK STOP MKT 117	Liquor Stores
1992	QUICK STOP MARKET 117	Liquor Stores
1993	QUICK STOP MARKET 117	Liquor Stores
1994	QUICK STOP MARKET 117	Liquor Stores
1995	QUICK STOP MARKET 117	Liquor Stores
1996	QUICK STOP MARKET 117	Liquor Stores
1997	QUICK STOP MARKET 117	Liquor Stores
1998	QUICK STOP MARKET 117	Liquor Stores
1999	QUICK STOP MARKET 117	Liquor Stores
2000	QUICK STOP MARKET 117	Liquor Stores
2001	QUICK STOP MARKET 117	Liquor Stores
2002	QUICK STOP MARKET 117	Liquor Stores
2003	QUICK STOP MARKET 117	Liquor Stores
2004	QUICK STOP MARKET 117	Liquor Stores
2005	QUICK STOP MARKET 117	Liquor Stores
2006	KROGER CO	Liquor Stores
2007	KROGER CO	Liquor Stores

D14 **QUIK STOP MARKETS INC #117** **HAZNET** **S113040155**
NNE **602 4TH ST** **HWTS** **N/A**
< 1/8 **GALT, CA 45202**
0.107 mi.
565 ft. **Site 3 of 4 in cluster D**

Relative: HAZNET:
Higher

Name:	QUIK STOP MARKETS INC #117
Address:	602 4TH ST
Address 2:	Not reported

Actual:
47 ft.

QUIK STOP MARKETS INC #117 (Continued) **S113040155**

City,State,Zip:	GALT, CA 452020000
Contact:	TONI VONRUDEN
Telephone:	7158961842
Mailing Name:	Not reported
Mailing Address:	302 W 3RD STREET SUITE 300
Year:	2019
Gepaid:	CAL000045919
TSD EPA ID:	CAT080013352
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.12600
Year:	2018
Gepaid:	CAL000045919
TSD EPA ID:	CAT080013352
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.21000
Year:	2015
Gepaid:	CAL000045919
TSD EPA ID:	NVT330010000
CA Waste Code:	352 - Other organic solids
Disposal Method:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons:	0.1
Year:	2015
Gepaid:	CAL000045919
TSD EPA ID:	CAT080013352
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.126
Year:	2014
Gepaid:	CAL000045919
TSD EPA ID:	CAT080013352
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.084
Year:	2013
Gepaid:	CAL000045919
TSD EPA ID:	NVT330010000
CA Waste Code:	352 - Other organic solids
Disposal Method:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons:	0.025

QUIK STOP MARKETS INC #117 (Continued) **S113040155**

Year:	2012
Gepaid:	CAL000045919
TSD EPA ID:	CAT080013352
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.336
Year:	2011
Gepaid:	CAL000045919
TSD EPA ID:	CAD980887418
CA Waste Code:	223 - Unspecified oil-containing waste
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.0375
Year:	2011
Gepaid:	CAL000045919
TSD EPA ID:	CAT080013352
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.147
Year:	2011
Gepaid:	CAL000045919
TSD EPA ID:	NVT330010000
CA Waste Code:	352 - Other organic solids
Disposal Method:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons:	0.0125

Click this hyperlink while viewing on your computer to access
12 additional CA HAZNET: record(s) in the EDR Site Report.

Additional Info:

Year:	2005
Gen EPA ID:	CAL000045919
Shipment Date:	20050629
Creation Date:	10/11/2005 18:31:29
Receipt Date:	20050712
Manifest ID:	24340936
Trans EPA ID:	CAD982413262
Trans Name:	EVERGREEN ENVIRONMENTAL SERVICES
Trans 2 EPA ID:	CAD063547996
Trans 2 Name:	PHILIP TRANSPORATION & REMEDIATION INC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTRURY EMI
TSDF Alt EPA ID:	NVD980895338
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Meth Code:	R01 - Recycler

QUIK STOP MARKETS INC #117 (Continued) **S113040155**

Quantity Tons:	0.2805
Waste Quantity:	85
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2007
Gen EPA ID:	CAL000045919
Shipment Date:	20070326
Creation Date:	1/28/2008 12:50:17
Receipt Date:	20070403
Manifest ID:	002581493JJK
Trans EPA ID:	CAD982413262
Trans Name:	EVERGREEN ENVIRONMENTAL SERVICES
Trans 2 EPA ID:	CAR000177527
Trans 2 Name:	PHILIP WEST INDUSTRIAL SERVICES INC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMI
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.18765
Waste Quantity:	45
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20070326
Creation Date:	1/28/2008 12:50:17
Receipt Date:	20070403
Manifest ID:	002581493JJK
Trans EPA ID:	CAD982413262
Trans Name:	EVERGREEN ENVIRONMENTAL SERVICES
Trans 2 EPA ID:	CAR000177527
Trans 2 Name:	PHILIP WEST INDUSTRIAL SERVICES INC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMI
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0375
Waste Quantity:	75
Quantity Unit:	P

QUIK STOP MARKETS INC #117 (Continued) **S113040155**

Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2014
Gen EPA ID:	CAL000045919
Shipment Date:	20141120
Creation Date:	2/13/2015 22:15:17
Receipt Date:	20141126
Manifest ID:	007640155FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO KERDOON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.084
Waste Quantity:	20
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2002
Gen EPA ID:	CAL000045919
Shipment Date:	20020117
Creation Date:	2/26/2002 0:00:00
Receipt Date:	20020121
Manifest ID:	21154705
Trans EPA ID:	CAL000827878
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAL000190816
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.095
Waste Quantity:	25

QUIK STOP MARKETS INC #117 (Continued) **S113040155**

Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2012
Gen EPA ID:	CAL000045919
Shipment Date:	20121223
Creation Date:	5/16/2014 13:45:29
Receipt Date:	20131226
Manifest ID:	005769073FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO KERDOON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.126
Waste Quantity:	30
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120725
Creation Date:	9/26/2012 22:15:20
Receipt Date:	20120801
Manifest ID:	004666630FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO KERDOON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.21
Waste Quantity:	50
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported

QUIK STOP MARKETS INC #117 (Continued) **S113040155**

Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2009
Gen EPA ID:	CAL000045919
Shipment Date:	20090915
Creation Date:	11/25/2009 18:30:31
Receipt Date:	20090924
Manifest ID:	005933060JJK
Trans EPA ID:	CAR000188201
Trans Name:	ENVIRONMENTAL RECOVERY SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO KERDOON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code:	D018
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.22935
Waste Quantity:	55
Quantity Unit:	G
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20090915
Creation Date:	4/12/2010 18:30:17
Receipt Date:	20090930
Manifest ID:	005933059JJK
Trans EPA ID:	CAR000188201
Trans Name:	ENVIRONMENTAL RECOVERY SERVICES INC
Trans 2 EPA ID:	NJD986607380
Trans 2 Name:	MAUMEE EXPRESS (ID #778)
TSDF EPA ID:	ARD981057870
Trans Name:	RINECO
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.0375
Waste Quantity:	75
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

QUIK STOP MARKETS INC #117 (Continued) **S113040155**

Additional Info:

Year:	1994
Gen EPA ID:	CAL000045919
Shipment Date:	19941207
Creation Date:	3/28/1996 0:00:00
Receipt Date:	19941212
Manifest ID:	93728939
Trans EPA ID:	CO0000182295
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982446890
Trans Name:	Not reported
TSDF Alt EPA ID:	CAD982446890
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.057
Waste Quantity:	15
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19940711
Creation Date:	10/16/1995 0:00:00
Receipt Date:	19940715
Manifest ID:	93276593
Trans EPA ID:	COO000182295
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982446890
Trans Name:	Not reported
TSDF Alt EPA ID:	CAD982446890
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.133
Waste Quantity:	35
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2013
Gen EPA ID:	CAL000045919

QUIK STOP MARKETS INC #117 (Continued) **S113040155**

Shipment Date:	20130103
Creation Date:	5/8/2013 22:15:17
Receipt Date:	20130109
Manifest ID:	005775778FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY NEVADA OPERATIONS
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.025
Waste Quantity:	50
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	1997
Gen EPA ID:	CAL000045919
Shipment Date:	19970806
Creation Date:	7/23/1998 0:00:00
Receipt Date:	19970808
Manifest ID:	96628631
Trans EPA ID:	CAD044003556
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044003556
Trans Name:	Not reported
TSDF Alt EPA ID:	CAD044003556
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	1.0425
Waste Quantity:	250
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19970221
Creation Date:	5/30/1997 0:00:00
Receipt Date:	19970226
Manifest ID:	96536208

QUIK STOP MARKETS INC #117 (Continued) **S113040155**

Trans EPA ID:	CAR000011718
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD009452657
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	133 - Aqueous solution with 10% or more total organic residues
RCRA Code:	D001
Meth Code:	R01 - Recycler
Quantity Tons:	0.0625
Waste Quantity:	15
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2011
Gen EPA ID:	CAL000045919
Shipment Date:	20110926
Creation Date:	12/27/2011 18:30:48
Receipt Date:	20111011
Manifest ID:	004628968FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	CAT080016116
Trans 2 Name:	NIETO & SONS TRUCKING INC
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO KERDOON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.147
Waste Quantity:	35
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20110926
Creation Date:	3/22/2012 20:30:23
Receipt Date:	20111007
Manifest ID:	004628969FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	CAD981412356
Trans 2 Name:	PACIFIC TRANS ENVIRONMENTAL SERVICES INC

QUIK STOP MARKETS INC #117 (Continued) **S113040155**

TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY NEVADA OPERATIONS
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.0125
Waste Quantity:	25
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20110211
Creation Date:	4/1/2011 18:30:28
Receipt Date:	20110214
Manifest ID:	002530347JJK
Trans EPA ID:	CAD982413262
Trans Name:	EVERGREEN ENVIRONMENTAL SERVICES
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980887418
Trans Name:	EVERGREEN OIL INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0375
Waste Quantity:	75
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20110211
Creation Date:	4/1/2011 18:30:28
Receipt Date:	20110214
Manifest ID:	002530347JJK
Trans EPA ID:	CAD982413262
Trans Name:	EVERGREEN ENVIRONMENTAL SERVICES
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980887418
Trans Name:	EVERGREEN OIL INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H135 - Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or

QUIK STOP MARKETS INC #117 (Continued) **S113040155**

	Without Treatment)
Quantity Tons:	0.114
Waste Quantity:	30
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2004
Gen EPA ID:	CAL000045919
Shipment Date:	20040107
Creation Date:	8/17/2004 10:12:03
Receipt Date:	Not reported
Manifest ID:	22599574
Trans EPA ID:	CAD982413262
Trans Name:	EVERGREEN ENVIRONMENTAL SERVICES
Trans 2 EPA ID:	CAD063547996
Trans 2 Name:	PHILIP TRANSPORATION & REMEDIATION INC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTRURY EMI
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code:	D001
Meth Code:	- Not reported
Quantity Tons:	0.2085
Waste Quantity:	50
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20040105
Creation Date:	8/20/2004 9:41:48
Receipt Date:	20040126
Manifest ID:	22091575
Trans EPA ID:	CA0000646497
Trans Name:	SHOP HAZARDS SOLUTIONS
Trans 2 EPA ID:	CAD063547996
Trans 2 Name:	PHILIP TRANSPORTATION & REMEDIATION INC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMI
TSDF Alt EPA ID:	NVD980895338
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D001
Meth Code:	T03 - Treatment, Incineration
Quantity Tons:	0.05
Waste Quantity:	100
Quantity Unit:	P
Additional Code 1:	Not reported

QUIK STOP MARKETS INC #117 (Continued) **S113040155**

Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	1996
Gen EPA ID:	CAL000045919
Shipment Date:	19961003
Creation Date:	5/20/1997 0:00:00
Receipt Date:	19961004
Manifest ID:	95717324
Trans EPA ID:	CAT080011059
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD083166728
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0625
Waste Quantity:	15
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2015
Gen EPA ID:	CAL000045919
Shipment Date:	20150804
Creation Date:	11/5/2015 22:15:17
Receipt Date:	20150813
Manifest ID:	008699533FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO KERDOON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.126
Waste Quantity:	30
Quantity Unit:	G

QUIK STOP MARKETS INC #117 (Continued) **S113040155**

Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150804
Creation Date:	2/4/2016 22:15:54
Receipt Date:	20150812
Manifest ID:	008699532FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY NEVADA OPERATIONS
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.1
Waste Quantity:	200
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

HWTS:

Name:	QUIK STOP MARKETS INC #117
Address:	602 4TH ST
Address 2:	Not reported
City,State,Zip:	GALT, CA 95632
EPA ID:	CAL000045919
Inactive Date:	Not reported
Create Date:	03/27/1995
Last Act Date:	08/26/2020
Mailing Name:	Not reported
Mailing Address:	165 FLANDERS ROAD
Mailing Address 2:	Not reported
Mailing City,State,Zip:	WESTBOROUGH, MA 01581
Owner Name:	QUIK STOP MARKETS INC
Owner Address:	165 FLANDERS ROAD
Owner Address 2:	Not reported
Owner City,State,Zip:	WESTBOROUGH, MA 01581
Contact Name:	MARTIN HILFINGER
Contact Address:	165 FLANDERS ROAD
Contact Address 2:	Not reported
City,State,Zip:	WESTBOROUGH, MA 01581

NAICS:

EPA ID:	CAL000045919
Create Date:	2002-03-14 16:36:27.000
NAICS Code:	44719

QUIK STOP MARKETS INC #117 (Continued) **S113040155**

NAICS Description:	Other Gasoline Stations
Issued EPA ID Date:	1995-03-27 00:00:00
Inactive Date:	Not reported
Facility Name:	QUIK STOP MARKETS INC #117
Facility Address:	602 4TH ST
Facility Address 2:	Not reported
Facility City:	GALT
Facility County:	Not reported
Facility State:	CA
Facility Zip:	95632

D15 **QUIK STOP MARKET #117** **UST** **U003941243**
NNE **602 4TH ST** **N/A**
< 1/8 **GALT, CA 95632**
0.107 mi.
565 ft. **Site 4 of 4 in cluster D**

Relative: UST:
Higher

Actual: Name:	QUIK STOP MARKET #117
47 ft. Address:	602 4TH ST
City,State,Zip:	GALT, CA 95632
Facility ID:	FA0001278
Permitting Agency:	Sacramento County Environmental Management Department
Latitude:	38.24883
Longitude:	-121.30466
Name:	QUIK STOP #117
Address:	602 4TH ST
City,State,Zip:	GALT, CA 95632
Facility ID:	FA0001278
Permitting Agency:	SACRAMENTO COUNTY
Latitude:	38.250176
Longitude:	-121.303306

E16 **GIANT TIRE AND AUTO** **Sacramento Co. ML** **S123291410**
NNE **412 E ST** **N/A**
1/8-1/4 **GALT, CA 95632**
0.186 mi.
983 ft. **Site 1 of 4 in cluster E**

Relative: Sacramento Co. ML:
Higher

Actual: Name:	GIANT TIRE AND AUTO
47 ft. Address:	412 E ST
City,State,Zip:	GALT, CA 95632
Facility Id:	Not reported
Facility Status:	Inactive. Included on a listing no longer updated.
FD:	M
Billing Codes BP:	Out of Business
Billing Codes UST:	No Tanks
WG Bill Code:	Oil Changed by Outside Company-No Fee
Target Property Bill Cod:	51
Food Bill Code:	51
CUPA Permit Date:	Not reported
HAZMAT Permit Date:	Not reported
HAZMAT Inspection Date:	Not reported

GIANT TIRE AND AUTO (Continued) **S123291410**

Hazmat Date BP Received:	Not reported
UST Permit Dt:	Not reported
UST Inspection Date:	Not reported
UST Tank Test Date:	Not reported
Number of Tanks:	0
UST Tank Test Date:	07/15/1991
SIC Code:	5531
Tier Permitting:	Not reported
AST Bill Code:	Not reported
CALARP Bill Code:	Not reported

E17 **BEST AIR MECHANICAL INC** **Sacramento Co. ML** **S125346745**
NNE **412 E ST** **N/A**
1/8-1/4 **GALT, CA 95632**
0.186 mi.
983 ft. **Site 2 of 4 in cluster E**

Relative: Sacramento Co. ML:
Higher

Name:	BEST AIR MECHANICAL INC
Address:	412 E ST
City,State,Zip:	GALT, CA 95632
Facility Id:	Not reported
Facility Status:	Not reported
FD:	Not reported
Billing Codes BP:	Not reported
Billing Codes UST:	Not reported
WG Bill Code:	I
Target Property Bill Cod:	Not reported
Food Bill Code:	Not reported
CUPA Permit Date:	Not reported
HAZMAT Permit Date:	Not reported
HAZMAT Inspection Date:	Not reported
Hazmat Date BP Received:	Not reported
UST Permit Dt:	Not reported
UST Inspection Date:	Not reported
UST Tank Test Date:	Not reported
Number of Tanks:	Not reported
UST Tank Test Date:	Not reported
SIC Code:	Not reported
Tier Permitting:	Not reported
AST Bill Code:	Not reported
CALARP Bill Code:	Not reported

Actual:
47 ft.

E18 **FRANK'S** **Sacramento Co. ML** **S123291247**
NNE **412 E ST** **N/A**
1/8-1/4 **GALT, CA 95632**
0.186 mi.
983 ft. **Site 3 of 4 in cluster E**

Relative: Sacramento Co. ML:
Higher

Name:	FRANK'S
Address:	412 E ST
City,State,Zip:	GALT, CA 95632
Facility Id:	Not reported
Facility Status:	Inactive. Included on a listing no longer updated.
FD:	M

Actual:
47 ft.

FRANK'S (Continued) **S123291247**

Billing Codes BP:	Out of Business
Billing Codes UST:	No Tanks
WG Bill Code:	Oil Changed by Outside Company-No Fee
Target Property Bill Cod:	51
Food Bill Code:	51
CUPA Permit Date:	Not reported
HAZMAT Permit Date:	Not reported
HAZMAT Inspection Date:	Not reported
Hazmat Date BP Received:	Not reported
UST Permit Dt:	Not reported
UST Inspection Date:	Not reported
UST Tank Test Date:	Not reported
Number of Tanks:	0
UST Tank Test Date:	Not reported
SIC Code:	Not reported
Tier Permitting:	Not reported
AST Bill Code:	Not reported
CALARP Bill Code:	Not reported

E19
NNE
1/8-1/4
0.197 mi.
1041 ft.

DURA BUILT COTTMAN TRANSMISSIO **EDR Hist Auto** **1020592996**
430 E KETTLEMEN LN **N/A**
GALT, CA 95632

Site 4 of 4 in cluster E

Relative:
Higher

Actual:
47 ft.

EDR Hist Auto

Year:	Name:	Type:
2001	DURA BUILT COTTMAN TRANSMISSIO	Automotive Transmission Repair Shops

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20
NNE
1/8-1/4
0.210 mi.
1110 ft.

BEVERLY MELHAFF **HAZNET** **S125530259**
509 F ST. **HWTS** **N/A**
GALT, CA 95632

Relative:
Higher

Actual:
48 ft.

HAZNET:

Name:	BEVERLY MELHAFF
Address:	509 F ST.
Address 2:	Not reported
City,State,Zip:	GALT, CA 95632
Contact:	BEVERLY MELHAFF
Telephone:	2097451624
Mailing Name:	Not reported
Mailing Address:	509 F ST.
Year:	2019
Gepaid:	CAC003023933
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:	0.23000

BEVERLY MELHAFF (Continued) **S125530259**

HWTS:

Name:	BEVERLY MELHAFF
Address:	509 F ST.
Address 2:	Not reported
City,State,Zip:	GALT, CA 95632
EPA ID:	CAC003023933
Inactive Date:	10/11/2019
Create Date:	07/12/2019
Last Act Date:	10/12/2019
Mailing Name:	Not reported
Mailing Address:	509 F ST.
Mailing Address 2:	Not reported
Mailing City,State,Zip:	GALT, CA 95632
Owner Name:	BEVERLY MELHAFF
Owner Address:	509 F ST.
Owner Address 2:	Not reported
Owner City,State,Zip:	GALT, CA 95632
Contact Name:	BEVERLY MELHAFF
Contact Address:	509 F ST.
Contact Address 2:	Not reported
City,State,Zip:	GALT, CA 95632

21
SSW
1/8-1/4
0.217 mi.
1147 ft.

OCE MOBILE LUBE AND OIL CHANGE SERVICE
612 PESTANA DR
GALT, CA 95632

HAZNET **S123077927**
HWTS **N/A**

Relative:
Higher

Actual:
47 ft.

HAZNET:

Name:	OCE MOBILE LUBE AND OIL CHANGE SERVICE
Address:	612 PESTANA DR
Address 2:	Not reported
City,State,Zip:	GALT, CA 95632
Contact:	SALVADOR OCEGUEDA
Telephone:	2093276056
Mailing Name:	Not reported
Mailing Address:	PO BOX 778
Year:	2019
Gepaid:	CAL000406199
TSD EPA ID:	CAD044003556
CA Waste Code:	352 - Other organic solids
Disposal Method:	H134 - Deepwell Or Underground Injection(With Or Without Treatment)
Tons:	0.13750
Year:	2017
Gepaid:	CAL000406199
TSD EPA ID:	CAD044003556
CA Waste Code:	352 - Other organic solids
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site–No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.15

Additional Info:

Year:	2017
Gen EPA ID:	CAL000406199

OCE MOBILE LUBE AND OIL CHANGE SERVICE (Continued) **S123077927**

Shipment Date:	20171114
Creation Date:	6/13/2018 18:30:25
Receipt Date:	20171116
Manifest ID:	018139709JJK
Trans EPA ID:	CAD044003556
Trans Name:	RAMOS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044003556
Trans Name:	RAMOS ENVIRONMENTAL SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site–No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.15
Waste Quantity:	300
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

HWTS:

Name:	OCE MOBILE LUBE AND OIL CHANGE SERVICE
Address:	612 PESTANA DR
Address 2:	Not reported
City,State,Zip:	GALT, CA 95632
EPA ID:	CAL000406199
Inactive Date:	Not reported
Create Date:	04/21/2015
Last Act Date:	08/30/2020
Mailing Name:	Not reported
Mailing Address:	PO BOX 778
Mailing Address 2:	Not reported
Mailing City,State,Zip:	GALT, CA 95632
Owner Name:	SALVADOR OCEGUEDA
Owner Address:	612 PESTANA DR
Owner Address 2:	Not reported
Owner City,State,Zip:	GALT, CA 95632
Contact Name:	SALVADOR OCEGUEDA
Contact Address:	612 PESTANA DR
Contact Address 2:	Not reported
City,State,Zip:	GALT, CA 95632

NAICS:

EPA ID:	CAL000406199
Create Date:	2015-04-21 11:26:40.890
NAICS Code:	99999
NAICS Description:	Not Otherwise Specified
Issued EPA ID Date:	2015-04-21 11:26:40.87700
Inactive Date:	Not reported
Facility Name:	OCE MOBILE LUBE AND OIL CHANGE SERVICE
Facility Address:	612 PESTANA DR
Facility Address 2:	Not reported

OCE MOBILE LUBE AND OIL CHANGE SERVICE (Continued) **S123077927**

Facility City:	GALT
Facility County:	Not reported
Facility State:	CA
Facility Zip:	95632

22
East
1/8-1/4
0.225 mi.
1190 ft.

JOHN BALI
14057 JOY DR
GALT, CA 95632

HAZNET **S112947667**
HWTS **N/A**

Relative:
Higher

Actual:
51 ft.

HAZNET:

Name:	JOHN BALI
Address:	14057 JOY DR
Address 2:	Not reported
City,State,Zip:	GALT, CA 956322201
Contact:	JOHN BALI
Telephone:	2097453317
Mailing Name:	Not reported
Mailing Address:	PO BOX 5024
Year:	2006
Gepaid:	CAC002593926
TSD EPA ID:	TXD077603371
CA Waste Code:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.2

Additional Info:

Year:	2006
Gen EPA ID:	CAC002593926
Shipment Date:	20060912
Creation Date:	6/29/2007 18:30:21
Receipt Date:	20060925
Manifest ID:	000810718JJK
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSP
TSDF EPA ID:	TXD077603371
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.2
Waste Quantity:	400
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported

JOHN BALI (Continued) **S112947667**

Additional Code 4: Not reported
Additional Code 5: Not reported

HWTS:
Name: JOHN BALI
Address: 14057 JOY DR
Address 2: Not reported
City,State,Zip: GALT, CA 956322201
EPA ID: CAC002593926
Inactive Date: 02/07/2006
Create Date: 08/10/2005
Last Act Date: 08/10/2005
Mailing Name: Not reported
Mailing Address: PO BOX 5024
Mailing Address 2: Not reported
Mailing City,State,Zip: GALT, CA 95632
Owner Name: JOHN BALI
Owner Address: PO BOX 5024
Owner Address 2: Not reported
Owner City,State,Zip: GALT, CA 95632
Contact Name: JOHN BALI
Contact Address: PO BOX 5024
Contact Address 2: Not reported
City,State,Zip: GALT, CA 95632

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23 **GALT-ARNO CEMETERY DISTRICT** **SWEEPS UST** **U001612996**
SE **14180 JOY DR** **HIST UST** **N/A**
1/8-1/4 **GALT, CA 95632** **Sacramento Co. ML**
0.235 mi.
1239 ft.

Relative:
Higher

Actual:
53 ft.

SWEEPS UST:
Name: GALT-ARNO CEMETERY DISTRICT
Address: 14180 JOY DR
City: GALT
Status: Active
Comp Number: 22319
Number: 9
Board Of Equalization: 44-019114
Referral Date: 09-29-88
Action Date: 09-29-88
Created Date: 02-29-88
Owner Tank Id: 1
SWRCB Tank Id: 34-000-022319-000001
Tank Status: A
Capacity: 550
Active Date: 09-29-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: 1

HIST UST:
Name: GALT-ARNO CEMETERY DISTRICT
Address: 14180 JOY DRIVE
City,State,Zip: GALT, CA 95632
File Number: 0001FDD3

GALT-ARNO CEMETERY DISTRICT (Continued) **U001612996**

URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0001FDD3.pdf
Region:	STATE
Facility ID:	00000022319
Facility Type:	Other
Other Type:	CEMETERY
Contact Name:	RUBEN MORRIS
Telephone:	2097452581
Owner Name:	GALT-ARNO CEMETERY DISTRICT
Owner Address:	14180 JOY DRIVE
Owner City,St,Zip:	GALT, CA 95632
Total Tanks:	0001
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00000550
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	12
Leak Detection:	Stock Inventor

Click here for Geo Tracker PDF:

Sacramento Co, ML:

Name:	GALT-ARNO CEMETARY DISTR.
Address:	14180 JOY DR
City,State,Zip:	GALT, CA 95632
Facility Id:	M0104586
Facility Status:	Inactive. Included on a listing no longer updated.
FD:	M
Billing Codes BP:	Disclaimer
Billing Codes UST:	No Tanks
WG Bill Code:	Oil Changed by Outside Company-No Fee
Target Property Bill Cod:	50
Food Bill Code:	50
CUPA Permit Date:	Not reported
HAZMAT Permit Date:	Not reported
HAZMAT Inspection Date:	Not reported
Hazmat Date BP Received:	Not reported
UST Permit Dt:	03/05/1987
UST Inspection Date:	02/26/1988
UST Tank Test Date:	02/02/1994
Number of Tanks:	0
UST Tank Test Date:	Not reported
SIC Code:	6553
Tier Permitting:	Not reported
AST Bill Code:	Not reported
CALARP Bill Code:	Not reported

F24 **DON'S DANDY MART INC** **Cortese** **S113123876**
NNE **700 C ST** **HAZNET** **N/A**
1/4-1/2 **GALT, CA 95632** **HWTS**
0.447 mi.
2362 ft. **Site 1 of 4 in cluster F**

Relative:
Higher

Actual:
50 ft.

CORTESE:

Name:	DON'S DANDY MART
Address:	700 C ST
City,State,Zip:	GALT, CA 95632
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0606700742
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

HAZNET:

Name:	DON'S DANDY MART INC
Address:	700 C ST
Address 2:	Not reported
City,State,Zip:	GALT, CA 95632
Contact:	MARLON STRAPP
Telephone:	2097459393
Mailing Name:	Not reported
Mailing Address:	700 C ST
Year:	2003
Gepaid:	CAL000263790
TSD EPA ID:	CAD044003556
CA Waste Code:	223 - Unspecified oil-containing waste
Disposal Method:	H01 - Transfer Station
Tons:	0.1251

Additional Info:

Year:	2003
Gen EPA ID:	CAL000263790
Shipment Date:	20031212
Creation Date:	7/30/2004 18:31:14
Receipt Date:	20031215
Manifest ID:	22759193

DON'S DANDY MART INC (Continued) **S113123876**

Trans EPA ID:	CAD044003556
Trans Name:	RAMOS ENVIRONMENTAL SERVICES
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044003556
Trans Name:	RAMOS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	CAD044003556
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.1251
Waste Quantity:	30
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

HWTS:

Name:	DON'S DANDY MART INC
Address:	700 C ST
Address 2:	Not reported
City,State,Zip:	GALT, CA 95632
EPA ID:	CAL000263790
Inactive Date:	06/30/2003
Create Date:	12/17/2002
Last Act Date:	03/28/2005
Mailing Name:	Not reported
Mailing Address:	700 C ST
Mailing Address 2:	Not reported
Mailing City,State,Zip:	GALT, CA 95632
Owner Name:	DON'S DANDY MART INC
Owner Address:	700 C ST
Owner Address 2:	Not reported
Owner City,State,Zip:	GALT, CA 95632
Contact Name:	MARLON STRAPP
Contact Address:	700 C ST
Contact Address 2:	Not reported
City,State,Zip:	GALT, CA 95632

NAICS:

EPA ID:	CAL000263790
Create Date:	2002-12-17 10:39:08.967
NAICS Code:	44719
NAICS Description:	Other Gasoline Stations
Issued EPA ID Date:	2002-12-17 10:39:08.93700
Inactive Date:	2003-06-30 00:00:00
Facility Name:	DON'S DANDY MART INC
Facility Address:	700 C ST
Facility Address 2:	Not reported
Facility City:	GALT
Facility County:	Not reported
Facility State:	CA
Facility Zip:	95632

F25 **DON'S DANDY MART** **LUST** **S101332647**
NNE **700 C ST** **HIST CORTESE** **N/A**
1/4-1/2 **GALT, CA 95632**
0.447 mi.
2362 ft. **Site 2 of 4 in cluster F**

Relative:
Higher

Actual:
50 ft.

LUST:

Name:	DON'S DANDY MART
Address:	700 C ST
City,State,Zip:	GALT, CA 95632
Lead Agency:	SACRAMENTO COUNTY LOP
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0606700742
Global Id:	T0606700742
Latitude:	38.25294
Longitude:	-121.301141
Status:	Completed - Case Closed
Status Date:	04/29/2002
Case Worker:	DWB
RB Case Number:	340897
Local Agency:	SACRAMENTO COUNTY LOP
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Other Solvent or Non-Petroleum Hydrocarbon
Site History:	Not reported

LUST:

Global Id:	T0606700742
Contact Type:	Local Agency Caseworker
Contact Name:	DANA BOOTH
Organization Name:	SACRAMENTO COUNTY LOP
Address:	8475 JACKSON ROAD, SUITE 240
City:	SACRAMENTO
Email:	boothd@saccounty.net
Phone Number:	Not reported

Global Id:	T0606700742
Contact Type:	Regional Board Caseworker
Contact Name:	VERA FISCHER
Organization Name:	CENTRAL VALLEY RWQCB (REGION 5S)
Address:	11020 SUN CENTER DRIVE #200
City:	RANCHO CORDOVA
Email:	vera.fischer@waterboards.ca.gov
Phone Number:	Not reported

LUST:

Global Id:	T0606700742
Action Type:	RESPONSE
Date:	01/05/1994
Action:	Correspondence

Global Id:	T0606700742
Action Type:	ENFORCEMENT
Date:	04/29/2002
Action:	Closure/No Further Action Letter

Global Id:	T0606700742
Action Type:	Other

DON'S DANDY MART (Continued) **S101332647**

Date: 01/05/1994
Action: Leak Reported

LUST:
Global Id: T0606700742
Status: Open - Case Begin Date
Status Date: 01/05/1994

Global Id: T0606700742
Status: Completed - Case Closed
Status Date: 04/29/2002

HIST CORTESE:
edr_fname: DON'S DANDY MART
edr_fadd1: 700 C
City,State,Zip: GALT, CA 95632
Region: CORTESE
Facility County Code: 34
Reg By: LTNKA
Reg Id: 340897

F26 **DON'S DANDY MART** **LUST U003971392**
NNE **700 C ST** **UST N/A**
1/4-1/2 **GALT, CA 95632**
0.447 mi.
2362 ft. **Site 3 of 4 in cluster F**

Relative:
Higher

Actual:
50 ft.

LUST REG 5:
Name: DON'S DANDY MART
Address: 700 C ST
City: GALT
Region: 5
Status: Case Closed
Case Number: 340897
Case Type: Drinking Water Aquifer affected
Substance: HYDROCARBONS
Staff Initials: VJF
Lead Agency: Local
Program: LUST
MTBE Code: N/A

UST:
Name: DON'S DANDY MART
Address: 700 C ST
City,State,Zip: GALT, CA 95632
Facility ID: FA0002064
Permitting Agency: SACRAMENTO COUNTY
Latitude: 38.254326
Longitude: -121.299764

F27 **DON'S DANDY MART** **RGA LUST** **S114611560**
NNE **700 C ST** **N/A**
1/4-1/2 **GALT, CA**
0.447 mi.
2362 ft. **Site 4 of 4 in cluster F**

Relative: **Higher**

Actual: **50 ft.**

RGA LUST:

Name:	DON'S DANDY MART
Address:	700 C ST
City:	GALT
State:	GALT
	2012 DON'S DANDY MART 700 C ST
Name:	DON'S DANDY MART
Address:	700 C ST
City:	GALT
State:	GALT
	2011 DON'S DANDY MART 700 C ST
Name:	DON'S DANDY MART
Address:	700 C ST
City:	GALT
State:	GALT
	2010 DON'S DANDY MART 700 C ST
Name:	DON'S DANDY MART
Address:	700 C ST
City:	GALT
State:	GALT
	2009 DON'S DANDY MART 700 C ST
Name:	DON'S DANDY MART
Address:	700 C ST
City:	GALT
State:	GALT
	2008 DON'S DANDY MART 700 C ST
Name:	DON'S DANDY MART
Address:	700 C ST
City:	GALT
State:	GALT
	2007 DON'S DANDY MART 700 C ST
Name:	DON'S DANDY MART
Address:	700 C ST
City:	GALT
State:	GALT
	2006 DON'S DANDY MART 700 C ST
Name:	DON'S DANDY MART
Address:	700 C ST
City:	GALT
State:	GALT
	2005 DON'S DANDY MART 700 C ST
Name:	DON'S DANDY MART
Address:	700 C ST
City:	GALT
State:	GALT
	2003 DON'S DANDY MART 700 C ST
Name:	DON'S DANDY MART
Address:	700 C ST
City:	GALT
State:	GALT
	2002 DON'S DANDY MART 700 C ST
Name:	DON'S DANDY MART
Address:	700 C ST

DON'S DANDY MART (Continued) **S114611560**

City: GALT
State: GALT
2001 DON'S DANDY MART 700 C ST
Name: DON'S DANDY MART
Address: 700 C ST
City: GALT
State: GALT
2000 DON'S DANDY MART 700 C ST
Name: DON'S DANDY MART
Address: 700 C ST
City: GALT
State: GALT
1998 DON'S DANDY MART 700 C ST
Name: DON'S DANDY MART
Address: 700 C ST
City: GALT
State: GALT
1997 DON'S DANDY MART 700 C ST
Name: DON'S DANDY MART
Address: 700 C ST
City: GALT
State: GALT
1996 DON'S DANDY MART 700 C ST
Name: DON'S DANDY MART
Address: 700 C ST
City: GALT
State: GALT
1995 DON'S DANDY MART 700 C ST
Name: DON'S DANDY MART
Address: 700 C ST
City: GALT
State: GALT
1994 DON'S DANDY MART 700 C ST

G28 **ACE OIL CO** **RCRA-SQG 1000126670**
North **323 A ST** **RESPONSE CAD981447063**
1/4-1/2 **GALT, CA 95632** **ENVIROSTOR**
0.498 mi. **LUST**
2627 ft. **Site 1 of 2 in cluster G** **Sacramento Co. CS**
FINDS
Relative: **ECHO**
Higher **Cortese**
Actual: **HAZNET**
47 ft. **HIST CORTESE**
Sacramento Co. ML
CERS
HWTS

RCRA-SQG:
Date Form Received by Agency: 1996-09-01 00:00:00.0
Handler Name: ACE OIL CO
Handler Address: 323 A ST
Handler City,State,Zip: GALT, CA 95632
EPA ID: CAD981447063
Contact Name: Not reported
Contact Address: Not reported
Contact City,State,Zip: Not reported
Contact Telephone: Not reported

ACE OIL CO (Continued) **1000126670**

Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	CA
State District:	1
Mailing Address:	A ST
Mailing City,State,Zip:	GALT, CA 95632
Owner Name:	JOHN R CROOKS
Owner Type:	Private
Operator Name:	NOT REQUIRED
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	—
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A

ACE OIL CO (Continued) **1000126670**

Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2000-09-15 17:29:39.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	JOHN R CROOKS
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	NOT REQUIRED
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	1996-09-01 00:00:00.0
Handler Name: ACE OIL CO	
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	CA
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

ACE OIL CO (Continued) **1000126670**

List of NAICS Codes and Descriptions:
NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

RESPONSE:

Name:	ACE OIL COMPANY
Address:	323 A STREET
City,State,Zip:	GALT, CA 95632
Facility ID:	34510001
Site Type:	State Response
Site Type Detail:	State Response or NPL
Acres:	0
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Fernando A. Amador
Division Branch:	Cleanup Sacramento
Site Code:	100000
Site Mgmt. Req.:	NONE SPECIFIED
Assembly:	09
Senate:	05
Special Program Status:	Not reported
Status:	Certified
Status Date:	06/30/1993
Restricted Use:	NO
Funding:	Responsible Party
Latitude:	38.25478
Longitude:	-121.3065
APN:	NONE SPECIFIED
Past Use:	UNKNOWN
Potential COC :	Benzene Ethylbenzene Toluene Xylenes
Confirmed COC:	Toluene Ethylbenzene Benzene Xylenes
Potential Description:	OTH, SOIL
Alias Name:	CAD067810390
Alias Type:	EPA Identification Number
Alias Name:	110002710184
Alias Type:	EPA (FRS #)
Alias Name:	T0606700076
Alias Type:	GeoTracker Global ID
Alias Name:	P11002
Alias Type:	PCode
Alias Name:	100000
Alias Type:	Project Code (Site Code)
Alias Name:	34510001
Alias Type:	Envirostor ID Number

Completed Info:

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

ACE OIL CO (Continued) **1000126670**

Completed Document Type: Unilateral Order (I/SE, RAO, CAO, EPA AO)
Completed Date: 06/30/1993
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 06/30/1993
Comments: FRI/FS (GW) -- THE DEPT HAS APPROVED THE FOCUSED RI/FS FOR THIS SITE BASED ON RECENT GROUNDWATER DATA. COPY OF APPROVAL LETTER IS ATTACHED. CERT -- CERTIFICATION THAT ALL REMEDIAL ACTIONS HAVE BEEN IMPLEMENTED AT THE SITE. ORDER -- A REMEDIAL ACTION ORDER WAS ISSUED TO THE RP STIPULATING A MONITORING SCHEDULE. Approximately 14,000 cubic yards of contaminated soil were excavated from the site over a period of seven years.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Unilateral Order (I/SE, RAO, CAO, EPA AO)
Completed Date: 02/28/1985
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 12/21/1994
Comments: Removal Action -- Ace Oil Company decommissioned the six remaining monitoring wells from the site. The Department had agreed with Ace that if after a specified amount of monitoring time had elapsed and the contaminant concentra- tions in the wells did not change, the wells could be abandoned.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 10/12/1993
Comments: RA - WELLD -- Ace Oil decommissioned 6 monitoring wells that had been dry for two years. 5 of the wells were pressure- grouted and one of the wells was drilled out.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Engineering Evaluation / Cost Analysis
Completed Date: 06/30/1993
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Final Remedial Action
Completed Date: 12/30/1992
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Engineering Evaluation / Cost Analysis
Completed Date: 10/28/1992
Comments: Not reported

ACE OIL CO (Continued) **1000126670**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	* Remedial or Removal Design
Completed Date:	10/28/1992
Comments:	DESIGN (SOILS) approval letter sent 10/28/92. The H&S Plan and workplan are approved as per 10/14/92 submittal and stipulations noted at the 10/26/92 pre- construction meeting. (1) Air quality action level is 1 ppm as measured by a PID at the fence line. (benzene, toluene, xylene and ethylbenzene); (2) contaminated soil to be wetted down (dust control); (3) contaminated soil stockpile to be covered at all times; (4) neighbors to be informed of work problems and corrective actions (periodically); a transportation plan to be submitted to DTSC no later than one week after completion of excavation; all contaminated soil to be transported to an appropriate landfill no later 4 weeks after excavation. FRIFS: Groundwater.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Removal Action Completion Report
Completed Date:	10/31/1990
Comments:	Removal Action: Excavation and backfill soil.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Removal Action Completion Report
Completed Date:	07/31/1990
Comments:	Removal Action: Soil gas remedial action.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Removal Action Completion Report
Completed Date:	07/30/1990
Comments:	Removal Action: Soil gas implementation.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	* Remedial or Removal Design
Completed Date:	06/30/1990
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Remedial Action Plan
Completed Date:	01/31/1990
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Remedial Investigation / Feasibility Study
Completed Date:	01/30/1990
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Public Participation Plan / Community Relations Plan
Completed Date:	04/30/1988
Comments:	Not reported

ACE OIL CO (Continued) **1000126670**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening
Completed Date:	02/09/1987
Comments:	Site Screening Done.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	* Cost Recovery Settlements/Decrees
Completed Date:	11/22/1991
Comments:	An agreement was reached for recovering response costs.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	* Cost Recovery Settlements/Decrees
Completed Date:	02/23/1995
Comments:	COST (SETTLEMENT) – A cost recovery settlement agreement was executed this date between the Department of Toxic Substances Control and John A. and Shirley R. Crooks.

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

ENVIROSTOR:

Name:	ACE OIL COMPANY
Address:	323 A STREET
City,State,Zip:	GALT, CA 95632
Facility ID:	34510001
Status:	Certified
Status Date:	06/30/1993
Site Code:	100000
Site Type:	State Response
Site Type Detailed:	State Response or NPL
Acres:	0
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Fernando A. Amador
Division Branch:	Cleanup Sacramento
Assembly:	09
Senate:	05
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Responsible Party
Latitude:	38.25478
Longitude:	-121.3065
APN:	NONE SPECIFIED
Past Use:	UNKNOWN

ACE OIL CO (Continued) **1000126670**

Potential COC: Benzene Ethylbenzene Toluene Xylenes
Confirmed COC: Toluene Ethylbenzene Benzene Xylenes
Potential Description: OTH, SOIL
Alias Name: CAD067810390
Alias Type: EPA Identification Number
Alias Name: 110002710184
Alias Type: EPA (FRS #)
Alias Name: T0606700076
Alias Type: GeoTracker Global ID
Alias Name: P11002
Alias Type: PCode
Alias Name: 100000
Alias Type: Project Code (Site Code)
Alias Name: 34510001
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Unilateral Order (I/SE, RAO, CAO, EPA AO)
Completed Date: 06/30/1993
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 06/30/1993
Comments: FRI/FS (GW) -- THE DEPT HAS APPROVED THE FOCUSED RI/FS FOR THIS SITE BASED ON RECENT GROUNDWATER DATA. COPY OF APPROVAL LETTER IS ATTACHED. CERT -- CERTIFICATION THAT ALL REMEDIAL ACTIONS HAVE BEEN IMPLEMENTED AT THE SITE. ORDER -- A REMEDIAL ACTION ORDER WAS ISSUED TO THE RP STIPULATING A MONITORING SCHEDULE. Approximately 14,000 cubic yards of contaminated soil were excavated from the site over a period of seven years.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Unilateral Order (I/SE, RAO, CAO, EPA AO)
Completed Date: 02/28/1985
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 12/21/1994
Comments: Removal Action -- Ace Oil Company decommissioned the six remaining monitoring wells from the site. The Department had agreed with Ace that if after a specified amount of monitoring time had elapsed and the contaminant concentra- tions in the wells did not change, the wells could be abandoned.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 10/12/1993
Comments: RA - WELLD -- Ace Oil decommissioned 6 monitoring wells that had been dry for two years. 5 of the wells were pressure- grouted and one of the wells was drilled out.

ACE OIL CO (Continued) **1000126670**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Engineering Evaluation / Cost Analysis
Completed Date: 06/30/1993
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Final Remedial Action
Completed Date: 12/30/1992
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Engineering Evaluation / Cost Analysis
Completed Date: 10/28/1992
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Remedial or Removal Design
Completed Date: 10/28/1992
Comments: DESIGN (SOILS) approval letter sent 10/28/92. The H&S Plan and workplan are approved as per 10/14/92 submittal and stipulations noted at the 10/26/92 pre- construction meeting. (1) Air quality action level is 1 ppm as measured by a PID at the fence line. (benzene, toluene, xylene and ethylbenzene); (2) contaminated soil to be wetted down (dust control); (3) contaminated soil stockpile to be covered at all times; (4) neighbors to be informed of work problems and corrective actions (periodically); a transportation plan to be submitted to DTSC no later than one week after completion of excavation; all contaminated soil to be transported to an appropriate landfill no later 4 weeks after excavation. FRIFS: Groundwater.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 10/31/1990
Comments: Removal Action: Excavation and backfill soil.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 07/31/1990
Comments: Removal Action: Soil gas remedial action.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 07/30/1990
Comments: Removal Action: Soil gas implementation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Remedial or Removal Design
Completed Date: 06/30/1990
Comments: Not reported

ACE OIL CO (Continued) **1000126670**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Remedial Action Plan
Completed Date:	01/31/1990
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Remedial Investigation / Feasibility Study
Completed Date:	01/30/1990
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Public Participation Plan / Community Relations Plan
Completed Date:	04/30/1988
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening
Completed Date:	02/09/1987
Comments:	Site Screening Done.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	* Cost Recovery Settlements/Decrees
Completed Date:	11/22/1991
Comments:	An agreement was reached for recovering response costs.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	* Cost Recovery Settlements/Decrees
Completed Date:	02/23/1995
Comments:	COST (SETTLEMENT) – A cost recovery settlement agreement was executed this date between the Department of Toxic Substances Control and John A. and Shirley R. Crooks.
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

LUST:

Name:	ACE OIL
Address:	323 A ST
City,State,Zip:	GALT, CA 95632
Lead Agency:	DEPARTMENT OF TOXIC SUBSTANCES CONTROL
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0606700076
Global Id:	T0606700076
Latitude:	38.2546671

ACE OIL CO (Continued) **1000126670**

Longitude: -121.3076998
Status: Completed - Case Closed
Status Date: 02/23/1995
Case Worker: Not reported
RB Case Number: 340099
Local Agency: Not reported
File Location: Not reported
Local Case Number: 34510001
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: DTSC certified site in 6/30/1993. Responsible party continued groundwater monitoring monitoring until wells were decommission 12/21/94. Final site closure granted by DTSC 2/23/95.

LUST:
Global Id: T0606700076
Contact Type: Regional Board Caseworker
Contact Name: zzz
Organization Name: CENTRAL VALLEY RWQCB (REGION 5S)
Address: 11020 SUN CENTER DRIVE #200
City: RANCHO CORDOVA
Email: info5@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0606700076
Action Type: Other
Date: 12/11/1985
Action: Leak Discovery

Global Id: T0606700076
Action Type: Other
Date: 12/11/1985
Action: Leak Reported

LUST:
Global Id: T0606700076
Status: Open - Case Begin Date
Status Date: 12/11/1985

Global Id: T0606700076
Status: Open - Site Assessment
Status Date: 09/01/1987

Global Id: T0606700076
Status: Open - Site Assessment
Status Date: 04/02/1992

Global Id: T0606700076
Status: Open - Inactive
Status Date: 02/22/1995

Global Id: T0606700076
Status: Open - Inactive
Status Date: 02/22/1995

Global Id: T0606700076

ACE OIL CO (Continued) **1000126670**

Status: Completed - Case Closed
Status Date: 02/23/1995

LUST REG 5:
Name: ACE OIL
Address: 323 A ST
City: SACRAMENTO
Region: 5
Status: Pollution Characterization
Case Number: 340099
Case Type: Soil only
Substance: GASOLINE
Staff Initials: CLC
Lead Agency: Regional
Program: LUST
MTBE Code: N/A

Sacramento Co. CS:
Name: ACE OIL COMPANY
Address: 323A ST
City,State,Zip: SACRAMENTO, CA
State Site Number: 0226
Lead Staff: None assigned, H.
Lead Agency: DT
Remedial Action Taken: NO
Substance: Automotive(motor gasoline and additives)
Date Reported: 05/16/1989
Facility Id: RO0000129
Case Type: Not reported
Case Closed: Not reported
Date Closed: Not reported
Case Type: Not reported
Substance: Automotive(motor gasoline and additives)

FINDS:
Registry ID: 110002710184

Click Here:

Environmental Interest/Information System:
California Department of Toxic Substances Control EnviroStor System (DTSC-EnviroStor) is an online search and Geographic Information System (GIS) tool for identifying sites that have known contamination or sites for which there may be reasons to investigate further. The EnviroStor database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites.
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.
STATE MASTER

ACE OIL CO (Continued) **1000126670**

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000126670
Registry ID:	110002710184
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002710184
Name:	ACE OIL COMPANY
Address:	323 A ST
City,State,Zip:	GALT, CA 95632

CORTESE:

Name:	ACE OIL
Address:	323 A ST
City,State,Zip:	GALT, CA 95632
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0606700076
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

HAZNET:

Name:	ACE OIL CO
Address:	323 A ST
Address 2:	Not reported
City,State,Zip:	GALT, CA 956320000
Contact:	NONDELIV. 11/94 SURVEY - P.H.
Telephone:	9169698883
Mailing Name:	Not reported
Mailing Address:	323 A ST
Year:	1994
Gepaid:	CAD981447063
TSD EPA ID:	CAD980884183
CA Waste Code:	-
Disposal Method:	H01 - Transfer Station
Tons:	0.125
Year:	1994
Gepaid:	CAD981447063

ACE OIL CO (Continued) **1000126670**

TSD EPA ID: CAT080011059
CA Waste Code: 331 - Off-specification, aged or surplus organics
Disposal Method: D99 - Disposal, Other
Tons: 0.15

Year: 1990
Gepaid: CAD981447063
TSD EPA ID: CAD980675276
CA Waste Code: 611 - Contaminated soil from site clean-up
Disposal Method: 03 -
Tons: 70.87

Year: 1990
Gepaid: CAD981447063
TSD EPA ID: CAD980675276
CA Waste Code: 611 - Contaminated soil from site clean-up
Disposal Method: -
Tons: 0

Year: 1990
Gepaid: CAD981447063
TSD EPA ID: CAD980675276
CA Waste Code: 611 - Contaminated soil from site clean-up
Disposal Method: 06 -
Tons: 116.42

Year: 1990
Gepaid: CAD981447063
TSD EPA ID: CAD980675276
CA Waste Code: 611 - Contaminated soil from site clean-up
Disposal Method: D83 - Disposal, Surface Impoundment
Tons: 2463.1604

Year: 1990
Gepaid: CAD981447063
TSD EPA ID: CAD980675276
CA Waste Code: 611 - Contaminated soil from site clean-up
Disposal Method: D80 - Disposal, Land Fill
Tons: 693.95

Year: 1986
Gepaid: CAD981447063
TSD EPA ID: CAT080011059
CA Waste Code: 222 - Oil/water separation sludge
Disposal Method: -
Tons: 8.34

Year: 1986
Gepaid: CAD981447063
TSD EPA ID: CAD020748125
CA Waste Code: 461 - Paint sludge
Disposal Method: D80 - Disposal, Land Fill
Tons: 0.8

Additional Info:
Year: 1994

ACE OIL CO (Continued) **1000126670**

Gen EPA ID:	CAD981447063
Shipment Date:	19941219
Creation Date:	10/19/1995 0:00:00
Receipt Date:	19941223
Manifest ID:	93602226
Trans EPA ID:	CAD983607813
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980884183
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.125
Waste Quantity:	250
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19940305
Creation Date:	3/25/1996 0:00:00
Receipt Date:	19940309
Manifest ID:	93110736
Trans EPA ID:	CAD102827599
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080011059
Trans Name:	Not reported
TSDF Alt EPA ID:	CAT080011059
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	D99 - Disposal, Other
Quantity Tons:	0.15
Waste Quantity:	300
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

HIST CORTESE:

edr_fname:	ACE OIL
edr_fadd1:	323 A
City,State,Zip:	GALT, CA 92632
Region:	CORTESE
Facility County Code:	34
Reg By:	LTNKA

ACE OIL CO (Continued) **1000126670**

Reg Id: 340099

edr_fname: ACE OIL COMPANY
edr_fadd1: 323 A
City,State,Zip: GALT, CA 92632
Region: CORTESE
Facility County Code: 34
Reg By: CALSI
Reg Id: 34510001

Sacramento Co. ML:
Name: ACE OIL CO
Address: 323 A ST
City,State,Zip: GALT, CA 95632
Facility Id: Not reported
Facility Status: Inactive. Included on a listing no longer updated.
FD: M
Billing Codes BP: Out of Business
Billing Codes UST: No Tanks
WG Bill Code: Oil Changed by Outside Company-No Fee
Target Property Bill Cod: 51
Food Bill Code: 51
CUPA Permit Date: Not reported
HAZMAT Permit Date: Not reported
HAZMAT Inspection Date: Not reported
Hazmat Date BP Received: Not reported
UST Permit Dt: Not reported
UST Inspection Date: Not reported
UST Tank Test Date: Not reported
Number of Tanks: 0
UST Tank Test Date: Not reported
SIC Code: Not reported
Tier Permitting: Not reported
AST Bill Code: Not reported
CALARP Bill Code: Not reported

CERS:
Name: ACE OIL
Address: 323 A ST
City,State,Zip: GALT, CA 95632
Site ID: 202942
CERS ID: T0606700076
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: zzz - CENTRAL VALLEY RWQCB (REGION 5S)
Entity Title: Not reported
Affiliation Address: 11020 SUN CENTER DRIVE #200
Affiliation City: RANCHO CORDOVA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

ACE OIL CO (Continued) **1000126670**

HWTS:

Name:	ACE OIL CO
Address:	323 A ST
Address 2:	Not reported
City,State,Zip:	GALT, CA 956320000
EPA ID:	CAD981447063
Inactive Date:	01/01/1995
Create Date:	04/10/1987
Last Act Date:	07/10/2001
Mailing Name:	Not reported
Mailing Address:	323 A ST
Mailing Address 2:	Not reported
Mailing City,State,Zip:	GALT, CA 956320000
Owner Name:	--
Owner Address:	--
Owner Address 2:	Not reported
Owner City,State,Zip:	--, 99 --
Contact Name:	NONDELIV. 11/94 SURVEY - P.H.
Contact Address:	323 A ST
Contact Address 2:	Not reported
City,State,Zip:	GALT, CA 956320000

G29 **ACE OIL COMPANY** **HIST Cal-Sites** **S100833159**
North **323 A STREET** **CA BOND EXP. PLAN** **N/A**
1/2-1 **GALT, CA 95632** **CERS**
0.506 mi.
2672 ft. **Site 2 of 2 in cluster G**

Relative:
Higher

Actual:
47 ft.

Calsite:

Name:	ACE OIL COMPANY
Address:	323 A STREET
City:	GALT
Region:	SACRAMENTO
Facility ID:	34510001
Facility Type:	RP
Type:	RESPONSIBLE PARTY
Branch:	CC
Branch Name:	CENTRAL CALIFORNIA
File Name:	Not reported
State Senate District:	06301993
Status:	CERTIFIED OPERATION AND MAINTENANCE, ALL PLANNED ACTIVITIES IMPLEMENTED, REMEDIATION CONTINUES
Status Name:	CERTIFIED / OPERATION & MAINTENANCE
Lead Agency:	DEPT OF TOXIC SUBSTANCES CONTROL
NPL:	Not Listed
SIC Code:	51
SIC Name:	WHOLESALE TRADE - NONDURABLE GOODS
Access:	Not reported
Cortese:	Not reported
Hazardous Ranking Score:	Not reported
Date Site Hazard Ranked:	Not reported
Groundwater Contamination:	Confirmed
Staff Member Responsible for Site:	JSALCEDO
Supervisor Responsible for Site:	Not reported
Region Water Control Board:	CV
Region Water Control Board Name:	CENTRAL VALLEY
Lat/Long Direction:	Not reported

ACE OIL COMPANY (Continued) **S100833159**

Lat/Long (dms):	0 0 0 / 0 0 0
Lat/long Method:	Not reported
Lat/Long Description:	Not reported
State Assembly District Code:	15
State Senate District Code:	01
Facility ID:	34510001
Activity:	ORDER
Activity Name:	I/SE, IORSE, FFA, FFSRA, VCA, EA
AWP Code:	ISE
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	02281985
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	COM
Definition of Status:	CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	34510001
Activity:	SS
Activity Name:	SITE SCREENING
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	02091987
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	COM
Definition of Status:	CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	34510001
Activity:	PPP
Activity Name:	PUBLIC PARTICIPATION PLAN
AWP Code:	Not reported

ACE OIL COMPANY (Continued) **S100833159**

Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	04301988
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	COM
Definition of Status:	CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	34510001
Activity:	RIFS
Activity Name:	REMEDIAL INVESTIGATION / FEASIBILITY STUDY
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	01301990
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	COM
Definition of Status:	CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	34510001
Activity:	RAP
Activity Name:	REMEDIAL ACTION PLAN / RECORD OF DECISION
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	01311990
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	COM
Definition of Status:	CERTIFIED / OPERATION & MAINTENANCE

ACE OIL COMPANY (Continued) **S100833159**

Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	34510001
Activity:	DES
Activity Name:	DESIGN
AWP Code:	B
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	06301990
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	COM
Definition of Status:	CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	34510001
Activity:	RA
Activity Name:	REMOVAL ACTION
AWP Code:	B
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	07301990
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	COM
Definition of Status:	CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0

ACE OIL COMPANY (Continued) **S100833159**

For Residential Reuse:	0
Unknown Type:	0
Facility ID:	34510001
Activity:	RA
Activity Name:	REMOVAL ACTION
AWP Code:	B
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	07311990
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	COM
Definition of Status:	CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	34510001
Activity:	RA
Activity Name:	REMOVAL ACTION
AWP Code:	B
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	10311990
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	COM
Definition of Status:	CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	34510001
Activity:	COST
Activity Name:	COST RECOVERY
AWP Code:	PAST
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported

ACE OIL COMPANY (Continued) **S100833159**

Comments Date:	12311991
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	COM
Definition of Status:	CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	34510001
Activity:	DES
Activity Name:	DESIGN
AWP Code:	SOILS
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	10281992
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	COM
Definition of Status:	CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	34510001
Activity:	FRIFS
Activity Name:	FOCUSED REMEDIAL INVESTIGATION/FEASIBILITY STUDY
AWP Code:	GW
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	10281992
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	COM
Definition of Status:	CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported

ACE OIL COMPANY (Continued) **S100833159**

Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	34510001
Activity:	FRA
Activity Name:	FINAL REMEDIAL ACTION
AWP Code:	SOILS
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	12301992
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	COM
Definition of Status:	CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	34510001
Activity:	CERT
Activity Name:	CERTIFICATION
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	06301993
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	COM
Definition of Status:	CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals):	14000
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	N
Activity Comments:	APPROXIMATELY 14,000 CUBIC YARDS OF CONTAMINATED SOIL WERE EXCAVATEDFROM THE SITE OVER A PERIOD OF SEVEN YEARS.
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0

ACE OIL COMPANY (Continued) **S100833159**

Facility ID:	34510001
Activity:	FRIFS
Activity Name:	FOCUSED REMEDIAL INVESTIGATION/FEASIBILITY STUDY
AWP Code:	GW
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	06301993
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	COM
Definition of Status:	CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	34510001
Activity:	ORDER
Activity Name:	I/SE, IORSE, FFA, FFSRA, VCA, EA
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	06301993
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	COM
Definition of Status:	CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	34510001
Activity:	RA
Activity Name:	REMOVAL ACTION
AWP Code:	WELLD
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	10121993
Est Person-Yrs to complete:	0

ACE OIL COMPANY (Continued) **S100833159**

Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	COM
Definition of Status:	CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	X
Action Included Fencing:	Not reported
Removal Action Certification:	N
Activity Comments:	ACE OIL DECOMMISIONED 6 MONITORING WELLS THAT HAD BEEN DRY FOR TWOYEARS. 5 OF THE WELLS WERE PRESSURE GROUTED AND ONE OF THE WELLS WASDRILLED OUT.
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	34510001
Activity:	RA
Activity Name:	REMOVAL ACTION
AWP Code:	MWD2
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	12211994
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	COM
Definition of Status:	CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	X
Action Included Fencing:	Not reported
Removal Action Certification:	N
Activity Comments:	ACE OIL COMPANY DECOMMISSIONED THE SIX REMAINING MONITORING WELLS FROMTHE SITE.
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	34510001
Activity:	COST
Activity Name:	COST RECOVERY
AWP Code:	SETTL
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	02231995
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	COM
Definition of Status:	CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0

ACE OIL COMPANY (Continued) **S100833159**

Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Alternate Address:	323 A STREET
Alternate City,St,Zip:	GALT, CA 95632
Background Info:	Ace Oil Company is a former bulk petroleum distributor for gasoline, kerosene, diesel fuel, motor oil and weed control oil products. The site was first investigated in 1985 following two arson caused fires. DTSC investigators found visible soil contamination in the storage area from cases of oil, pails of grease and drums of solvents, kerosene and other petroleum products. Groundwater is at a depth of 80 feet below the surface. The underlying soils consist of sand, silt and clay layers. DTSC issued an ISE/RAO order in February 1985, because of the hazardous conditions at the site. The potential pathways for human contact were ingestion and/or inhalation of soil and groundwater contamination. There are residences adjacent to the site. A removal action for near surface contamination was approved in October 1985. The bottom of the soil contamination was not found during this removal action, so additional soil and groundwater investigation was started. The first phase of RI was completed in April 1986, delineating the remaining soil contamination and some groundwater contamination. A Phase II RI was completed in 1987. A RAP proposing additional soil excavation and installation of a vapor extraction system was approved in January 1990. Implementation of the soil gas remedial action was completed in July 1990. The soil contamination was excavated to a depth of 57 feet. Over 12,000 cubic yards of contaminated soil have been excavated and disposed of offsite. The soil remaining at the pit bottom is below the historical groundwater level and is contaminated with benzene, toluene, xylene and ethylbenzene. The excavation was backfilled in October 1990.
Comments Date:	02091987
Comments:	Site Screening Done.
Comments Date:	02231995
Comments:	COST (SETTLEMENT) – A cost recovery settlement agreement
Comments Date:	02231995
Comments:	was executed this date between the Department of Toxic
Comments Date:	02231995
Comments:	Substances Control and John A. and Shirley R. Crooks.
Comments Date:	05011985
Comments:	This is the date the site was first listed AWP pursuant to
Comments Date:	05011985
Comments:	Section 25356.
Comments Date:	06301993
Comments:	FRI/FS (GW) – THE DEPT HAS APPROVED THE FOCUSED RI/FS FOR

ACE OIL COMPANY (Continued) **S100833159**

Comments Date:	06301993
Comments:	THIS SITE BASED ON RECENT GROUNDWATER DATA. COPY OF
Comments Date:	06301993
Comments:	APPROVAL LETTER IS ATTACHED.
Comments Date:	06301993
Comments:	CERT – CERTIFICATION THAT ALL REMEDIAL ACTIONS HAVE BEEN
Comments Date:	06301993
Comments:	IMPLEMENTED AT THE SITE.
Comments Date:	06301993
Comments:	ORDER – A REMEDIAL ACTION ORDER WAS ISSUED TO THE RP
Comments Date:	06301993
Comments:	STIPULATING A MONITORING SCHEDULE.
Comments Date:	06301993
Comments:	Not reported
Comments Date:	06301993
Comments:	Approximately 14,000 cubic yards of contaminated soil
Comments Date:	06301993
Comments:	Not reported
Comments Date:	06301993
Comments:	were excavated from the site over a period of
Comments Date:	06301993
Comments:	seven years.
Comments Date:	07251991
Comments:	Petroleum storage and distribution company. Contaminants
Comments Date:	07251991
Comments:	include PAHs, benzene, toluene, xylene, ethylbenzene, and
Comments Date:	07251991
Comments:	1,2-DCE.
Comments Date:	07301990
Comments:	Removal Action: Soil gas implementation.
Comments Date:	07311990
Comments:	Removal Action: Soil gas remedial action.
Comments Date:	10121993
Comments:	RA - WELLD – Ace Oil decommissioned 6 monitoring wells that
Comments Date:	10121993
Comments:	had been dry for two years. 5 of the wells were pressure-
Comments Date:	10121993
Comments:	grouted and one of the wells was drilled out.
Comments Date:	10211980
Comments:	Questionnaire sent.
Comments Date:	10271980
Comments:	Questionnaire received.
Comments Date:	10281992
Comments:	DESIGN (SOILS) approval letter sent 10/28/92.
Comments Date:	10281992
Comments:	The H&S Plan and workplan are approved as per 10/14/92
Comments Date:	10281992
Comments:	submittal and stipulations noted at the 10/26/92 pre-
Comments Date:	10281992
Comments:	construction meeting. (1) Air quality action level is 1 ppm
Comments Date:	10281992
Comments:	as measured by a PID at the fence line. (benzene, toluene,
Comments Date:	10281992
Comments:	xylene and ethylbenzene); (2) contaminated soil to be wetted
Comments Date:	10281992
Comments:	down (dust control); (3) contaminated soil stockpile to be
Comments Date:	10281992

ACE OIL COMPANY (Continued) **S100833159**

Comments:	covered at all times; (4) neighbors to be informed
Comments Date:	10281992
Comments:	of work problems and corrective actions (periodically);
Comments Date:	10281992
Comments:	a transportation plan to be submitted to DTSC no later than
Comments Date:	10281992
Comments:	one week after completion of excavation; all contaminated
Comments Date:	10281992
Comments:	soil to be transported to an appropriate landfill no later
Comments Date:	10281992
Comments:	4 weeks after excavation.
Comments Date:	10281992
Comments:	FRIFS: Groundwater.
Comments Date:	10311990
Comments:	Removal Action: Excavation and backfill soil.
Comments Date:	12211994
Comments:	Removal Action – Ace Oil Company decommissioned the six
Comments Date:	12211994
Comments:	remaining monitoring wells from the site. The Department
Comments Date:	12211994
Comments:	had agreed with Ace that if after a specified amount of
Comments Date:	12211994
Comments:	monitoring time had elapsed and the contaminant concentra-
Comments Date:	12211994
Comments:	tions in the wells did not change, the wells could be
Comments Date:	12211994
Comments:	abandoned.
ID Name:	BEP DATABASE PCODE
ID Value:	P11002
ID Name:	EPA IDENTIFICATION NUMBER
ID Value:	CAD067810390
ID Name:	CALSTARS CODE
ID Value:	100000
Alternate Name:	ACE OIL COMPANY
Alternate Name:	Not reported
Special Programs Code:	Not reported
Special Programs Name:	Not reported

CA BOND EXP. PLAN:

Reponsible Party:	RESPONSIBLE PARTY-LEAD SITE CLEANUP WORKPLAN
Project Revenue Source Company:	Ace Oil Company
Project Revenue Source Addr:	20 S. Cluff Avenue
Project Revenue Source City,St,Zip:	Lodi, CA 95240
Project Revenue Source Desc:	Jack Crooks/Ace Oil Company is funding the characterization and remedial action at this site. DHS has budgeted $150,000 for oversight/monitoring of cleanup efforts. DHS will recover 100 percent of direct costs plus staff costs and overhead related to the project. The responsible parties will pay all costs associated with remedial investigations and cleanup activities.
Site Description:	Ace Oil Company stored and distributed petroleum products, including oil, grease, diesel fuel, gasoline and weed control oil in both above ground storage tanks and underground tanks. The site is about 102 by 272 feet in size. The soil underlying thetank storage area which forms the eastern bank of the ditch next to the site was found to be contaminated from two outflow pipes. Due to violations of local fire ordinances, all above ground storage tanks have now been removed from the site.
Hazardous Waste Desc:	Contaminants found include tetraethyl lead, several polynuclear aromatic hydrocarbons, benzene, toluene and 1 2-dichloroethane.

ACE OIL COMPANY (Continued) **S100833159**

Threat To Public Health & Env: The site is fenced and warning signs are posted. A concern is the close proximity of residential areas to the site. There are homes directly across the street from the site to the east and a home adjacent to the site on the north. Ground water is at80 feet and the soils consist of sand, silt and clay. Permeability is generally low. The adjacent ditch, which has received waste, flows into Hen Creek. The City of Galt has three wells within one-quarter mile of the site. There are two private wells within 700 feet of the site. Ground water contamination has been confirmed by monitoring wells placed onsite.

Site Activity Status: On January 18 and 24, 1985, the facility experienced two fires. On February 6, 1985, the Department performed an inspection and found several problem areas. The container storage area and the tank storage areas were found to be heavily contaminated with petroleum products from surface spillage and from leaking underground tanks. On February 8, 1985, an Imminent and Substantial Endangerment Order was issued. Ace Oil Company received Departmental approval to implement a RAP on October 15, 1985. The remedial action work was suspended when it became evident that site contamination was greater than originally thought. Depth of contamination appears to be approximately 40 feet. A Phase I RI Report was received by the Department in January, 1987.Ground water has been confirmed to be contaminated. A Phase II RI/FS Workplan was approved on August 1, 1988. The Sacramento County Health Department issued an order for removal of underground storage tanks from the site. A removal action is currently being planned.

CERS:

Name:	ACE OIL COMPANY
Address:	323 A STREET
City,State,Zip:	GALT, CA 95632
Site ID:	334211
CERS ID:	34510001
CERS Description:	State Response

Affiliation:

Affiliation Type Desc:	Supervisor
Entity Name:	Fernando A. Amador
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

30
NNE
1/2-1
0.679 mi.
3584 ft.

Relative:
Higher

Actual:
51 ft.

GALT HIGH SCHOOL
145 N LINCOLN WAY
GALT, CA 95632

ENVIROSTOR **U001612990**
Sacramento Co. CS **N/A**
SCH
SWEEPS UST
HIST UST
CERS

ENVIROSTOR:

Name:	GALT HIGH SCHOOL
Address:	MARENGO ROAD/TWIN CITIES ROAD
City,State,Zip:	GALT, CA 95632
Facility ID:	34010007
Status:	No Further Action
Status Date:	02/27/2001
Site Code:	104124

GALT HIGH SCHOOL (Continued) **U001612990**

Site Type:	School Investigation
Site Type Detailed:	School
Acres:	52.35
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Adam Palmer
Supervisor:	Mark Malinowski
Division Branch:	Northern California Schools & Santa Susana
Assembly:	09
Senate:	08
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	38.2835
Longitude:	-121.2812
APN:	NONE SPECIFIED
Past Use:	AGRICULTURAL - ROW CROPS
Potential COC:	Arsenic Lead Toxaphene Barium and compounds Beryllium and compounds Cadmium and compounds Cobalt Copper and compounds Nickel Vanadium and compounds Zinc
Confirmed COC:	No Contaminants found
Potential Description:	SOIL
Alias Name:	GALT HIGH SCHOOL
Alias Type:	Alternate Name
Alias Name:	GALT JOINT UNION HIGH SD
Alias Type:	Alternate Name
Alias Name:	GALT JT. UNION HI SD-NEW GALT HI SCH/CDE
Alias Type:	Alternate Name
Alias Name:	GALT JT. UNION HI SD-NEW GALT HI SCH/VCA
Alias Type:	Alternate Name
Alias Name:	104101
Alias Type:	Project Code (Site Code)
Alias Name:	104124
Alias Type:	Project Code (Site Code)
Alias Name:	34010007
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	06/27/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	07/24/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	10/04/2002
Comments:	Not reported

GALT HIGH SCHOOL (Continued) **U001612990**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 04/20/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 04/14/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Workplan
Completed Date: 07/26/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 05/02/2001
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

Sacramento Co. CS:
Name: GALT HS-BUS GARAGE
Address: 145 N LINCOLN WAY
City,State,Zip: GALT, CA
State Site Number: R112
Lead Staff: None assigned, H.
Lead Agency: HM
Remedial Action Taken: NO
Substance: Not reported
Date Reported: Not reported
Facility Id: RO0000711
Case Type: Not reported
Case Closed: Y
Date Closed: Not reported
Case Type: Not reported
Substance: Not reported

SCH:

Name: GALT HIGH SCHOOL
Address: MARENGO ROAD/TWIN CITIES ROAD
City,State,Zip: GALT, CA 95632

GALT HIGH SCHOOL (Continued) **U001612990**

Facility ID:	34010007
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	52.35
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Adam Palmer
Supervisor:	Mark Malinowski
Division Branch:	Northern California Schools & Santa Susana
Site Code:	104124
Assembly:	09
Senate:	08
Special Program Status:	Not reported
Status:	No Further Action
Status Date:	02/27/2001
Restricted Use:	NO
Funding:	School District
Latitude:	38.2835
Longitude:	-121.2812
APN:	NONE SPECIFIED
Past Use:	AGRICULTURAL - ROW CROPS
Potential COC:	Arsenic, Arsenic, Lead, Toxaphene, Barium and compounds, Beryllium and compounds, Cadmium and compounds, Cobalt, Copper and compounds, Nickel, Vanadium and compounds, Zinc
Confirmed COC:	No Contaminants found
Potential Description:	SOIL
Alias Name:	GALT HIGH SCHOOL
Alias Type:	Alternate Name
Alias Name:	GALT JOINT UNION HIGH SD
Alias Type:	Alternate Name
Alias Name:	GALT JT. UNION HI SD-NEW GALT HI SCH/CDE
Alias Type:	Alternate Name
Alias Name:	GALT JT. UNION HI SD-NEW GALT HI SCH/VCA
Alias Type:	Alternate Name
Alias Name:	104101
Alias Type:	Project Code (Site Code)
Alias Name:	104124
Alias Type:	Project Code (Site Code)
Alias Name:	34010007
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	06/27/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	07/24/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE

GALT HIGH SCHOOL (Continued) **U001612990**

Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 10/04/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 04/20/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 04/14/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Workplan
Completed Date: 07/26/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 05/02/2001
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

SWEEPS UST:
Name: GALT HIGH SCHOOL
Address: 145 N LINCOLN WAY
City: GALT
Status: Active
Comp Number: 46664
Number: 4
Board Of Equalization: Not reported
Referral Date: 07-01-85
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 1
SWRCB Tank Id: 34-000-046664-000001
Tank Status: A
Capacity: 350
Active Date: 07-01-85
Tank Use: M.V. FUEL
STG: P

GALT HIGH SCHOOL (Continued) **U001612990**

Content: REG UNLEADED
Number Of Tanks: 3

Name: GALT HIGH SCHOOL
Address: 145 N LINCOLN WAY
City: GALT
Status: Active
Comp Number: 46664
Number: 4
Board Of Equalization: Not reported
Referral Date: 07-01-85
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 2
SWRCB Tank Id: 34-000-046664-000002
Tank Status: A
Capacity: 1000
Active Date: 07-01-85
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: Not reported

Name: GALT HIGH SCHOOL
Address: 145 N LINCOLN WAY
City: GALT
Status: Active
Comp Number: 46664
Number: 4
Board Of Equalization: Not reported
Referral Date: 07-01-85
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 3
SWRCB Tank Id: 34-000-046664-000003
Tank Status: A
Capacity: 350
Active Date: 07-01-85
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: Not reported

HIST UST:
Name: GALT HIGH SCHOOL
Address: 145 N LINCOLN WAY
City,State,Zip: GALT, CA 95632
File Number: 0001FDCE
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0001FDCE.pdf
Region: STATE
Facility ID: 00000046664
Facility Type: Other
Other Type: SCHOOL DISTRICT
Contact Name: RONALD F. DAMERON
Telephone: 2097451583
Owner Name: GALT JOINT UNION HIGH SCHOOL D
Owner Address: 145 N. LINCOLN WAY

GALT HIGH SCHOOL (Continued) **U001612990**

Owner City,St,Zip: GALT, CA 95632
Total Tanks: 0003

Tank Num: 001
Container Num: 1
Year Installed: 1972
Tank Capacity: 00000350
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Visual, Stock Inventor

Tank Num: 002
Container Num: 2
Year Installed: 1970
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 003
Container Num: 3
Year Installed: 1979
Tank Capacity: 00000350
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Click here for Geo Tracker PDF:

CERS:
Name: GALT HIGH SCHOOL
Address: MARENGO ROAD/TWIN CITIES ROAD
City,State,Zip: GALT, CA 95632
Site ID: 337709
CERS ID: 34010007
CERS Description: School Investigation

Affiliation:
Affiliation Type Desc: Supervisor
Entity Name: MARK MALINOWSKI
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: Lead Project Manager
Entity Name: ADAM PALMER
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: SACRAMENTO
Affiliation State: CA

GALT HIGH SCHOOL (Continued) **U001612990**

Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Count: 1 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
GALT	S107529295		1610 3RD ST	95632	CDL

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: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: N/A
Last EDR Contact: 09/01/2021
Next Scheduled EDR Contact: 10/11/2021
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 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 10
Telephone 206-553-8665

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

Proposed NPL: Proposed National Priority List Sites
A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: N/A
Last EDR Contact: 09/01/2021
Next Scheduled EDR Contact: 10/11/2021
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.

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: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: N/A
Last EDR Contact: 09/01/2021
Next Scheduled EDR Contact: 10/11/2021
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: 05/25/2021
Date Data Arrived at EDR: 06/24/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 06/23/2021
Next Scheduled EDR Contact: 10/11/2021
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 know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/01/2021
Next Scheduled EDR Contact: 10/25/2021
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/01/2021
Next Scheduled EDR Contact: 10/25/2021
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: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 57

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
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: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
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: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

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

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/10/2021
Date Data Arrived at EDR: 05/13/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 82

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 08/05/2021
Next Scheduled EDR Contact: 11/22/2021
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: 05/17/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/23/2021
Next Scheduled EDR Contact: 12/06/2021
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: 05/17/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/23/2021
Next Scheduled EDR Contact: 12/06/2021
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: 06/14/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 61

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 09/21/2021
Next Scheduled EDR Contact: 01/03/2022
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: 04/23/2021
Date Data Arrived at EDR: 04/23/2021
Date Made Active in Reports: 07/12/2021
Number of Days to Update: 80

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 07/22/2021
Next Scheduled EDR Contact: 11/08/2021
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 identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 04/23/2021
Date Data Arrived at EDR: 04/23/2021
Date Made Active in Reports: 07/12/2021
Number of Days to Update: 80

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 07/22/2021
Next Scheduled EDR Contact: 11/08/2021
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 inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/10/2021
Date Data Arrived at EDR: 05/11/2021
Date Made Active in Reports: 07/27/2021
Number of Days to Update: 77

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

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 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 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 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 4: Underground Storage Tank Leak List
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

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

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

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

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

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: 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: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/28/2021
Date Data Arrived at EDR: 06/22/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 90

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 06/17/2021
Next Scheduled EDR Contact: 11/01/2021
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: 06/01/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 11/01/2021
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: 05/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 11/01/2021
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: 04/28/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 05/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 11/01/2021
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: 04/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 11/01/2021
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: 04/06/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/17/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 11/01/2021
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: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

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

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

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: 01/29/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 33

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases

UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 05/20/2021
Date Data Arrived at EDR: 06/04/2021
Date Made Active in Reports: 08/30/2021
Number of Days to Update: 87

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Semi-Annually

MILITARY UST SITES: Military UST Sites (GEOTRACKER)

Military ust sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
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: 09/09/2021
Next Scheduled EDR Contact: 12/27/2021
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: 06/01/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 11/01/2021
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: 05/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 11/01/2021
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: 05/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 11/01/2021
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: 04/28/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 11/01/2021
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)

Date of Government Version: 05/28/2021
Date Data Arrived at EDR: 06/22/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 90

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 06/17/2021
Next Scheduled EDR Contact: 11/01/2021
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: 04/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 11/01/2021
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: 04/06/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 11/01/2021
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: 05/17/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 11/01/2021
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.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/16/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

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

Date of Government Version: 04/23/2021
Date Data Arrived at EDR: 04/23/2021
Date Made Active in Reports: 07/12/2021
Number of Days to Update: 80

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 07/22/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Quarterly

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfieds Sites Listing
A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 06/17/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 09/13/2021
Number of Days to Update: 88

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 09/21/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/10/2021
Date Data Arrived at EDR: 06/10/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 68

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

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

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 07/20/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 06/04/2021
Date Data Arrived at EDR: 06/04/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 84

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 11/23/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 02/08/2021
Number of Days to Update: 77

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 11/22/2021
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
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 07/20/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 07/20/2021
Next Scheduled EDR Contact: 11/08/2021
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: 05/18/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 77

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
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
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

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

Date of Government Version: 04/23/2021
Date Data Arrived at EDR: 04/23/2021
Date Made Active in Reports: 07/12/2021
Number of Days to Update: 80

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 07/22/2021
Next Scheduled EDR Contact: 11/08/2021
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: 12/31/2019
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Varies

CERS HAZ WASTE: CERS HAZ WASTE
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 04/19/2021
Date Data Arrived at EDR: 04/20/2021
Date Made Active in Reports: 07/07/2021
Number of Days to Update: 78

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 07/15/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 05/18/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 77

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
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: 06/04/2021
Date Data Arrived at EDR: 06/04/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 84

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
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
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HIST UST: Hazardous Substance Storage Container Database

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

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing
Aboveground storage tank sites

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/07/2021
Date Made Active in Reports: 07/23/2021
Number of Days to Update: 77

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 07/26/2021
Next Scheduled EDR Contact: 11/14/2021
Data Release Frequency: Varies

CA FID UST: Facility Inventory Database
The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CERS TANKS: California Environmental Reporting System (CERS) Tanks
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 04/19/2021
Date Data Arrived at EDR: 04/20/2021
Date Made Active in Reports: 07/07/2021
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 07/15/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Quarterly

Local Land Records

LIENS: Environmental Liens Listing
A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 05/27/2021
Date Data Arrived at EDR: 05/28/2021
Date Made Active in Reports: 08/20/2021
Number of Days to Update: 84

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
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: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 09/01/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

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

Date of Government Version: 05/28/2021
Date Data Arrived at EDR: 05/28/2021
Date Made Active in Reports: 08/20/2021
Number of Days to Update: 84

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
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: 03/22/2021
Date Data Arrived at EDR: 03/24/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 85

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 09/13/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System
California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 04/04/2021
Date Data Arrived at EDR: 04/20/2021
Date Made Active in Reports: 07/07/2021
Number of Days to Update: 78

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 07/15/2021
Next Scheduled EDR Contact: 11/01/2021
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: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
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: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
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: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 05/04/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 85

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 11/29/2021
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
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 07/13/2021
Next Scheduled EDR Contact: 10/25/2021
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
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 07/09/2021
Next Scheduled EDR Contact: 10/18/2021
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
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 08/06/2021
Next Scheduled EDR Contact: 11/22/2021
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.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 07/26/2021
Next Scheduled EDR Contact: 11/15/2021
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: 08/06/2021
Next Scheduled EDR Contact: 11/15/2021
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: 09/17/2021
Next Scheduled EDR Contact: 12/27/2021
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: 08/17/2021
Next Scheduled EDR Contact: 11/29/2021
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.

Date of Government Version: 04/19/2021
Date Data Arrived at EDR: 04/20/2021
Date Made Active in Reports: 07/16/2021
Number of Days to Update: 87

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 07/19/2021
Next Scheduled EDR Contact: 11/01/2021
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: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 09/01/2021
Next Scheduled EDR Contact: 12/13/2021
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: 05/07/2021
Date Data Arrived at EDR: 05/13/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 07/14/2021
Next Scheduled EDR Contact: 11/01/2021
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: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 03/05/2021
Number of Days to Update: 50

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 09/01/2021
Next Scheduled EDR Contact: 11/15/2021
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.

Date of Government Version: 11/19/2020
Date Data Arrived at EDR: 01/08/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 73

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 07/09/2021
Next Scheduled EDR Contact: 10/18/2021
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: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
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: 03/08/2021
Date Data Arrived at EDR: 03/11/2021
Date Made Active in Reports: 05/11/2021
Number of Days to Update: 61

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 07/14/2021
Next Scheduled EDR Contact: 11/01/2021
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: 12/31/2019
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 70

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 09/03/2021
Next Scheduled EDR Contact: 12/13/2021
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.

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: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
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: 08/06/2021
Next Scheduled EDR Contact: 11/15/2021
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: 09/27/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Quarterly

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

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

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

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data
Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 07/23/2021
Next Scheduled EDR Contact: 11/08/2021
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: 06/30/2021
Date Data Arrived at EDR: 07/14/2021
Date Made Active in Reports: 07/16/2021
Number of Days to Update: 2

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 07/02/2021
Next Scheduled EDR Contact: 10/18/2021
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
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 151

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/02/2021
Next Scheduled EDR Contact: 10/18/2021
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
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 07/23/2021
Next Scheduled EDR Contact: 11/15/2021
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
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/12/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 09/01/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites
A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)
The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data
Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 05/27/2021
Date Data Arrived at EDR: 05/27/2021
Date Made Active in Reports: 06/10/2021
Number of Days to Update: 14

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/13/2021
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: 05/03/2021
Date Data Arrived at EDR: 05/25/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 78

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/06/2021
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: 08/26/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing
Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/26/2021
Next Scheduled EDR Contact: 12/06/2021
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: 06/15/2021
Date Data Arrived at EDR: 06/16/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 62

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 12/20/2021
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: 05/05/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 91

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
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: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 08/26/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information
ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 04/04/2021
Date Data Arrived at EDR: 04/06/2021
Date Made Active in Reports: 06/25/2021
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 07/01/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites
A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018
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 Defense
Telephone: 703-704-1564
Last EDR Contact: 07/07/2021
Next Scheduled EDR Contact: 10/25/2021
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 05/14/2021
Date Data Arrived at EDR: 05/14/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 81

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 08/13/2021
Next Scheduled EDR Contact: 11/29/2021
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: 06/17/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 09/14/2021
Number of Days to Update: 89

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 09/21/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing

list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 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: 08/13/2021
Next Scheduled EDR Contact: 11/22/2021
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: 05/18/2021
Date Data Arrived at EDR: 05/19/2021
Date Made Active in Reports: 08/05/2021
Number of Days to Update: 78

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
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.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 05/28/2021
Date Made Active in Reports: 08/20/2021
Number of Days to Update: 84

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
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: 05/25/2021
Date Data Arrived at EDR: 05/26/2021
Date Made Active in Reports: 08/18/2021
Number of Days to Update: 84

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
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: 12/31/2019
Date Data Arrived at EDR: 06/10/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 78

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 09/17/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Varies

ENF: Enforcement Action Listing
A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 04/16/2021
Date Data Arrived at EDR: 04/20/2021
Date Made Active in Reports: 07/07/2021
Number of Days to Update: 78

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 07/15/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 04/14/2021
Date Data Arrived at EDR: 04/15/2021
Date Made Active in Reports: 07/06/2021
Number of Days to Update: 82

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
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: 05/13/2021
Date Data Arrived at EDR: 05/13/2021
Date Made Active in Reports: 07/26/2021
Number of Days to Update: 74

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 08/04/2021
Next Scheduled EDR Contact: 11/22/2021
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.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 04/15/2020
Date Made Active in Reports: 07/02/2020
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 07/09/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Annually

ICE: ICE
Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 05/14/2021
Date Data Arrived at EDR: 05/14/2021
Date Made Active in Reports: 07/27/2021
Number of Days to Update: 74

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 08/13/2021
Next Scheduled EDR Contact: 11/29/2021
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: 05/14/2021
Date Data Arrived at EDR: 05/14/2021
Date Made Active in Reports: 07/27/2021
Number of Days to Update: 74

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/13/2021
Next Scheduled EDR Contact: 11/29/2021
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: 07/01/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/24/2021
Number of Days to Update: 85

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 07/01/2021
Next Scheduled EDR Contact: 10/18/2021
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: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
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.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/28/2021
Date Made Active in Reports: 08/20/2021
Number of Days to Update: 84

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Varies

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 05/10/2021
Date Data Arrived at EDR: 05/11/2021
Date Made Active in Reports: 07/27/2021
Number of Days to Update: 77

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 08/13/2021
Next Scheduled EDR Contact: 11/22/2021
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: 05/28/2021
Date Data Arrived at EDR: 05/28/2021
Date Made Active in Reports: 08/20/2021
Number of Days to Update: 84

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 06/04/2021
Date Data Arrived at EDR: 06/04/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 84

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
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: 03/12/2021
Date Data Arrived at EDR: 03/16/2021
Date Made Active in Reports: 06/01/2021
Number of Days to Update: 77

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 08/26/2021
Next Scheduled EDR Contact: 12/27/2021
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: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/25/2021
Number of Days to Update: 83

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 11/19/2019
Date Data Arrived at EDR: 01/07/2020
Date Made Active in Reports: 03/09/2020
Number of Days to Update: 62

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 07/01/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
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
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)

Military privatized sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)

Projects sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
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: 06/07/2021
Date Data Arrived at EDR: 06/07/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 81

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 05/19/2021
Date Data Arrived at EDR: 05/19/2021
Date Made Active in Reports: 08/12/2021
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
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: 04/19/2021
Date Data Arrived at EDR: 04/20/2021
Date Made Active in Reports: 07/07/2021
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 07/15/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)

Sampling point - public sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)
Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/25/2021
Number of Days to Update: 83

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
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
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 06/30/2021
Next Scheduled EDR Contact: 10/18/2021
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
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 06/30/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Semi-Annually

PCS ENF: Enforcement data
No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 06/30/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 08/26/2021
Next Scheduled EDR Contact: 12/06/2021
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: 04/08/2021
Date Data Arrived at EDR: 04/09/2021
Date Made Active in Reports: 04/20/2021
Number of Days to Update: 11

Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
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.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank
The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites
A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks
Underground storage tank sites located in Alameda county.

Date of Government Version: 06/29/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 09/22/2021
Number of Days to Update: 84

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 08/05/2021
Date Data Arrived at EDR: 08/06/2021
Date Made Active in Reports: 09/17/2021
Number of Days to Update: 42

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 07/26/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 06/15/2021
Date Data Arrived at EDR: 06/16/2021
Date Made Active in Reports: 07/02/2021
Number of Days to Update: 16

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/06/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 78

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 07/26/2021
Next Scheduled EDR Contact: 11/15/2021
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: 04/21/2021
Date Data Arrived at EDR: 04/22/2021
Date Made Active in Reports: 07/12/2021
Number of Days to Update: 81

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 07/20/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 12/17/2020
Date Data Arrived at EDR: 01/28/2021
Date Made Active in Reports: 04/16/2021
Number of Days to Update: 78

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 07/20/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 05/10/2021
Date Data Arrived at EDR: 05/12/2021
Date Made Active in Reports: 07/26/2021
Number of Days to Update: 75

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 07/20/2021
Next Scheduled EDR Contact: 11/08/2021
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: 04/09/2021
Date Data Arrived at EDR: 06/23/2021
Date Made Active in Reports: 09/17/2021
Number of Days to Update: 86

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 06/23/2021
Next Scheduled EDR Contact: 10/11/2021
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: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 05/17/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 05/20/2021
Number of Days to Update: 2

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/14/2021
Date Data Arrived at EDR: 04/15/2021
Date Made Active in Reports: 07/06/2021
Number of Days to Update: 82

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
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: 04/22/2021
Date Data Arrived at EDR: 04/30/2021
Date Made Active in Reports: 07/19/2021
Number of Days to Update: 80

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 07/06/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 08/18/2021
Number of Days to Update: 6

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/15/2021
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: 12/03/2020
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/14/2021
Number of Days to Update: 78

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 05/10/2021
Date Data Arrived at EDR: 05/12/2021
Date Made Active in Reports: 07/26/2021
Number of Days to Update: 75

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 07/06/2021
Next Scheduled EDR Contact: 10/25/2021
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 11/01/2021
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: 09/09/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 04/08/2021
Date Data Arrived at EDR: 04/13/2021
Date Made Active in Reports: 06/28/2021
Number of Days to Update: 76

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 04/12/2021
Date Data Arrived at EDR: 04/13/2021
Date Made Active in Reports: 06/28/2021
Number of Days to Update: 76

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 07/09/2021
Next Scheduled EDR Contact: 10/25/2021
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: 01/01/2021
Date Data Arrived at EDR: 02/18/2021
Date Made Active in Reports: 05/10/2021
Number of Days to Update: 81

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 07/06/2021
Next Scheduled EDR Contact: 10/25/2021
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: 09/24/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills
This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 02/04/2021
Date Data Arrived at EDR: 04/16/2021
Date Made Active in Reports: 04/21/2021
Number of Days to Update: 5

Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 07/12/2021
Next Scheduled EDR Contact: 10/25/2021
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: 04/19/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 06/28/2021
Number of Days to Update: 11

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/24/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory
A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 04/19/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 09/14/2021
Number of Days to Update: 89

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/24/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 03/02/2021
Date Data Arrived at EDR: 04/16/2021
Date Made Active in Reports: 07/06/2021
Number of Days to Update: 81

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 07/09/2021
Next Scheduled EDR Contact: 10/25/2021
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
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 07/06/2021
Next Scheduled EDR Contact: 10/25/2021
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
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 65

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 02/02/2021
Date Data Arrived at EDR: 04/28/2021
Date Made Active in Reports: 07/13/2021
Number of Days to Update: 76

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
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
Date Data Arrived at EDR: 08/12/2020
Date Made Active in Reports: 10/23/2020
Number of Days to Update: 72

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
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
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 09/23/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Semi-Annually

MENDOCINO COUNTY:

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 03/24/2021
Date Data Arrived at EDR: 04/07/2021
Date Made Active in Reports: 06/24/2021
Number of Days to Update: 78

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 05/13/2021
Date Data Arrived at EDR: 05/14/2021
Date Made Active in Reports: 07/26/2021
Number of Days to Update: 73

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 08/09/2021
Next Scheduled EDR Contact: 11/28/2021
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/06/3021
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 06/23/2021
Date Data Arrived at EDR: 06/23/2021
Date Made Active in Reports: 06/24/2021
Number of Days to Update: 1

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 09/23/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
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: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 04/28/2021
Date Data Arrived at EDR: 04/29/2021
Date Made Active in Reports: 07/15/2021
Number of Days to Update: 77

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 07/20/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 03/01/2021
Date Data Arrived at EDR: 04/30/2021
Date Made Active in Reports: 07/19/2021
Number of Days to Update: 80

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 07/29/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 03/01/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/12/2021
Number of Days to Update: 9

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 04/29/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 04/29/2021
Date Data Arrived at EDR: 04/30/2021
Date Made Active in Reports: 07/19/2021
Number of Days to Update: 80

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 07/29/2021
Next Scheduled EDR Contact: 11/15/2021
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: 05/25/2021
Date Data Arrived at EDR: 05/26/2021
Date Made Active in Reports: 06/01/2021
Number of Days to Update: 6

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
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: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
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: 06/29/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 14

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 06/29/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 14

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/27/2021
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.

Date of Government Version: 03/30/2021
Date Data Arrived at EDR: 04/01/2021
Date Made Active in Reports: 06/23/2021
Number of Days to Update: 83

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/01/2021
Next Scheduled EDR Contact: 10/11/2021
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: 03/30/2021
Date Data Arrived at EDR: 04/01/2021
Date Made Active in Reports: 06/25/2021
Number of Days to Update: 85

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 08/04/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 04/28/2021
Date Data Arrived at EDR: 04/29/2021
Date Made Active in Reports: 05/03/2021
Number of Days to Update: 4

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 07/26/2021
Next Scheduled EDR Contact: 11/15/2021
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: 05/19/2021
Date Data Arrived at EDR: 05/19/2021
Date Made Active in Reports: 06/07/2021
Number of Days to Update: 19

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 07/27/2021
Next Scheduled EDR Contact: 11/15/2021
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: 05/28/2021
Date Data Arrived at EDR: 05/28/2021
Date Made Active in Reports: 08/20/2021
Number of Days to Update: 84

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities
San Diego County Solid Waste Facilities.

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 02/08/2021
Number of Days to Update: 77

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 07/27/2021
Next Scheduled EDR Contact: 11/01/2021
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: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
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: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing
Cupa facilities

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/07/2021
Date Made Active in Reports: 07/23/2021
Number of Days to Update: 77

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 07/27/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 07/27/2021
Next Scheduled EDR Contact: 11/15/2021
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: 05/06/2021
Date Data Arrived at EDR: 05/07/2021
Date Made Active in Reports: 07/23/2021
Number of Days to Update: 77

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 07/27/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 05/07/2021
Date Data Arrived at EDR: 05/11/2021
Date Made Active in Reports: 05/14/2021
Number of Days to Update: 3

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
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: 09/10/2021
Next Scheduled EDR Contact: 12/20/2021
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: 08/31/2021
Next Scheduled EDR Contact: 12/20/2021
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: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 02/24/2021
Date Data Arrived at EDR: 02/26/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 82

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 08/04/2021
Next Scheduled EDR Contact: 11/29/2021
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: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 82

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 07/27/2021
Next Scheduled EDR Contact: 11/15/2021
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: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
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: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 06/22/2021
Date Data Arrived at EDR: 06/23/2021
Date Made Active in Reports: 09/17/2021
Number of Days to Update: 86

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/12/2021
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 07/02/2021
Date Data Arrived at EDR: 07/06/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 8

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 09/24/2021
Number of Days to Update: 86

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 05/14/2021
Date Data Arrived at EDR: 05/17/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 78

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 07/06/2021
Next Scheduled EDR Contact: 10/25/2021
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 05/26/2021
Date Made Active in Reports: 08/18/2021
Number of Days to Update: 84

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 01/13/2021
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 04/06/2021
Number of Days to Update: 82

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 04/14/2021
Date Data Arrived at EDR: 04/15/2021
Date Made Active in Reports: 07/06/2021
Number of Days to Update: 82

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 04/26/2021
Date Data Arrived at EDR: 04/28/2021
Date Made Active in Reports: 07/13/2021
Number of Days to Update: 76

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 11/15/2021
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: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
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: 03/29/2021
Date Data Arrived at EDR: 04/22/2021
Date Made Active in Reports: 07/12/2021
Number of Days to Update: 81

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 07/15/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

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: 09/23/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/04/2021
Next Scheduled EDR Contact: 11/22/2021
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: 03/29/2021
Date Data Arrived at EDR: 04/21/2021
Date Made Active in Reports: 04/23/2021
Number of Days to Update: 2

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 07/15/2021
Next Scheduled EDR Contact: 11/01/2021
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: 05/26/2021
Date Data Arrived at EDR: 06/04/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 84

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
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: 06/22/2021
Date Data Arrived at EDR: 06/28/2021
Date Made Active in Reports: 09/21/2021
Number of Days to Update: 85

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 09/23/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 04/21/2021
Date Data Arrived at EDR: 04/22/2021
Date Made Active in Reports: 05/12/2021
Number of Days to Update: 20

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 07/20/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 03/24/2021
Date Data Arrived at EDR: 05/11/2021
Date Made Active in Reports: 07/28/2021
Number of Days to Update: 78

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 07/09/2021
Next Scheduled EDR Contact: 10/18/2021
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
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 07/29/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/07/2021
Next Scheduled EDR Contact: 10/25/2021
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 02/24/2021
Number of Days to Update: 13

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/11/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 09/01/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

LIPPI RANCH PROPERTY
627 3RD STREET
GALT, CA 95632

TARGET PROPERTY COORDINATES

Latitude (North):	38.246097 - 38° 14' 45.95"
Longitude (West):	121.305773 - 121° 18' 20.78"
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	648259.0
UTM Y (Meters):	4234271.5
Elevation:	47 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5629062 LODI NORTH, CA
Version Date:	2012
North Map:	5629056 GALT, 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).

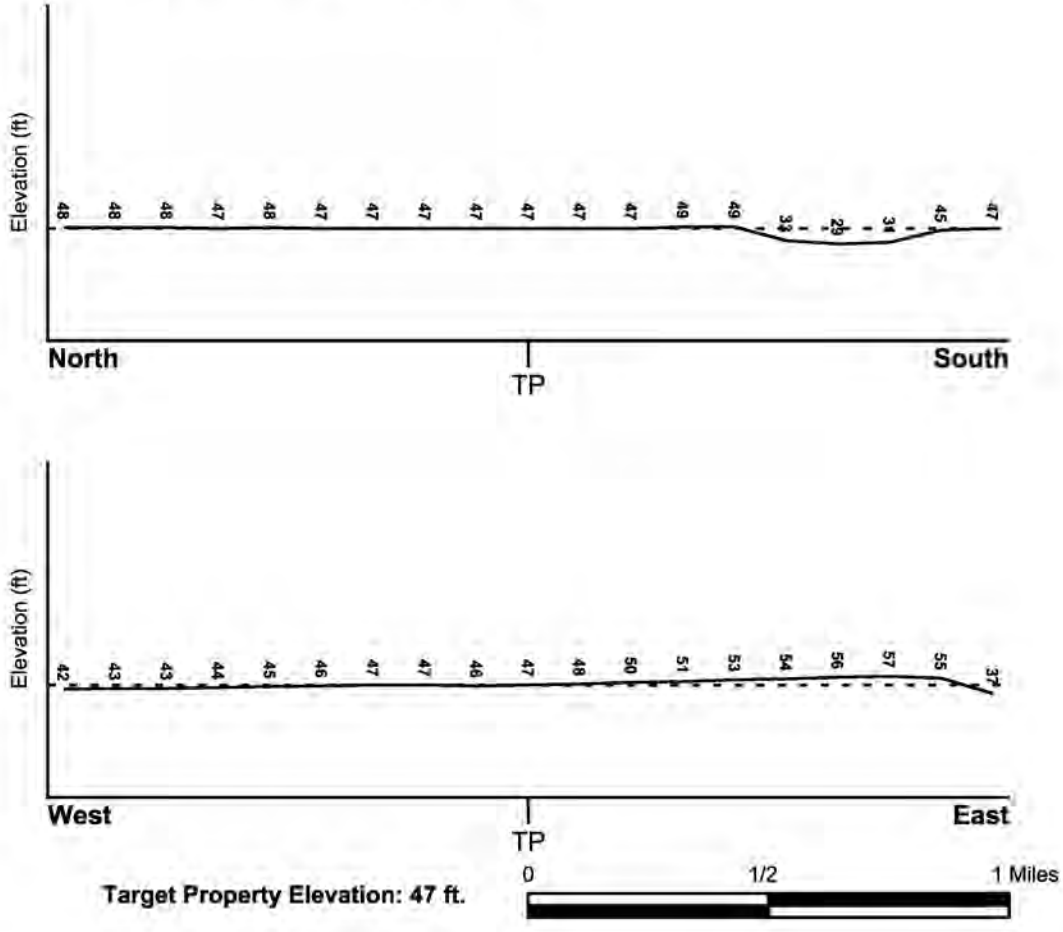
TOPOGRAPHIC INFORMATION

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 West

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06077C0160F	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06077C0050F	FEMA FIRM Flood data
06077C0155F	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
LODI NORTH	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.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

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

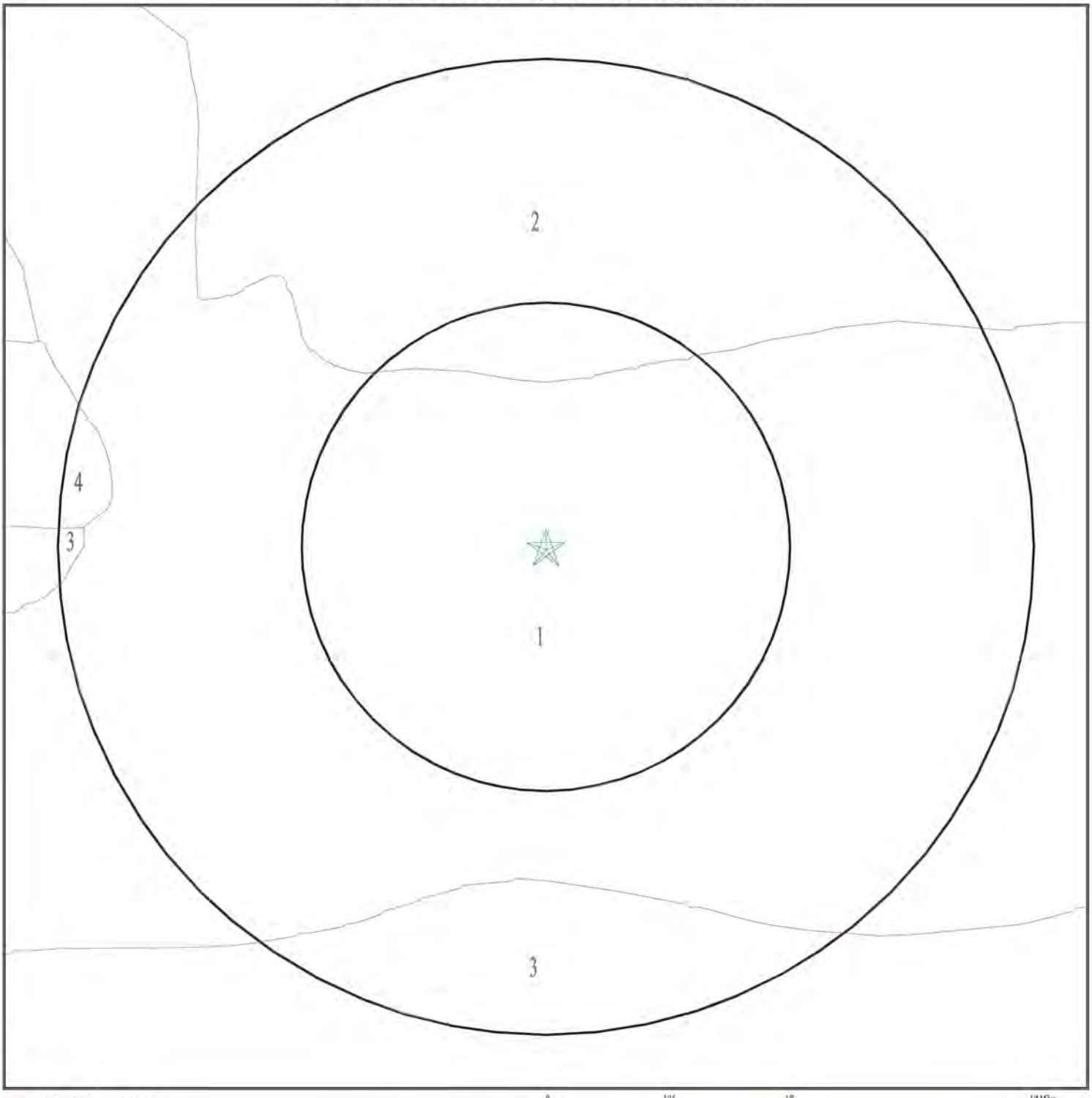
Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed 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 - 6681028.2s



★ Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Lippi Ranch Property	CLIENT:	Wallace - Kuhl & Associates
ADDRESS:	627 3rd Street Galt CA 95632	CONTACT:	Nancy Malaret
LAT/LONG:	38.246097 / 121.305773	INQUIRY #:	6681028.2s
		DATE:	September 28, 2021 2:15 pm

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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: KIMBALL

Soil Surface Texture: silt 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

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	24 inches	silt 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	24 inches	35 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	35 inches	59 inches	sandy 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: 2

Soil Component Name: KIMBALL

Soil Surface Texture: silt 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

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	24 inches	silt 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: 1.4 Min: 0.42	Max: 7.8 Min: 6.1
2	24 inches	35 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: 1.4 Min: 0.42	Max: 7.8 Min: 6.1
3	35 inches	59 inches	sandy 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: 1.4 Min: 0.42	Max: 7.8 Min: 6.1

Soil Map ID: 3

Soil Component Name: SAN JOAQUIN

Soil Surface Texture: silt 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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	22 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 1.4 Min: 0.42	Max: 7.8 Min: 6.1
2	22 inches	27 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 1.4 Min: 0.42	Max: 7.8 Min: 6.1
3	27 inches	53 inches	indurated	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 1.4 Min: 0.42	Max: 7.8 Min: 6.1
4	53 inches	59 inches	stratified sandy loam to loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 1.4 Min: 0.42	Max: 7.8 Min: 6.1

Soil Map ID: 4

Soil Component Name: SAN JOAQUIN

Soil Surface Texture: silt 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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	22 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 1.4 Min: 0.42	Max: 7.8 Min: 6.1
2	22 inches	27 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 1.4 Min: 0.42	Max: 7.8 Min: 6.1
3	27 inches	53 inches	indurated	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 1.4 Min: 0.42	Max: 7.8 Min: 6.1
4	53 inches	59 inches	stratified sandy loam to loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 1.4 Min: 0.42	Max: 7.8 Min: 6.1

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	USGS40000187510	0 - 1/8 Mile North
2	USGS40000187518	1/4 - 1/2 Mile ENE
8	USGS40000187474	1/4 - 1/2 Mile South
C13	USGS40000187528	1/4 - 1/2 Mile NNE
16	USGS40000187473	1/2 - 1 Mile SW
21	USGS40000187504	1/2 - 1 Mile East
23	USGS40000187493	1/2 - 1 Mile West
38	USGS40000187525	1/2 - 1 Mile ENE
44	USGS40000187551	1/2 - 1 Mile North
I56	USGS40000187546	1/2 - 1 Mile NNW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
D19	CA3400346	1/2 - 1 Mile NNE

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

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A3	5575	1/4 - 1/2 Mile SSE
B4	5565	1/4 - 1/2 Mile NE
B5	5571	1/4 - 1/2 Mile NE
B6	5572	1/4 - 1/2 Mile NE
A7	CADDW0000016806	1/4 - 1/2 Mile SE
B9	CADDW0000001232	1/4 - 1/2 Mile NE
B10	CADDW0000010153	1/4 - 1/2 Mile NE
B11	CADDW0000010427	1/4 - 1/2 Mile NE
C12	CAUSGSN00012716	1/4 - 1/2 Mile NNE
14	CADWR9000038624	1/2 - 1 Mile SSE
15	CADWR0000005745	1/2 - 1 Mile ENE
D17	CAEDF0000096023	1/2 - 1 Mile NNE
18	CADWR9000038627	1/2 - 1 Mile SE
20	CADWR0000018538	1/2 - 1 Mile NNW
22	5574	1/2 - 1 Mile WNW
E24	CAEDF0000032184	1/2 - 1 Mile NE
E25	CAEDF0000051645	1/2 - 1 Mile NE
E26	CAEDF0000001343	1/2 - 1 Mile NE
E27	CAEDF0000042520	1/2 - 1 Mile NE
E28	CAEDF0000099247	1/2 - 1 Mile NE
E29	CAEDF0000133845	1/2 - 1 Mile NE
E30	CAEDF0000006214	1/2 - 1 Mile NE
E31	CAEDF0000082358	1/2 - 1 Mile NE
E32	CAEDF0000019076	1/2 - 1 Mile NE
E33	CAEDF0000108142	1/2 - 1 Mile NE
E34	CAEDF0000120520	1/2 - 1 Mile NE
E35	CAEDF0000065897	1/2 - 1 Mile NE

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

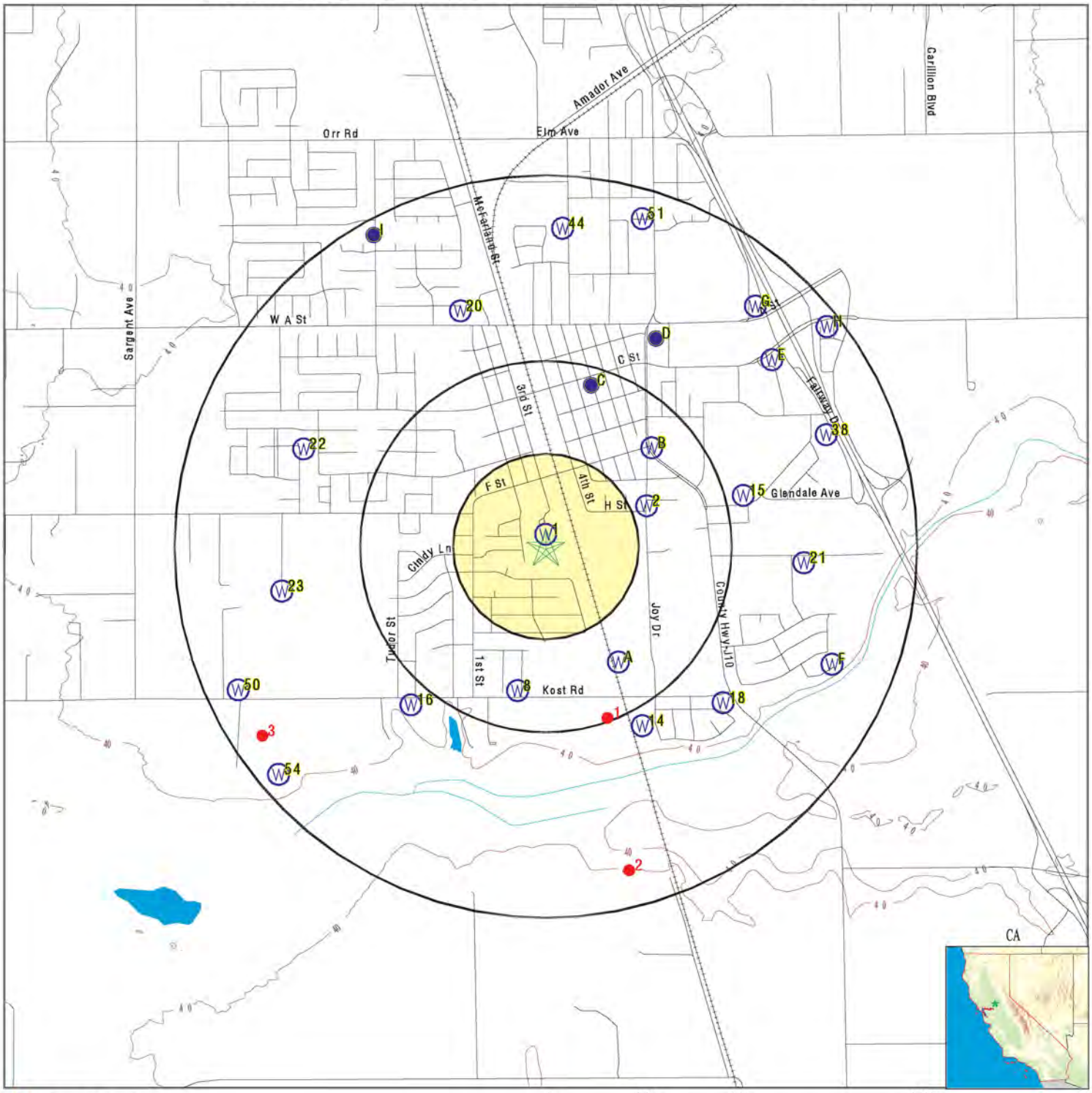
MAP ID	WELL ID	LOCATION FROM TP
F36	3087	1/2 - 1 Mile ESE
F37	5576	1/2 - 1 Mile ESE
F39	CAUSGSN00007975	1/2 - 1 Mile ESE
F40	CAUSGS000002485	1/2 - 1 Mile ESE
G41	CAEDF0000099683	1/2 - 1 Mile NE
G42	CAEDF0000033016	1/2 - 1 Mile NE
G43	CAEDF0000055506	1/2 - 1 Mile NE
G45	CAEDF0000045937	1/2 - 1 Mile NE
G46	CAEDF0000065337	1/2 - 1 Mile NE
F47	CADDW0000002555	1/2 - 1 Mile ESE
G48	CAEDF0000066159	1/2 - 1 Mile NE
G49	CAEDF0000078665	1/2 - 1 Mile NE
50	CADWR9000038631	1/2 - 1 Mile WSW
51	CADWR0000026774	1/2 - 1 Mile NNE
H52	CAEDF0000064262	1/2 - 1 Mile NE
H53	CAEDF0000096836	1/2 - 1 Mile NE
54	CADWR0000014553	1/2 - 1 Mile SW
I55	CADDW0000009947	1/2 - 1 Mile NNW
H57	CAEDF0000137993	1/2 - 1 Mile NE
H58	CAEDF0000105562	1/2 - 1 Mile NE
H59	CAEDF0000132609	1/2 - 1 Mile NE
H60	CAEDF0000115514	1/2 - 1 Mile NE
H61	CAEDF0000132245	1/2 - 1 Mile NE
I62	5570	1/2 - 1 Mile NNW
H63	CAEDF0000082299	1/2 - 1 Mile NE
H64	CAEDF0000087025	1/2 - 1 Mile NE

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CAOG14000008084	1/4 - 1/2 Mile SSE
2	CAOG14000008082	1/2 - 1 Mile SSE
3	CAOG14000008083	1/2 - 1 Mile WSW

PHYSICAL SETTING SOURCE MAP - 6681028.2s



- 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:	Lippi Ranch Property	CLIENT:	Wallace - Kuhl & Associates
ADDRESS:	627 3rd Street Galt CA 95632	CONTACT:	Nancy Malaret
		INQUIRY #:	6681028.2s
LAT/LONG:	38.246097 / 121.305773	DATE:	September 28, 2021 2:15 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

1
North
0 - 1/8 Mile
Higher | **FED USGS** | **USGS40000187510**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	005N006E34B007M	Type:	Well
Description:	Not Reported	HUC:	18040005
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:	19540101	Well Depth:	415
Well Depth Units:	ft	Well Hole Depth:	601
Well Hole Depth Units:	ft		

2
ENE
1/4 - 1/2 Mile
Higher | **FED USGS** | **USGS40000187518**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	005N006E27R001M	Type:	Well
Description:	Not Reported	HUC:	18040005
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:	19460101	Well Depth:	150
Well Depth Units:	ft	Well Hole Depth:	728
Well Hole Depth Units:	ft		

A3
SSE
1/4 - 1/2 Mile
Higher | **CA WELLS** | **5575**

Seq:	5575	Prim sta c:	05N/06E-34F02 M
Frds no:	3410011009	County:	34
District:	09	User id:	TEN
System no:	3410011	Water type:	G
Source nam:	WELL 08 - MEADOWVIEW	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	381430.0	Longitude:	1211806.0
Precision:	3	Status:	AU
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:	3410011	System nam:	Galt, City Of
Hqname:	Not Reported	Address:	P.O Box 97
City:	Galt	State:	CA
Zip:	95632	Zip ext:	Not Reported
Pop serv:	12000	Connection:	5248

Area serve: GALT

B4
NE
1/4 - 1/2 Mile
Higher

CA WELLS 5565

Seq:	5565	Prim sta c:	05N/06E-26P02 M
Frds no:	3410011006	County:	34
District:	09	User id:	TEN
System no:	3410011	Water type:	G
Source nam:	WELL 05 - FRONTAGE RD - DESTROYED	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	381500.0	Longitude:	1211800.0
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:	3410011	System nam:	Galt, City Of
Hqname:	Not Reported	Address:	P.O Box 97
City:	Galt	State:	CA
Zip:	95632	Zip ext:	Not Reported
Pop serv:	12000	Connection:	5248
Area serve:	GALT		

B5
NE
1/4 - 1/2 Mile
Higher

CA WELLS 5571

Seq:	5571	Prim sta c:	05N/06E-27J01 M
Frds no:	3410011001	County:	34
District:	09	User id:	TEN
System no:	3410011	Water type:	G
Source nam:	WELL 01 - TOWER - INACTIVE	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	381500.0	Longitude:	1211800.0
Precision:	8	Status:	IU
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		
System no:	3410011	System nam:	Galt, City Of
Hqname:	Not Reported	Address:	P.O Box 97
City:	Galt	State:	CA
Zip:	95632	Zip ext:	Not Reported
Pop serv:	12000	Connection:	5248
Area serve:	GALT		

B6
NE
1/4 - 1/2 Mile
Higher

CA WELLS 5572

Seq:	5572	Prim sta c:	05N/06E-27R01 M
Frds no:	3410011002	County:	34
District:	09	User id:	TEN
System no:	3410011	Water type:	G

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Source nam:	WELL 02 - CHURCH STREET - ABANDONED	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	381500.0	Longitude:	1211800.0
Precision:	8	Status:	AB
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:	3410011	System nam:	Galt, City Of
Hqname:	Not Reported	Address:	P.O Box 97
City:	Galt	State:	CA
Zip:	95632	Zip ext:	Not Reported
Pop serv:	12000	Connection:	5248
Area serve:	GALT		

A7
SE
1/4 - 1/2 Mile
Higher

CA WELLS **CADDW0000016806**

8
South
1/4 - 1/2 Mile
Higher

FED USGS **USGS40000187474**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	005N006E34G003M	Type:	Well
Description:	Not Reported	HUC:	18040005
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:	19710416	Well Depth:	144
Well Depth Units:	ft	Well Hole Depth:	375
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	2	Level reading date:	1982-06-10
Feet below surface:	94.41	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1971-04-16	Feet below surface:	45.00
Feet to sea level:	Not Reported	Note:	Not Reported

B9
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CADDW0000001232**

B10
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CADDW0000010153**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
B11 **NE** **1/4 - 1/2 Mile** **Lower**	**CA WELLS**	**CADDW0000010427**

	Database	EDR ID Number
C12 **NNE** **1/4 - 1/2 Mile** **Higher**	**CA WELLS**	**CAUSGSN00012716**

	Database	EDR ID Number
C13 **NNE** **1/4 - 1/2 Mile** **Higher**	**FED USGS**	**USGS40000187528**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	005N006E27J001M	Type:	Well
Description:	Not Reported	HUC:	18040005
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:	Mixed (confined and unconfined multiple aquifers)		
Construction Date:	19360101	Well Depth:	260
Well Depth Units:	ft	Well Hole Depth:	608
Well Hole Depth Units:	ft		

	Database	EDR ID Number
14 **SSE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CADWR9000038624**

State Well #:	Not Reported	Station ID:	52075
Well Name:	Kost MW 1654	Basin Name:	Cosumnes
Well Use:	Observation		
Well Type:	Part of a nested/multi-completion well		
Well Depth:	1654	Well Completion Rpt #:	0954353

	Database	EDR ID Number
15 **ENE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CADWR0000005745**

	Database	EDR ID Number
16 **SW** **1/2 - 1 Mile** **Lower**	**FED USGS**	**USGS40000187473**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	005N006E34L001M	Type:	Well
Description:	Not Reported	HUC:	18040005

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:	19790830	Well Depth:	160
Well Depth Units:	ft	Well Hole Depth:	245
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	2	Level reading date:	1982-06-10
Feet below surface:	57.00	Feet to sea level:	Not Reported
Note:	The site had been pumped recently.		
Level reading date:	1979-08-30	Feet below surface:	80.00
Feet to sea level:	Not Reported	Note:	Not Reported

D17
NNE
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000096023**

18
SE
1/2 - 1 Mile
Higher

CA WELLS **CADWR9000038627**

State Well #:	05N06E35M003M	Station ID:	6095
Well Name:	Not Reported	Basin Name:	Cosumnes
Well Use:	Residential	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

D19
NNE
1/2 - 1 Mile
Higher

FRDS PWS **CA3400346**

PWS ID:	CA3400346	PWS name:	P M MUTUAL WATER CO
Address:	Not Reported	Care of:	Not Reported
City:	GALT	State:	CA
Zip:	95632	Owner:	P M MUTUAL WATER CO
Source code:	Ground water	Population:	50
PWS ID:	CA3400346	PWS type:	System Owner/Responsible Party
PWS name:	P M MUTUAL WATER CO	PWS address:	Not Reported
PWS city:	GALT	PWS state:	CA
PWS zip:	95632	PWS ID:	CA3400346
Activity status:	Active	Date system activated:	7706
Date system deactivated:	Not Reported	Retail population:	00000050
System name:	P M MUTUAL WATER CO	System address:	P M MUTUAL WATER CO
System address:	TWIN CITIES & MIDWAYAVE	System city:	GALT
System state:	CA	System zip:	95632
Population served:	Under 101 Persons	Treatment:	Untreated
Latitude:	381516	Longitude:	1211756
Violation id:	1200001	Orig code:	S
State:	CA	Violation Year:	2012

Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	01/31/2012
Cmp edt:	03/31/2012		

Violation id:	1400002	Orig code:	S
State:	CA	Violation Year:	2013
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	26	Violation name:	Monitoring, Repeat Minor (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	10/01/2013
Cmp edt:	12/31/2013		

Violation id:	95V0001	Orig code:	F
State:	CA	Violation Year:	1993
Contamination code:	5000	Contamination Name:	Lead and Copper Rule
Violation code:	51	Violation name:	Initial Tap Sampling for Pb and Cu
Rule code:	350	Rule name:	LCR
Violation measur:	0	Unit of measure:	Not Reported
State mcl:	0	Cmp bdt:	07/01/1993
Cmp edt:	12/31/2003		

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID:	9400002	Violation source ID:	Not Reported
PWS telephone:	Not Reported	Contaminant:	COLIFORM (TCR)
Violation type:	Monitoring, Routine Major (TCR)		
Violation start date:	120193	Violation end date:	123193
Violation period (months):	001	Violation awareness date:	013094
Major violator:	Yes	Maximum contaminant level:	Not Reported
Number of required samples:	Not Reported	Number of samples taken:	Not Reported
Analysis method:	Not Reported	Analysis result:	Not Reported

Violation ID:	95V0001	Orig Code:	F
Enforcemnt FY:	2004	Enforcement Action:	12/31/2003
Enforcement Detail:	Fed Compliance achieved	Enforcement Category:	Resolving

---

20
NNW
1/2 - 1 Mile
Lower

CA WELLS **CADWR0000018538**

21
East
1/2 - 1 Mile
Higher

FED USGS **USGS40000187504**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	005N006E35C005M	Type:	Well
Description:	Not Reported	HUC:	18040005
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:	19800909	Well Depth:	150
Well Depth Units:	ft	Well Hole Depth:	214

Well Hole Depth Units: ft

Ground water levels,Number of Measurements:	2	Level reading date:	1982-06-10
Feet below surface:	60.28	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1980-09-09	Feet below surface:	70.00
Feet to sea level:	Not Reported	Note:	Not Reported

22
WNW
1/2 - 1 Mile
Lower

CA WELLS 5574

Seq:	5574	Prim sta c:	05N/06E-34B07 M
Frds no:	3410011004	County:	34
District:	09	User id:	TEN
System no:	3410011	Water type	G
Source nam:	WELL 04 - SEGO - DESTROYED	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	381500.0	Longitude:	1211900.0
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:	3410011	System nam:	Galt, City Of
Hqname:	Not Reported	Address:	P.O Box 97
City:	Galt	State:	CA
Zip:	95632	Zip ext:	Not Reported
Pop serv:	12000	Connection:	5248
Area serve:	GALT		

23
West
1/2 - 1 Mile
Lower

FED USGS USGS40000187493

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	005N006E33A003M	Type:	Well
Description:	Not Reported	HUC:	18040005
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:	19790715	Well Depth:	170
Well Depth Units:	ft	Well Hole Depth:	190
Well Hole Depth Units:	ft		
Ground water levels,Number of Measurements:	1	Level reading date:	1979-07-15
Feet below surface:	76.00	Feet to sea level:	Not Reported
Note:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation	Database	EDR ID Number
E24 **NE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000032184**
E25 **NE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000051645**
E26 **NE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000001343**
E27 **NE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000042520**
E28 **NE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000099247**
E29 **NE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000133845**
E30 **NE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000006214**
E31 **NE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000082358**
E32 **NE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000019076**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation	Database	EDR ID Number
E33 **NE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000108142**

E34 **NE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000120520**

E35 **NE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000065897**

F36 **ESE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**3087**

Seq:	3087	Prim sta c:	034/011-11WTPEF
Frds no:	3410011012	County:	34
District:	09	User id:	TEN
System no:	3410011	Water type:	G
Source nam:	WELL 11 - CREEKSIDE - TREATED (FE/MN)		
Station ty:	WELL/AMBNT/MUN/INTAKE	Latitude:	381429.0
Longitude:	1211728.0	Precision:	3
Status:	AT	Comment 1:	Not Reported
Comment 2:	Not Reported	Comment 3:	Not Reported
Comment 4:	Not Reported	Comment 5:	Not Reported
Comment 6:	Not Reported	Comment 7:	Not Reported
System no:	3410011	System nam:	Galt, City Of
Hqname:	Not Reported	Address:	P.O Box 97
City:	Galt	State:	CA
Zip:	95632	Zip ext:	Not Reported
Pop serv:	12000	Connection:	5248
Area serve:	GALT		

F37 **ESE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**5576**

Seq:	5576	Prim sta c:	05N/06E-35F02 M
Frds no:	3410011011	County:	34
District:	09	User id:	TEN
System no:	3410011	Water type:	G
Source nam:	WELL 11 - CREEKSIDE - RAW	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	381429.0	Longitude:	1211728.0
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		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

System no:	3410011	System nam:	Galt, City Of
Hqname:	Not Reported	Address:	P.O Box 97
City:	Galt	State:	CA
Zip:	95632	Zip ext:	Not Reported
Pop serv:	12000	Connection:	5248
Area serve:	GALT		

38
ENE
1/2 - 1 Mile
Higher

FED USGS **USGS40000187525**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	005N006E26P002M	Type:	Well
Description:	Not Reported	HUC:	18040005
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:	19651001	Well Depth:	268
Well Depth Units:	ft	Well Hole Depth:	596
Well Hole Depth Units:	ft		

F39
ESE
1/2 - 1 Mile
Higher

CA WELLS **CAUSGSN00007975**

F40
ESE
1/2 - 1 Mile
Higher

CA WELLS **CAUSGS000002485**

G41
NE
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000099683**

G42
NE
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000033016**

G43
NE
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000055506**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
44 **North** **1/2 - 1 Mile** **Higher**	**FED USGS**	**USGS40000187551**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	005N006E27B004M	Type:	Well
Description:	Not Reported	HUC:	18040005
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19580101	Well Depth:	232
Well Depth Units:	ft	Well Hole Depth:	734
Well Hole Depth Units:	ft		

G45 **NE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000045937**

G46 **NE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000065337**

F47 **ESE** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**CADDW0000002555**

G48 **NE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000066159**

G49 **NE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000078665**

---

50 **WSW** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**CADWR9000038631**

State Well #:	05N06E33H001M	Station ID:	6094
Well Name:	05N06E33H001M	Basin Name:	Cosumnes
Well Use:	Irrigation	Well Type:	Single Well
Well Depth:	0	Well Completion Rpt #:	Not Reported

Map ID Direction Distance Elevation	Database	EDR ID Number
51 **NNE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CADWR0000026774**
H52 **NE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000064262**
H53 **NE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000096836**
54 **SW** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**CADWR0000014553**
I55 **NNW** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CADDW0000009947**
I56 **NNW** **1/2 - 1 Mile** **Higher**	**FED USGS**	**USGS40000187546**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	005N006E27F002M	Type:	Well
Description:	Not Reported	HUC:	18040005
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:	19781019	Well Depth:	600
Well Depth Units:	ft	Well Hole Depth:	600
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1978-10-19
Feet below surface:	106.00	Feet to sea level:	Not Reported
Note:	Not Reported		

H57 **NE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000137993**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation	Database	EDR ID Number
H58 **NE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000105562**
H59 **NE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000132609**
H60 **NE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000115514**
H61 **NE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000132245**
I62 **NNW** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**5570**

Seq:	5570	Prim sta c:	05N/06E-27F02 M
Frds no:	3410011010	County:	34
District:	09	User id:	TEN
System no:	3410011	Water type:	G
Source nam:	WELL 09 - EMERALD PARK	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	381530.0	Longitude:	1211850.0
Precision:	3	Status:	AU
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:	3410011	System nam:	Galt, City Of
Hqname:	Not Reported	Address:	P.O Box 97
City:	Galt	State:	CA
Zip:	95632	Zip ext:	Not Reported
Pop serv:	12000	Connection:	5248
Area serve:	GALT		

H63 **NE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000082299**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation	Database	EDR ID Number
H64 **NE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000087025**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database | EDR ID Number

1
SSE
1/4 - 1/2 Mile

OIL_GAS **CAOG14000008084**

API #:	0406700371	Well #:	1
Well Status:	Plugged	Well Type:	Dry Hole
Lease Name:	Bowen	Field Name:	Any Field
Area Name:	Any Area	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	06/13/1961		

2
SSE
1/2 - 1 Mile

OIL_GAS **CAOG14000008082**

API #:	0406700369	Well #:	1
Well Status:	Plugged	Well Type:	Dry Hole
Lease Name:	Oliveira	Field Name:	Any Field
Area Name:	Any Area	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	03/10/1961		

3
WSW
1/2 - 1 Mile

OIL_GAS **CAOG14000008083**

API #:	0406700370	Well #:	1
Well Status:	Plugged	Well Type:	Dry Hole
Lease Name:	Witt	Field Name:	Any Field
Area Name:	Any Area	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	10/06/1959		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
95632	7	1

Federal EPA Radon Zone for SACRAMENTO County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 95632

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	2.100 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program
State Water Resources Control Board
Telephone: 916-341-5577
The GAMA Program is Californias comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Heath Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations
Source: Dept of Conservation, Geologic Energy Management Division
Telephone: 916-323-1779
Oil and Gas well locations in the state.

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

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

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

STREET AND ADDRESS INFORMATION

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APPENDIX E

Preliminary Screen for Vapor Encroachment Conditions Matrix

Screen for Vapor Encroachment Conditions Matrix
LIPPI RANCH PROPERTY
WKA No. 13337.01

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).

Appendix H

Environmental Noise Assessment

Environmental Noise Assessment

Lippi Ranch Subdivision

City of Galt, California

August 25, 2022

Project #220709

Prepared for:

Raney Planning & Management
1501 Sports Drive, Suite A
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Prepared by:

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Roseville, CA 95678

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INTRODUCTION

The Lippi Ranch Subdivision project consists of the development of a 94-lot single-family subdivision. The project is located at 626/627/628 3rd Street in the City of Galt, California. The project is bordered by a Union Pacific Railroad line directly east of the project.

Figure 1 shows the project site plan. **Figure 2** shows an aerial photo of the project site.

ENVIRONMENTAL SETTING

BACKGROUND INFORMATION ON NOISE

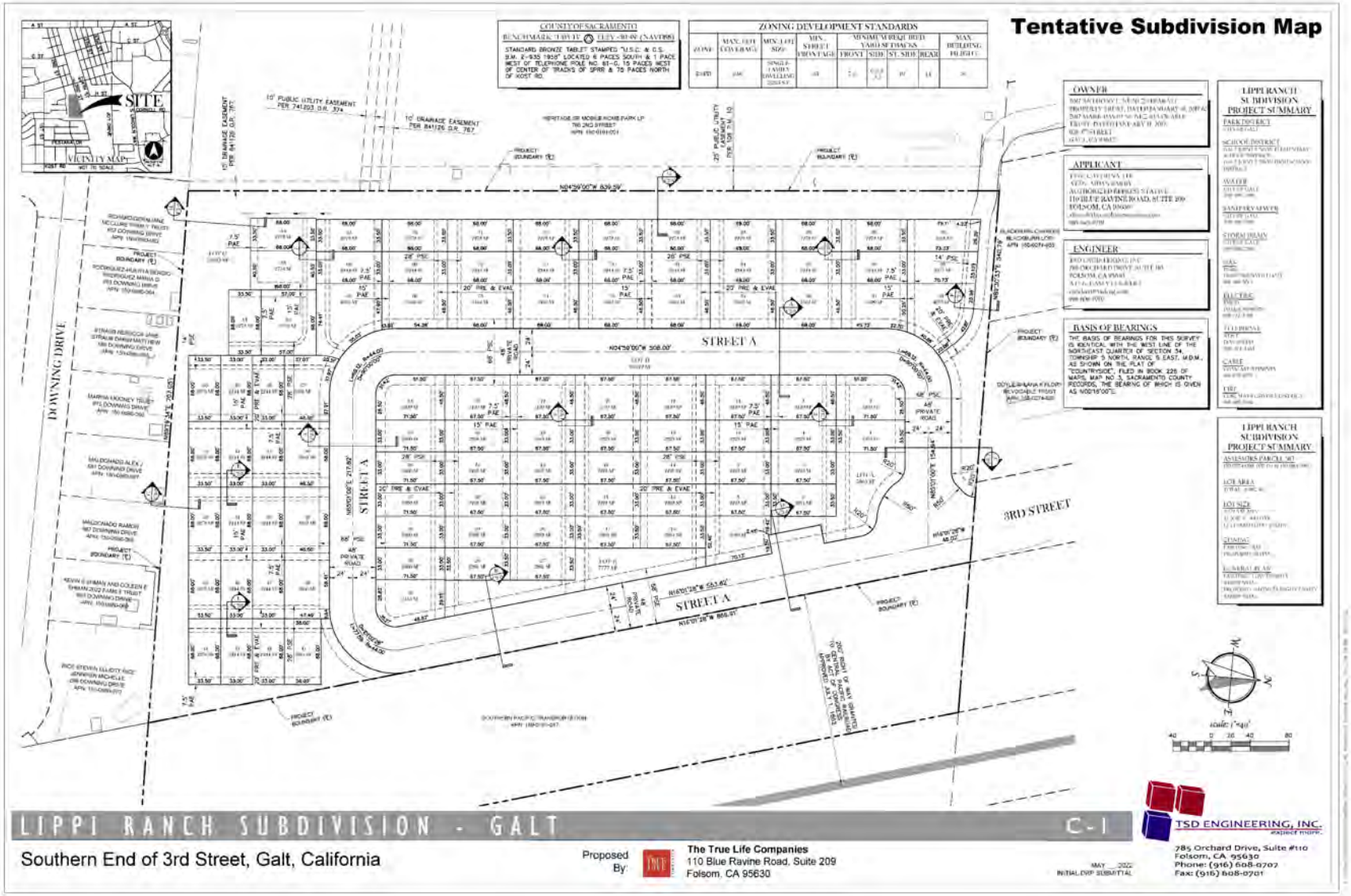
Fundamentals of Acoustics

Acoustics is the science of sound. Sound may be thought of as mechanical energy of a vibrating object transmitted by pressure waves through a medium to human (or animal) ears. If the pressure variations occur frequently enough (at least 20 times per second), then they can be heard and are called sound. The number of pressure variations per second is called the frequency of sound, and is expressed as cycles per second or Hertz (Hz).

Noise is a subjective reaction to different types of sounds. Noise is typically defined as (airborne) sound that is loud, unpleasant, unexpected or undesired, and may therefore be classified as a more specific group of sounds. Perceptions of sound and noise are highly subjective from person to person.

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals), as a point of reference, defined as 0 dB. Other sound pressures are then compared to this reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB, and changes in levels (dB) correspond closely to human perception of relative loudness.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by A-weighted sound levels. There is a strong correlation between A-weighted sound levels (expressed as dBA) and the way the human ear perceives sound. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment.



Lippi Ranch Subdivision

City of Galt, California

Figure 1

Project Site Plan



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Lippi Ranch Subdivision

City of Galt, California

Figure 2

Noise Measurement Sites

Legend

- Project Site
- Noise Measurement - Long Term

0 ft 100 ft 200 ft 300 ft

Projection: UTM Zone 10 / WGS84 / meters
Rev. Date: 08/12/2022

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The decibel scale is logarithmic, not linear. In other words, two sound levels 10-dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic decibel is A-weighted, an increase of 10-dBA is generally perceived as a doubling in loudness. For example, a 70-dBA sound is half as loud as an 80-dBA sound, and twice as loud as a 60 dBA sound.

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given environment. A common statistical tool is the average, or equivalent, sound level (L_{eq}), which corresponds to a steady-state A weighted sound level containing the same total energy as a time varying signal over a given time period (usually one hour). The L_{eq} is the foundation of the composite noise descriptor, L_{dn}, and shows very good correlation with community response to noise.

The day/night average level (DNL or L_{dn}) is based upon the average noise level over a 24-hour day, with a +10-decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment.

Table 1 lists several examples of the noise levels associated with common situations. **Appendix A** provides a summary of acoustical terms used in this report.

TABLE 1: TYPICAL NOISE LEVELS

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	--110--	Rock Band
Jet Fly-over at 300 m (1,000 ft.)	--100--	
Gas Lawn Mower at 1 m (3 ft.)	--90--	
Diesel Truck at 15 m (50 ft.), at 80 km/hr. (50 mph)	--80--	Food Blender at 1 m (3 ft.) Garbage Disposal at 1 m (3 ft.)
Noisy Urban Area, Daytime Gas Lawn Mower, 30 m (100 ft.)	--70--	Vacuum Cleaner at 3 m (10 ft.)
Commercial Area Heavy Traffic at 90 m (300 ft.)	--60--	Normal Speech at 1 m (3 ft.)
Quiet Urban Daytime	--50--	Large Business Office Dishwasher in Next Room
Quiet Urban Nighttime	--40--	Theater, Large Conference Room (Background)
Quiet Suburban Nighttime	--30--	Library
Quiet Rural Nighttime	--20--	Bedroom at Night, Concert Hall (Background)
	--10--	Broadcast/Recording Studio
Lowest Threshold of Human Hearing	--0--	Lowest Threshold of Human Hearing

Source: Caltrans, Technical Noise Supplement, Traffic Noise Analysis Protocol. September, 2013.

Effects of Noise on People

The effects of noise on people can be placed in three categories:

- Subjective effects of annoyance, nuisance, and dissatisfaction
- Interference with activities such as speech, sleep, and learning
- Physiological effects such as hearing loss or sudden startling

Environmental noise typically produces effects in the first two categories. Workers in industrial plants can experience noise in the last category. There is no completely satisfactory way to measure the subjective effects of noise or the corresponding reactions of annoyance and dissatisfaction. A wide variation in individual thresholds of annoyance exists and different tolerances to noise tend to develop based on an individual's past experiences with noise.

Thus, an important way of predicting a human reaction to a new noise environment is the way it compares to the existing environment to which one has adapted: the so-called ambient noise level. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will be judged by those hearing it.

With regard to increases in A-weighted noise level, the following relationships occur:

- Except in carefully controlled laboratory experiments, a change of 1-dBA cannot be perceived;
- Outside of the laboratory, a 3-dBA change is considered a just-perceivable difference;
- A change in level of at least 5-dBA is required before any noticeable change in human response would be expected; and
- A 10-dBA change is subjectively heard as approximately a doubling in loudness, and can cause an adverse response.

Stationary point sources of noise – including stationary mobile sources such as idling vehicles – attenuate (lessen) at a rate of approximately 6-dB per doubling of distance from the source, depending on environmental conditions (i.e. atmospheric conditions and either vegetative or manufactured noise barriers, etc.). Widely distributed noises, such as a large industrial facility spread over many acres, or a street with moving vehicles, would typically attenuate at a lower rate.

EXISTING AND FUTURE NOISE AND VIBRATION ENVIRONMENTS

EXISTING NOISE RECEPTORS

Some land uses are considered more sensitive to noise than others. Land uses often associated with sensitive receptors generally include residences, schools, libraries, hospitals, and passive recreational areas. Sensitive noise receptors may also include threatened or endangered noise sensitive biological species, although many jurisdictions have not adopted noise standards for wildlife areas. Noise sensitive land uses are typically given special attention in order to achieve protection from excessive noise.

Sensitivity is a function of noise exposure (in terms of both exposure duration and insulation from noise) and the types of activities involved. In the vicinity of the project site, sensitive land uses include existing single-family residential uses located north, south, and west of the project site.

EXISTING GENERAL AMBIENT NOISE LEVELS

To quantify the existing ambient noise environment in the project vicinity, Saxelby Acoustics conducted a continuous (24-hr.) noise level measurement at two locations on the project site. Noise measurement locations are shown on **Figure 2**. A summary of the noise level measurement survey results is provided in **Table 2**. **Appendix B** contains the complete results of the noise monitoring.

The sound level meters were programmed to record the maximum, median, and average noise levels at each site during the survey. The maximum value, denoted L_{max}, represents the highest noise level measured. The average value, denoted L_{eq}, represents the energy average of all of the noise received by the sound level meter microphone during the monitoring period. The median value, denoted L_{50}, represents the sound level exceeded 50 percent of the time during the monitoring period.

Larson Davis Laboratories (LDL) model 820 precision integrating sound level meters were used for the ambient noise level measurement survey. The meters were calibrated before and after use with a CAL 200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

TABLE 2: SUMMARY OF EXISTING BACKGROUND NOISE MEASUREMENT DATA

Location	Date	L_{dn}	Daytime L_{eq}	Daytime L_{50}	Daytime L_{max}	Nighttime L_{eq}	Nighttime L_{50}	Nighttime L_{max}
LT-1	8/5/22	72	68	42	84	66	37	76
	8/6/22	76	69	40	79	70	35	76
	8/7/22	74	67	41	80	68	34	77
LT-2	8/5/22	55	52	40	70	48	34	65
	8/6/22	57	51	41	68	51	33	65
	8/7/22	60	50	41	67	55	34	65

Notes:

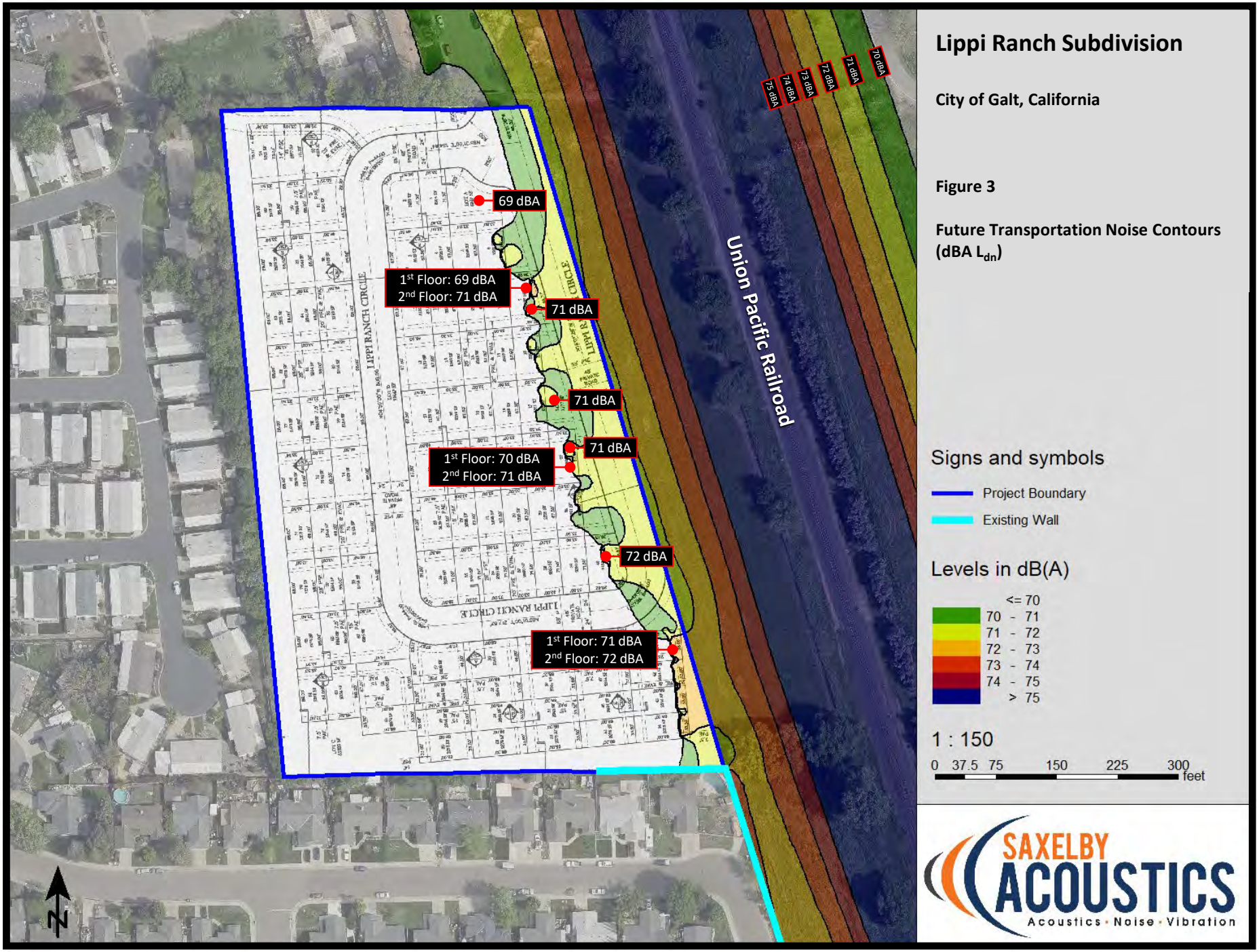
- *All values shown in dBA*
- *Daytime hours: 7:00 a.m. to 10:00 p.m.*
- *Nighttime Hours: 10:00 p.m. to 7:00 a.m.*
- *Source: Saxelby Acoustics 2022*

RAILROAD NOISE

To quantify noise exposure from existing train operations, a continuous (24-hour) noise level measurement survey was conducted along the existing Union Pacific Railroad tracks, located to the east of the project site. Based upon the noise measurement data, on average approximately 6 daily freight trains traveled this line during the nighttime (10:00 p.m. – 7:00 a.m.) and 13 during the day (7:00 a.m. – 10:00 p.m.).

Noise measurement equipment consisted of a Larson Davis Laboratories (LDL) model 820 precision integrating sound level meter. The meter was calibrated using a CAL200 acoustical calibrator before and after testing. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

Based upon the 24-hour noise measurement data, Saxelby Acoustics used the SoundPLAN noise model to calculate existing railroad noise levels across the proposed project site. 1 dB was added to existing noise levels to account for potential future increases in railroad activity. The results of this analysis are shown graphically on **Figure 3**.


Lippi Ranch Subdivision
City of Galt, California
Figure 3
Future Transportation Noise Contours (dBA L_{dn})
Union Pacific Railroad
75 dBA
74 dBA
73 dBA
72 dBA
71 dBA
70 dBA
69 dBA
1st Floor: 69 dBA
2nd Floor: 71 dBA
71 dBA
71 dBA
71 dBA
1st Floor: 70 dBA
2nd Floor: 71 dBA
72 dBA
1st Floor: 71 dBA
2nd Floor: 72 dBA
LIPPI RANCH CIRCLE
Signs and symbols
Project Boundary
Existing Wall
Levels in dB(A)
<= 70
70 - 71
71 - 72
72 - 73
73 - 74
74 - 75
> 75
1 : 150
0 37.5 75 150 225 300
feet
N
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CONSTRUCTION NOISE ENVIRONMENT

During the construction of the proposed project, including roads, water and sewer lines, and related infrastructure, noise from construction activities would temporarily add to the noise environment in the project vicinity. As shown in **Table 3**, activities involved in construction would generate maximum noise levels ranging from 76 to 90 dB at a distance of 50 feet.

TABLE 3: CONSTRUCTION EQUIPMENT NOISE

Type of Equipment	Maximum Level, dBA at 50 feet
Auger Drill Rig	84
Backhoe	78
Compactor	83
Compressor (air)	78
Concrete Saw	90
Dozer	82
Dump Truck	76
Excavator	81
Generator	81
Jackhammer	89
Pneumatic Tools	85

Source: *Roadway Construction Noise Model User's Guide*. Federal Highway Administration. FHWA-HEP-05-054. January 2006.

CONSTRUCTION VIBRATION ENVIRONMENT

The primary vibration-generating activities associated with the proposed project would occur during construction when activities such as grading, utilities placement, and driveway construction occur. **Table 4** shows the typical vibration levels produced by construction equipment.

TABLE 4: VIBRATION LEVELS FOR VARIOUS CONSTRUCTION EQUIPMENT

Type of Equipment	Peak Particle Velocity at 25 feet (inches/second)	Peak Particle Velocity at 50 feet (inches/second)	Peak Particle Velocity at 100 feet (inches/second)
Large Bulldozer	0.089	0.031	0.011
Loaded Trucks	0.076	0.027	0.010
Small Bulldozer	0.003	0.001	0.000
Auger/drill Rigs	0.089	0.031	0.011
Jackhammer	0.035	0.012	0.004
Vibratory Hammer	0.070	0.025	0.009
Vibratory Compactor/roller	0.210 (Less than 0.20 at 26 feet)	0.074	0.026

Source: *Transit Noise and Vibration Impact Assessment Guidelines.* Federal Transit Administration. May 2006.

REGULATORY CONTEXT

FEDERAL

There are no federal regulations related to noise that apply to the Proposed Project.

STATE

California Environmental Quality Act

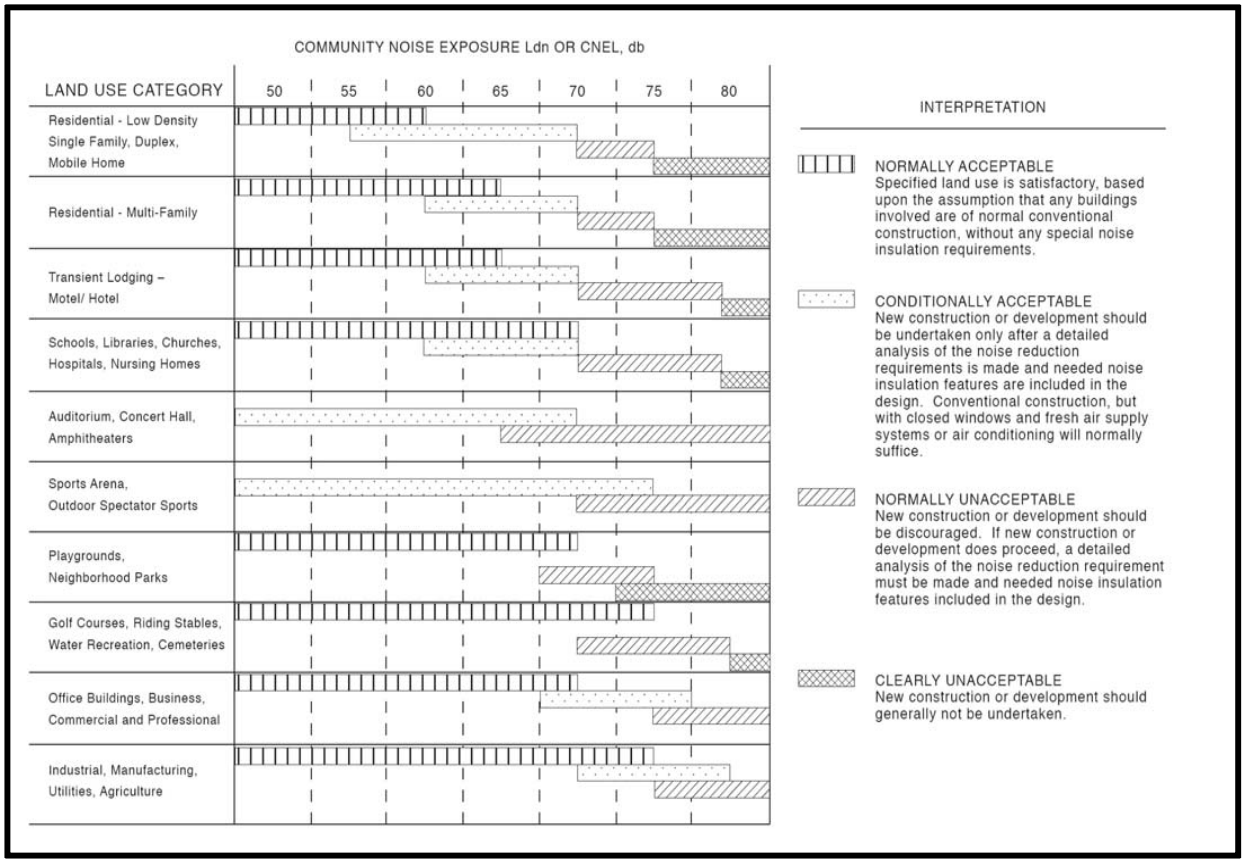
The California Environmental Quality Act (CEQA) Guidelines, Appendix G, indicate that a significant noise impact may occur if a project exposes persons to noise or vibration levels in excess of local general plans or noise ordinance standards, or cause a substantial permanent or temporary increase in ambient noise levels. CEQA standards are discussed more below under the Thresholds of Significance section.

LOCAL

City of Galt General Plan

The 2030 Galt General Plan Noise Element utilizes the State Office of Noise Control (ONC) *Guidelines for the Preparation and Content of Noise Elements of the General Plan*. The ONC guidelines include recommended exterior and interior noise level standards for local jurisdictions to identify and prevent the creation of incompatible land uses due to noise. The ONC guidelines contain a land use compatibility table that describes the compatibility of different land uses with a range of environmental noise levels in terms of L_{dn}. These guidelines are shown in **Figure 4**.

FIGURE 4: LAND USE COMPATIBILITY TABLE



Sources: State of California General Plan Guidelines, Office of Planning and Research, 1998; and ESA, 2008.

Based upon **Figure 4**, residential uses are considered normally acceptable in ambient noise environments up to 60 dBA L_{dn}, and conditionally acceptable in noise environments up to 70 dBA L_{dn}. The City of Galt maintains an interior noise level criterion of 45 dBA L_{dn} for residential uses. The intent of this standard is to provide a suitable environment for indoor communication and sleep.

City of Galt Municipal Code 8.40.060

The following activities shall be exempted from the provisions of this chapter:

E. Noise sources associated with construction, repair, remodeling, demolition, paving or grading of any real property, provided the activities do take place only between the hours of six a.m. and eight p.m. on weekdays and seven a.m. and eight p.m. on Saturdays and Sundays. Provided, however, when and unforeseen or unavoidable condition occurs during a construction project and the nature of the project necessitates that work in process be continued until a specific phase is completed, the contractor or owner shall be allowed to continue work after eight p.m. and to operate machinery and equipment necessary until completion of the specific work in progress can be brought to conclusion under conditions which will not jeopardize inspection acceptance or create undue financial hardships for the contractor or owner. Provided further, however, from June through September, the pouring of concrete may occur starting at five a.m. on weekdays;

Criteria for Acceptable Vibration

Vibration is like noise in that it involves a source, a transmission path, and a receiver. While vibration is related to noise, it differs in that noise is generally considered to be pressure waves transmitted through air, whereas vibration usually consists of the excitation of a structure or surface. As with noise, vibration consists of an amplitude and frequency. A person's perception to the vibration will depend on their individual sensitivity to vibration, as well as the amplitude and frequency of the source and the response of the system which is vibrating.

Vibration can be measured in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration measures in terms of peak particle velocities in inches per second. Standards pertaining to perception as well as damage to structures have been developed for vibration levels defined in terms of peak particle velocities.

Human and structural response to different vibration levels is influenced by a number of factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events. **Table 5**, which was developed by Caltrans, shows the vibration levels which would normally be required to result in damage to structures. The vibration levels are presented in terms of peak particle velocity in inches per second.

Table 5 indicates that the threshold for architectural damage to structures is 0.20 in/sec p.p.v. A threshold of 0.2 in/sec p.p.v. is considered to be a reasonable threshold for short-term construction projects.

TABLE 5: EFFECTS OF VIBRATION ON PEOPLE AND BUILDINGS

Peak Particle Velocity		Human Reaction	Effect on Buildings
mm/second	in/second		
0.15-0.30	0.006-0.019	Threshold of perception; possibility of intrusion	Vibrations unlikely to cause damage of any type
2.0	0.08	Vibrations readily perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
2.5	0.10	Level at which continuous vibrations begin to annoy people	Virtually no risk of "architectural" damage to normal buildings
5.0	0.20	Vibrations annoying to people in buildings (this agrees with the levels established for people standing on bridges and subjected to relative short periods of vibrations)	Threshold at which there is a risk of "architectural" damage to normal dwelling - houses with plastered walls and ceilings. Special types of finish such as lining of walls, flexible ceiling treatment, etc., would minimize "architectural" damage
10-15	0.4-0.6	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause "architectural" damage and possibly minor structural damage

Source: Transportation Related Earthborne Vibrations. Caltrans. TAV-02-01-R9601. February 20, 2002

IMPACTS AND MITIGATION MEASURES

THRESHOLDS OF SIGNIFICANCE

Appendix G of the CEQA Guidelines states that a project would normally be considered to result in significant noise impacts if noise levels conflict with adopted environmental standards or plans or if noise generated by the project would substantially increase existing noise levels at sensitive receivers on a permanent or temporary basis. Significance criteria for noise impacts are drawn from CEQA Guidelines Appendix G (Items XI [a-c]).

Would the project:

a. Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

b. Generate excessive groundborne vibration or groundborne noise levels?

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

The 2030 Galt General Plan considers the following significance criteria for noise impacts:

- If the noise level resulting from project operations would exceed the "normally acceptable" range (as shown in **Figure 4**) for a given land use where the existing noise level exceeds the normally acceptable range, a 3 dBA or greater increase due to a project is considered significant;
- If the noise level resulting from project operations would exceed the "normally acceptable" range (as shown in **Figure 4**) for a given land use where the existing noise level is within the normally acceptable range, a 5 dBA or greater increase due to a project is considered significant; or
- If the noise level resulting from project operations would be within the "normally acceptable" range (as shown in **Figure 4**) for a given land use, a 10 dBA or greater increase due to the project is considered significant.

PROJECT-SPECIFIC IMPACTS AND MITIGATION MEASURES

Impact 1: ***Would the project generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?***

Traffic Noise Increases at Off-Site Receptors

The proposed project is consistent with the City's General Plan and no traffic study was required for the project. Therefore, no substantial increases in traffic noise are predicted.

This is a **less-than-significant** impact and no mitigation is required.

Operational Noise Increases

The proposed project would include typical residential noise which would be compatible with the adjacent existing residential uses.

This is a **less-than-significant** impact and no mitigation is required.

Construction Noise

During the construction phases of the project, noise from construction activities would add to the noise environment in the immediate project vicinity. As indicated in **Table 3**, activities involved in construction would generate maximum noise levels ranging from 76 to 90 dBA L_{max} at a distance of 50 feet. Most of the building construction would occur at distances of 50 feet or greater from the nearest residences. Construction noise associated with streets would be similar to noise that would be associated with public

works projects, such as a roadway widening or paving projects. Construction activities would be temporary in nature and are anticipated to occur during normal daytime working hours.

Noise would also be generated during the construction phase by increased truck traffic on area roadways. A project-generated noise source would be truck traffic associated with transport of heavy materials and equipment to and from the construction site. This noise increase would be of short duration, and would likely occur primarily during daytime hours.

Construction activities are conditionally exempt from the Noise Ordinance during certain hours. Construction activities are exempt from the noise standard from 6 AM to 8 PM Monday through Friday, and from 7 AM to 8 PM on Saturdays and Sundays.

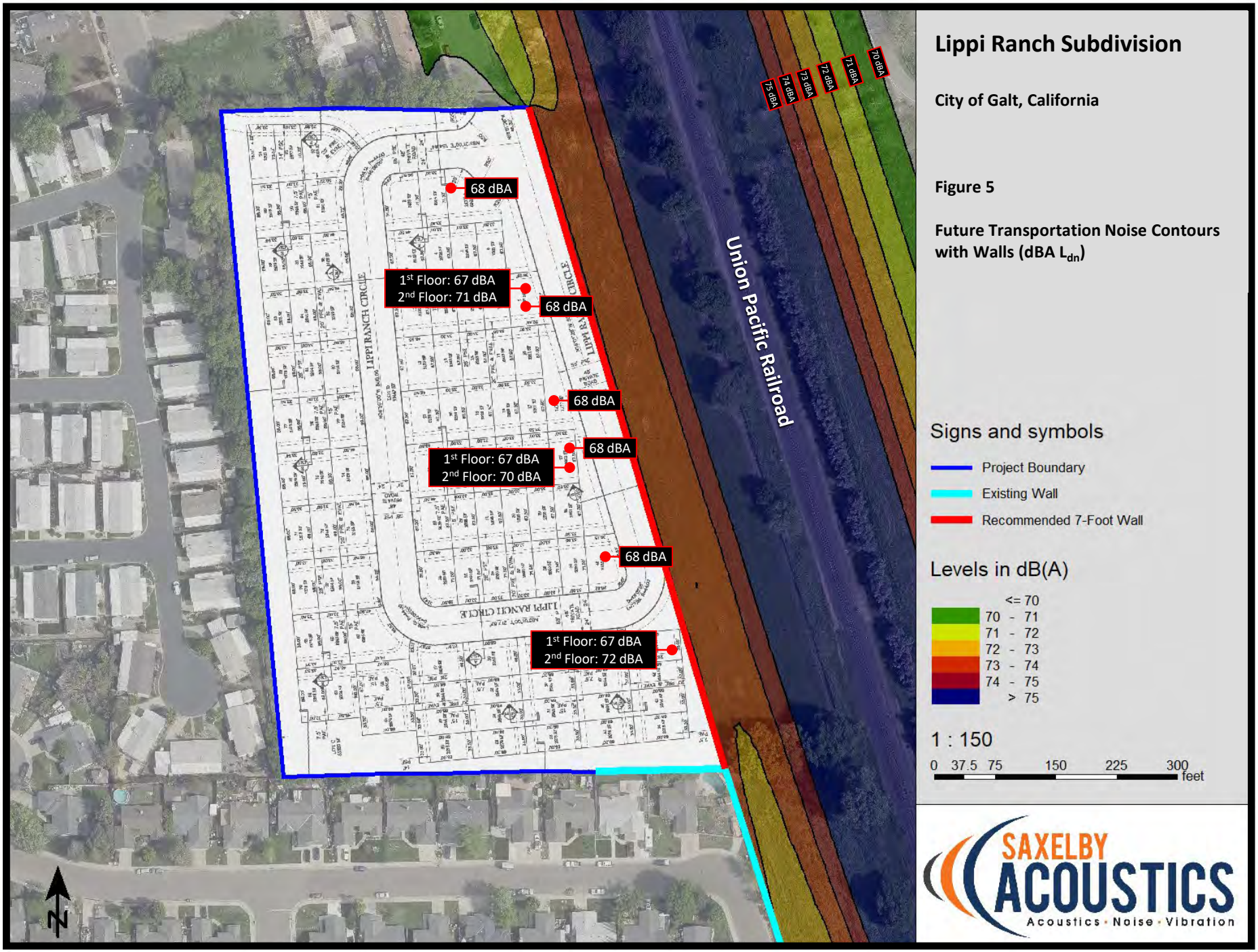
Although construction activities are temporary in nature and would likely occur during normal daytime working hours, construction-related noise could result in sleep interference at existing noise-sensitive land uses in the vicinity of the construction if construction activities were to occur outside the normal daytime hours. Therefore, impacts resulting from noise levels temporarily exceeding the threshold of significance due to construction would be considered ***potentially significant***.

Transportation Noise on Project Site (Non-CEQA Issue)

Exterior Transportation Noise

Compliance with City standards on new noise-sensitive receptors is not a CEQA consideration. However, this information is provided here so that a determination can be made regarding the ability of the proposed project to meet the requirements of the City of Galt for exterior and interior noise levels at new sensitive uses proposed under the project.

Based on long term noise measurements, the project site is predicted to be exposed to exterior noise levels up to approximately 72 dBA L_{dn} at the proposed residential uses. The Galt Community Noise Exposure land use compatibility chart shown in **Figure 4** shows that noise levels of up to 70 dBA L_{dn} are "Conditionally Acceptable" for single-family residential uses. Project noise levels of 72 dBA fall within the "Normally Unacceptable" range of 70-75 dBA L_{dn}. A 7-foot-tall sound wall along the eastern boundary of the project site between the Union Pacific Railroad tracks and proposed residences (shown in **Figure 5**) would reduce noise levels from railroad pass bys to acceptable levels in the outdoor activity areas of proposed residences.


Lippi Ranch Subdivision
City of Galt, California
Figure 5
Future Transportation Noise Contours with Walls (dBA L_{dn})
Union Pacific Railroad
75 dBA
74 dBA
73 dBA
72 dBA
71 dBA
70 dBA
68 dBA
1st Floor: 67 dBA
2nd Floor: 71 dBA
68 dBA
68 dBA
68 dBA
1st Floor: 67 dBA
2nd Floor: 70 dBA
68 dBA
1st Floor: 67 dBA
2nd Floor: 72 dBA
LIPPI RANCH CIRCLE
Signs and symbols
Project Boundary
Existing Wall
Recommended 7-Foot Wall
Levels in dB(A)
<= 70
70 - 71
71 - 72
72 - 73
73 - 74
74 - 75
> 75
1 : 150
0 37.5 75 150 225 300
feet
N
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INTERIOR TRANSPORTATION NOISE

Based upon **Figure 5**, the proposed project would be exposed to exterior noise levels of up to 67 dBA at first floors and up to 72 dBA L_{dn} at second floor building facades. The City of Galt requires interior noise levels at residential uses to be 45 dB L_{dn}, or less at receptors along the Union Pacific Railroad. Modern building construction methods typically yield an exterior-to-interior noise level reduction of 25 dBA. Therefore, where exterior noise levels are 70 dBA L_{dn}, or less, no additional interior noise control measures are typically required. For this project, exterior noise levels are predicted to be up to 67 dBA at first floors and 72 dBA L_{dn} at second floors, resulting in an interior noise level of approximately 42 dBA at first floors and 47 dBA L_{dn} at second floors, based on typical building construction. This would exceed the City's 45 dBA L_{dn} interior noise level standard for second floor areas of the proposed residential uses.

In order to meet the City's standard, additional interior noise control measures are needed, as shown in **Figure 6**. This would include the use of sound transmission class (STC) rated windows in the range of STC 38, or higher.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

1(a) *Construction activities shall comply with the City of Galt Noise Ordinance and shall be limited to the hours set forth below:*

Monday-Friday	*6:00 AM to 8:00 PM*
Saturday and Sunday	*7:00 AM to 8:00 PM*

These criteria shall be included in the grading plan submitted by the applicant/developer for review and approval of the Public Works Department prior to issuance of grading permits. Exceptions to allow expanded construction activities shall be reviewed on a case-by-case basis as determined by the Chief Building Official and/or City Engineer.

1(b) *Construction activities shall adhere to the requirements of the City of Galt with respect to hours of operation, muffling of internal combustion engines, and other factors that affect construction noise generation and its effects on noise-sensitive land uses. Prior to issuance of grading permits, these criteria shall be included in the grading plan submitted by the applicant/developer for the review and approval of the Public Works Department.*

1(c) *During construction, the applicant/developer shall designate a disturbance coordinator and conspicuously post this person's number around the project site and in adjacent public spaces. The disturbance coordinator will receive all public complaints about construction noise disturbances and will be responsible for determining the cause of the complaint, and implement feasible measures to be taken to alleviate the problem. The disturbance coordinator shall report all complaints and corrective measures taken to the Community Development Director.*

Recommended Condition of Approval

Prior to approval of project improvement plans, the plans for the proposed project shall show that the first row lots closest to the Union Pacific Railroad shall be shielded using a 7-foot-tall masonry sound wall per the approval of the City Engineer. The approximate location of the 7-foot-tall wall is shown on ***Figure 5****. Other types of barriers may be employed but shall be reviewed by an acoustical engineer prior to being constructed. Sound wall heights are assumed to be relative to building pad elevations and may achieve the required wall height through use of earthen berm and wall combinations to achieve the total height. Additionally, second floor windows of the first row of residences along the Union Pacific Railroad, should have a minimum STC rating of 38 for windows with a view the Union Pacific Railroad. Alternatively, an interior noise analysis shall be prepared by a qualified acoustic engineer outlining the measures required to meet the City's 45 dBA* L_{dn} *interior noise standard, especially at unshielded second floor facades along the Union Pacific Railroad. The facades that require additional interior measures are shown in* ***Figure 6****.*



Interior Noise Control Measures
(Required for Indicated Facades of Proposed Building)

- *Glazing shall have a sound transmission class (STC) rating of 38 minimum;*
- *Exterior finish shall be stucco with sheathing;*
- *Flooring shall be vinyl planks;*
- *Interior gypsum at exterior walls shall be 5/8";*
- *Ceiling gypsum shall be 5/8";*
- *Mechanical ventilation shall be installed in all residential uses to allow residents to keep doors and windows closed, as desired for acoustical isolation;*
- *No PTAC's shall be used.*

Lippi Ranch Subdivision

City of Galt, California

Figure 6

Interior Noise Control Measures

Legend

2nd Floor Facades Needing Acoustic Upgrades

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IMPACT 2: WOULD THE PROJECT GENERATE EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS?

Construction vibration impacts include human annoyance and building structural damage. Human annoyance occurs when construction vibration rises significantly above the threshold of perception. Building damage can take the form of cosmetic or structural.

The **Table 5** data indicate that construction vibration levels anticipated for the project are less than the 0.2 in/sec threshold at distances of 26 feet. Sensitive receptors which could be impacted by construction related vibrations, especially vibratory compactors/rollers, are located approximately 26 feet, or further, from typical construction activities. At these distances construction vibrations are not predicted to exceed acceptable levels. Additionally, construction activities would be temporary in nature and would likely occur during normal daytime working hours.

This is a **less-than-significant** impact, and no mitigation is required.

Impact 3: For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

There are no airports in the project vicinity. Therefore, this impact is not applicable to the proposed project.

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Appendix A: Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
ASTC	Apparent Sound Transmission Class. Similar to STC but includes sound from flanking paths and correct for room reverberation. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by +5 dBA and nighttime hours weighted by +10 dBA.
DNL	See definition of Ldn.
IIC	Impact Insulation Class. An integer-number rating of how well a building floor attenuates impact sounds, such as footsteps. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz (Hz).
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
L(n)	The sound level exceeded a described percentile over a measurement period. For instance, an hourly L50 is the sound level exceeded 50% of the time during the one-hour period.
Loudness	A subjective term for the sensation of the magnitude of sound.
NIC	Noise Isolation Class. A rating of the noise reduction between two spaces. Similar to STC but includes sound from flanking paths and no correction for room reverberation.
NNIC	Normalized Noise Isolation Class. Similar to NIC but includes a correction for room reverberation.
Noise	Unwanted sound.
NRC	Noise Reduction Coefficient. NRC is a single-number rating of the sound-absorption of a material equal to the arithmetic mean of the sound-absorption coefficients in the 250, 500, 1000, and 2,000 Hz octave frequency bands rounded to the nearest multiple of 0.05. It is a representation of the amount of sound energy absorbed upon striking a particular surface. An NRC of 0 indicates perfect reflection; an NRC of 1 indicates perfect absorption.
RT60	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 Sabin.
SEL	Sound Exposure Level. SEL is a rating, in decibels, of a discrete event, such as an aircraft flyover or train pass by, that compresses the total sound energy into a one-second event.
SPC	Speech Privacy Class. SPC is a method of rating speech privacy in buildings. It is designed to measure the degree of speech privacy provided by a closed room, indicating the degree to which conversations occurring within are kept private from listeners outside the room.
STC	Sound Transmission Class. STC is an integer rating of how well a building partition attenuates airborne sound. It is widely used to rate interior partitions, ceilings/floors, doors, windows and exterior wall configurations. The STC rating is typically used to rate the sound transmission of a specific building element when tested in laboratory conditions where flanking paths around the assembly don't exist. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.
Impulsive	Sound of short duration, usually less than one second, with an abrupt onset and rapid decay.
Simple Tone	Any sound which can be judged as audible as a single pitch or set of single pitches.

Appendix B: Continuous Ambient Noise Measurement Results

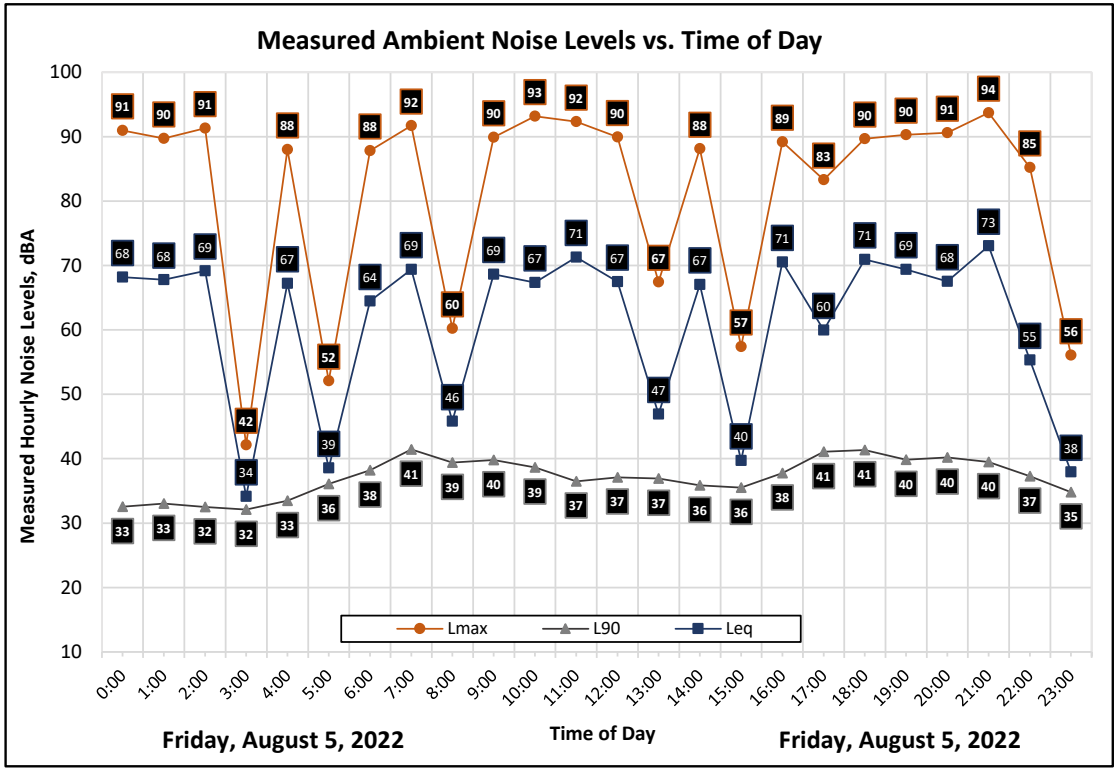


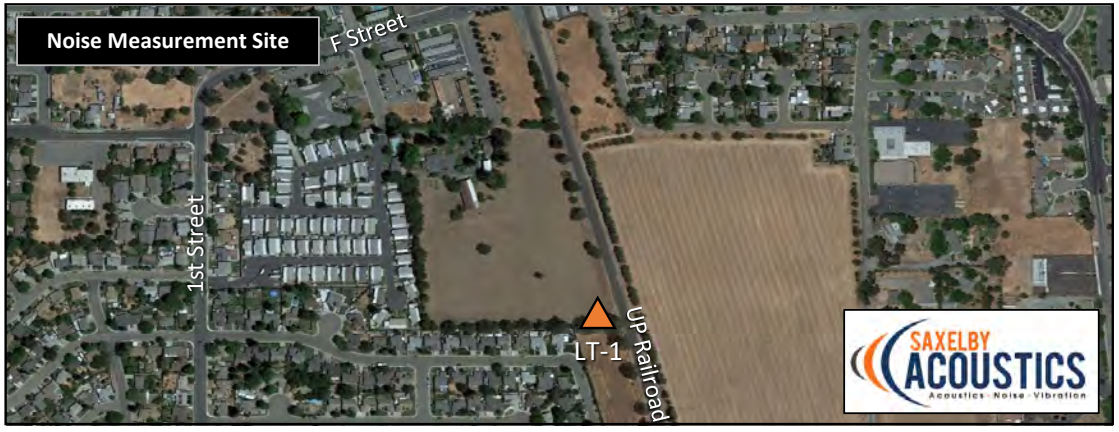
Appendix B1a: Continuous Noise Monitoring Results

Site: LT-1
Project: Lippi Ranch Subdivision
Location: South-East of Project Site
Coordinates: 38.2452650°, -121.3042307°
Meter: LDL 820-2
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Friday, August 5, 2022	0:00	68	91	35	33
Friday, August 5, 2022	1:00	68	90	36	33
Friday, August 5, 2022	2:00	69	91	35	32
Friday, August 5, 2022	3:00	34	42	34	32
Friday, August 5, 2022	4:00	67	88	35	33
Friday, August 5, 2022	5:00	39	52	38	36
Friday, August 5, 2022	6:00	64	88	41	38
Friday, August 5, 2022	7:00	69	92	44	41
Friday, August 5, 2022	8:00	46	60	43	39
Friday, August 5, 2022	9:00	69	90	43	40
Friday, August 5, 2022	10:00	67	93	42	39
Friday, August 5, 2022	11:00	71	92	39	37
Friday, August 5, 2022	12:00	67	90	45	37
Friday, August 5, 2022	13:00	47	67	44	37
Friday, August 5, 2022	14:00	67	88	40	36
Friday, August 5, 2022	15:00	40	57	38	36
Friday, August 5, 2022	16:00	71	89	42	38
Friday, August 5, 2022	17:00	60	83	44	41
Friday, August 5, 2022	18:00	71	90	44	41
Friday, August 5, 2022	19:00	69	90	42	40
Friday, August 5, 2022	20:00	68	91	43	40
Friday, August 5, 2022	21:00	73	94	42	40
Friday, August 5, 2022	22:00	55	85	40	37
Friday, August 5, 2022	23:00	38	56	37	35

Statistics	Leq	Lmax	L50	L90
Day Average	68	84	42	39
Night Average	66	76	37	34
Day Low	40	57	38	36
Day High	73	94	45	41
Night Low	34	42	34	32
Night High	69	91	41	38
Ldn	72	Day %		78
CNEL	73	Night %		22



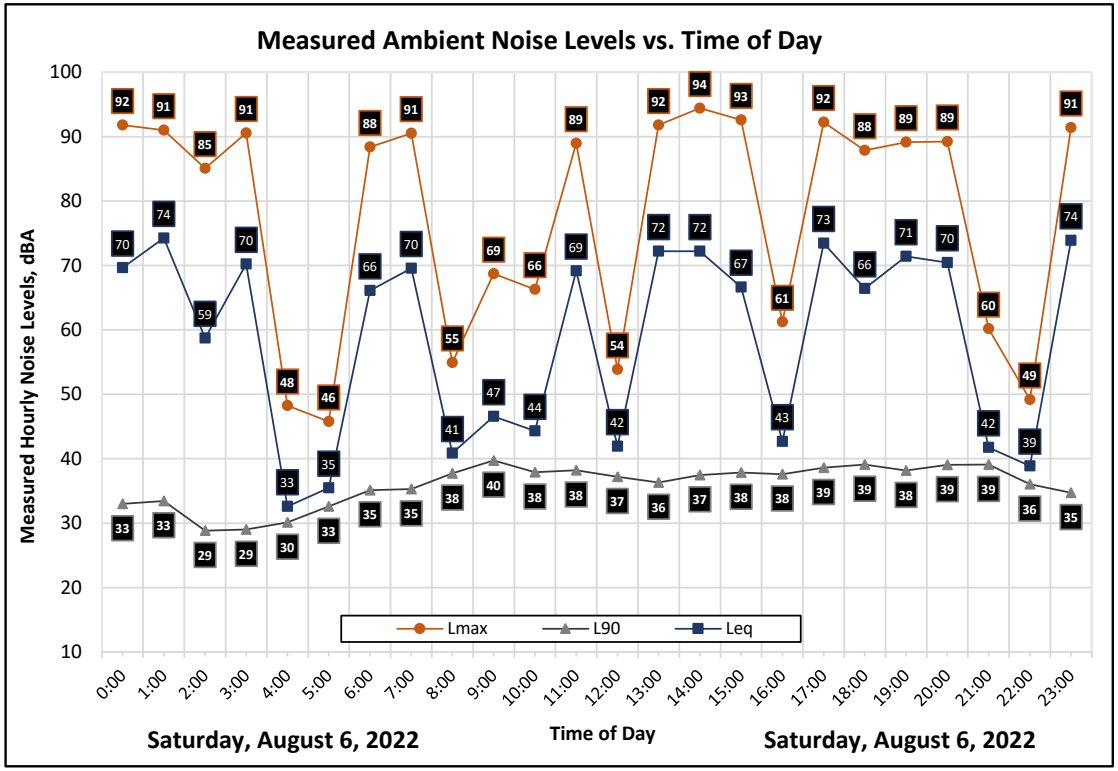


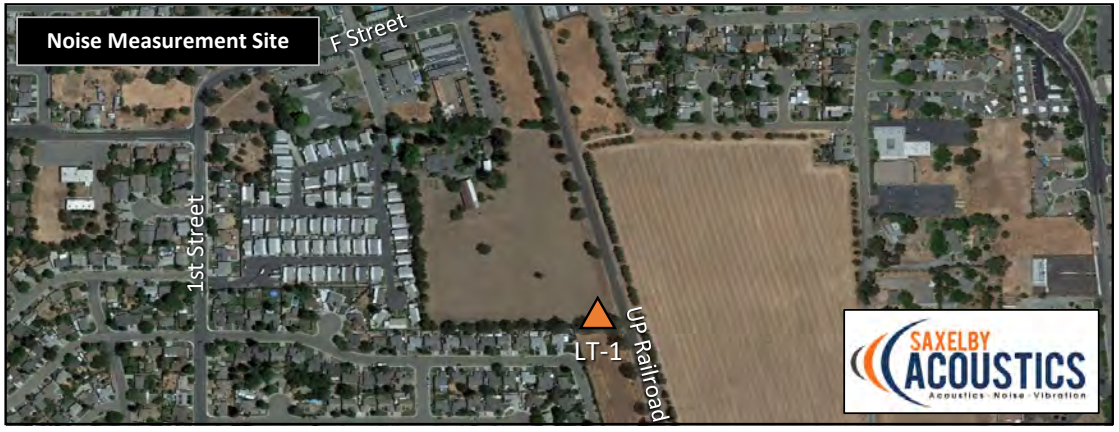
Appendix B1b: Continuous Noise Monitoring Results

Site: LT-1
Project: Lippi Ranch Subdivision
Location: South-East of Project Site
Coordinates: 38.2452650°, -121.3042307°
Meter: LDL 820-2
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Saturday, August 6, 2022	0:00	70	92	35	33
Saturday, August 6, 2022	1:00	74	91	36	33
Saturday, August 6, 2022	2:00	59	85	31	29
Saturday, August 6, 2022	3:00	70	91	31	29
Saturday, August 6, 2022	4:00	33	48	32	30
Saturday, August 6, 2022	5:00	35	46	35	33
Saturday, August 6, 2022	6:00	66	88	37	35
Saturday, August 6, 2022	7:00	70	91	38	35
Saturday, August 6, 2022	8:00	41	55	40	38
Saturday, August 6, 2022	9:00	47	69	43	40
Saturday, August 6, 2022	10:00	44	66	41	38
Saturday, August 6, 2022	11:00	69	89	41	38
Saturday, August 6, 2022	12:00	42	54	40	37
Saturday, August 6, 2022	13:00	72	92	39	36
Saturday, August 6, 2022	14:00	72	94	41	37
Saturday, August 6, 2022	15:00	67	93	41	38
Saturday, August 6, 2022	16:00	43	61	41	38
Saturday, August 6, 2022	17:00	73	92	41	39
Saturday, August 6, 2022	18:00	66	88	41	39
Saturday, August 6, 2022	19:00	71	89	40	38
Saturday, August 6, 2022	20:00	70	89	42	39
Saturday, August 6, 2022	21:00	42	60	41	39
Saturday, August 6, 2022	22:00	39	49	38	36
Saturday, August 6, 2022	23:00	74	91	37	35

Statistics	Leq	Lmax	L50	L90
Day Average	69	79	40	38
Night Average	70	76	35	33
Day Low	41	54	38	35
Day High	73	94	43	40
Night Low	33	46	31	29
Night High	74	92	38	36
Ldn	76	Day %		59
CNEL	76	Night %		41



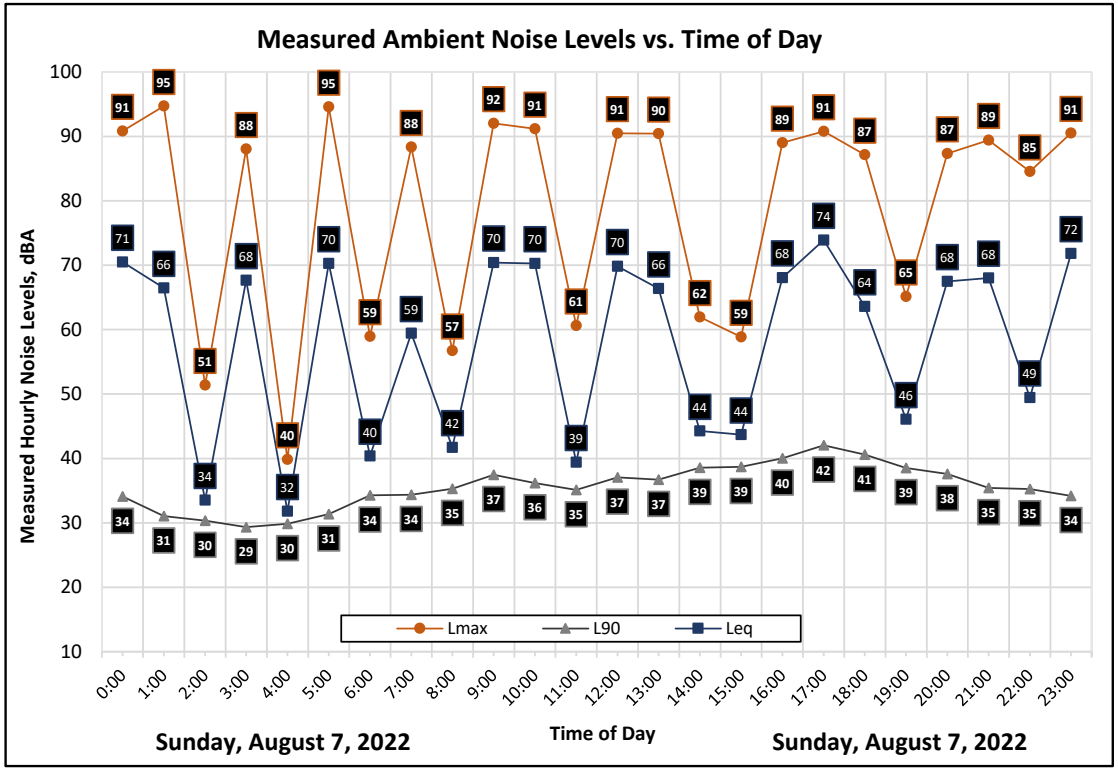


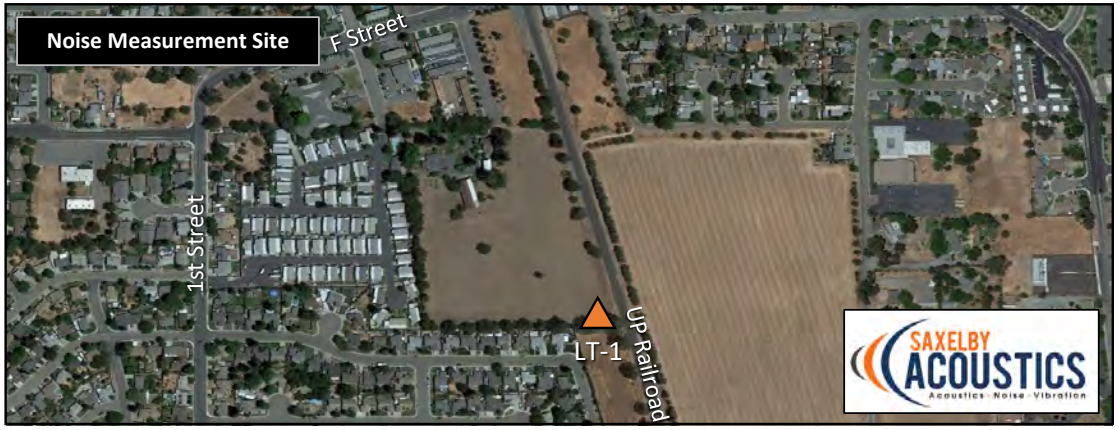
Appendix B1c: Continuous Noise Monitoring Results

Site: LT-1
Project: Lippi Ranch Subdivision
Location: South-East of Project Site
Coordinates: 38.2452650°, -121.3042307°
Meter: LDL 820-2
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Sunday, August 7, 2022	0:00	71	91	36	34
Sunday, August 7, 2022	1:00	66	95	33	31
Sunday, August 7, 2022	2:00	34	51	32	30
Sunday, August 7, 2022	3:00	68	88	31	29
Sunday, August 7, 2022	4:00	32	40	31	30
Sunday, August 7, 2022	5:00	70	95	34	31
Sunday, August 7, 2022	6:00	40	59	36	34
Sunday, August 7, 2022	7:00	59	88	37	34
Sunday, August 7, 2022	8:00	42	57	40	35
Sunday, August 7, 2022	9:00	70	92	39	37
Sunday, August 7, 2022	10:00	70	91	39	36
Sunday, August 7, 2022	11:00	39	61	37	35
Sunday, August 7, 2022	12:00	70	91	40	37
Sunday, August 7, 2022	13:00	66	90	40	37
Sunday, August 7, 2022	14:00	44	62	42	39
Sunday, August 7, 2022	15:00	44	59	42	39
Sunday, August 7, 2022	16:00	68	89	43	40
Sunday, August 7, 2022	17:00	74	91	48	42
Sunday, August 7, 2022	18:00	64	87	44	41
Sunday, August 7, 2022	19:00	46	65	42	39
Sunday, August 7, 2022	20:00	68	87	40	38
Sunday, August 7, 2022	21:00	68	89	38	35
Sunday, August 7, 2022	22:00	49	85	37	35
Sunday, August 7, 2022	23:00	72	91	37	34

Statistics	Leq	Lmax	L50	L90
Day Average	67	80	41	38
Night Average	68	77	34	32
Day Low	39	57	37	34
Day High	74	92	48	42
Night Low	32	40	31	29
Night High	72	95	37	35
Ldn	74	Day %		63
CNEL	74	Night %		37



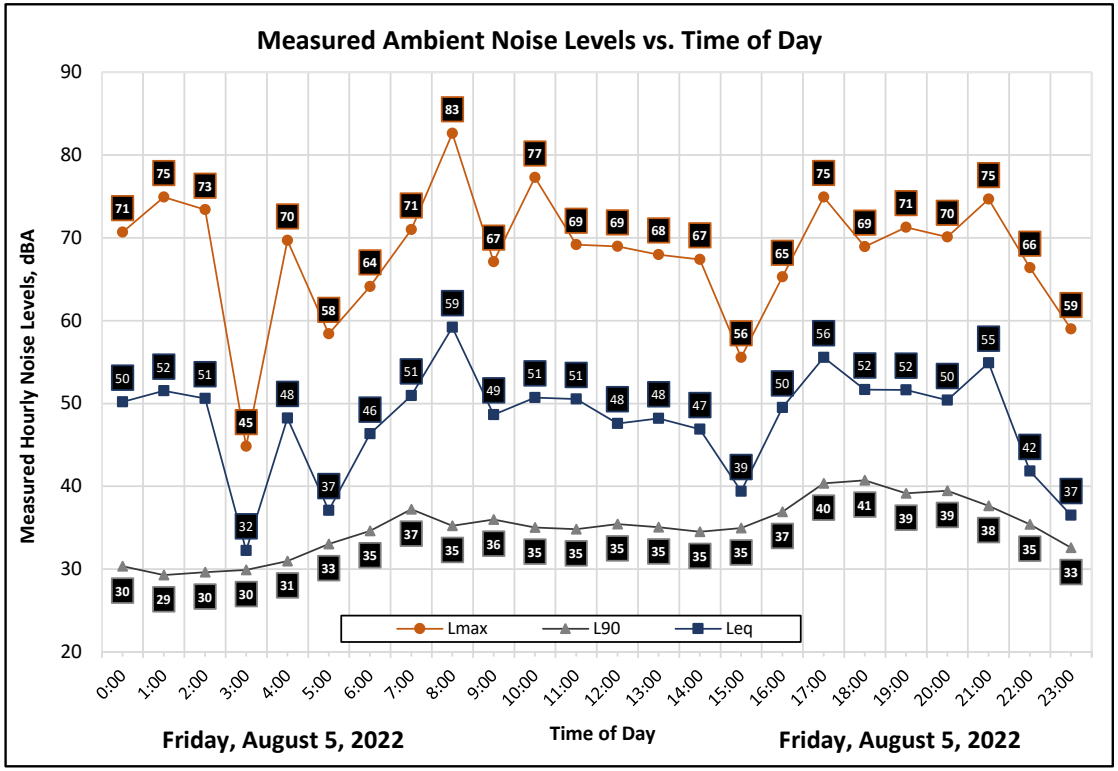


Appendix B2a: Continuous Noise Monitoring Results

Site: LT-2
Project: Lippi Ranch Subdivision
Meter: LDL 820-7
Location: South-West of Project Site
Calibrator: CAL200
Coordinates: 38.2452395°, -121.3061701°

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Friday, August 5, 2022	0:00	50	71	35	30
Friday, August 5, 2022	1:00	52	75	32	29
Friday, August 5, 2022	2:00	51	73	32	30
Friday, August 5, 2022	3:00	32	45	31	30
Friday, August 5, 2022	4:00	48	70	33	31
Friday, August 5, 2022	5:00	37	58	34	33
Friday, August 5, 2022	6:00	46	64	37	35
Friday, August 5, 2022	7:00	51	71	40	37
Friday, August 5, 2022	8:00	59	83	38	35
Friday, August 5, 2022	9:00	49	67	39	36
Friday, August 5, 2022	10:00	51	77	38	35
Friday, August 5, 2022	11:00	51	69	40	35
Friday, August 5, 2022	12:00	48	69	40	35
Friday, August 5, 2022	13:00	48	68	40	35
Friday, August 5, 2022	14:00	47	67	39	35
Friday, August 5, 2022	15:00	39	56	38	35
Friday, August 5, 2022	16:00	50	65	41	37
Friday, August 5, 2022	17:00	56	75	44	40
Friday, August 5, 2022	18:00	52	69	44	41
Friday, August 5, 2022	19:00	52	71	42	39
Friday, August 5, 2022	20:00	50	70	43	39
Friday, August 5, 2022	21:00	55	75	41	38
Friday, August 5, 2022	22:00	42	66	38	35
Friday, August 5, 2022	23:00	37	59	35	33

Statistics	Leq	Lmax	L50	L90
Day Average	52	70	40	37
Night Average	48	65	34	32
Day Low	39	56	38	35
Day High	59	83	44	41
Night Low	32	45	31	29
Night High	52	75	38	35
Ldn	55	Day %		84
CNEL	56	Night %		16



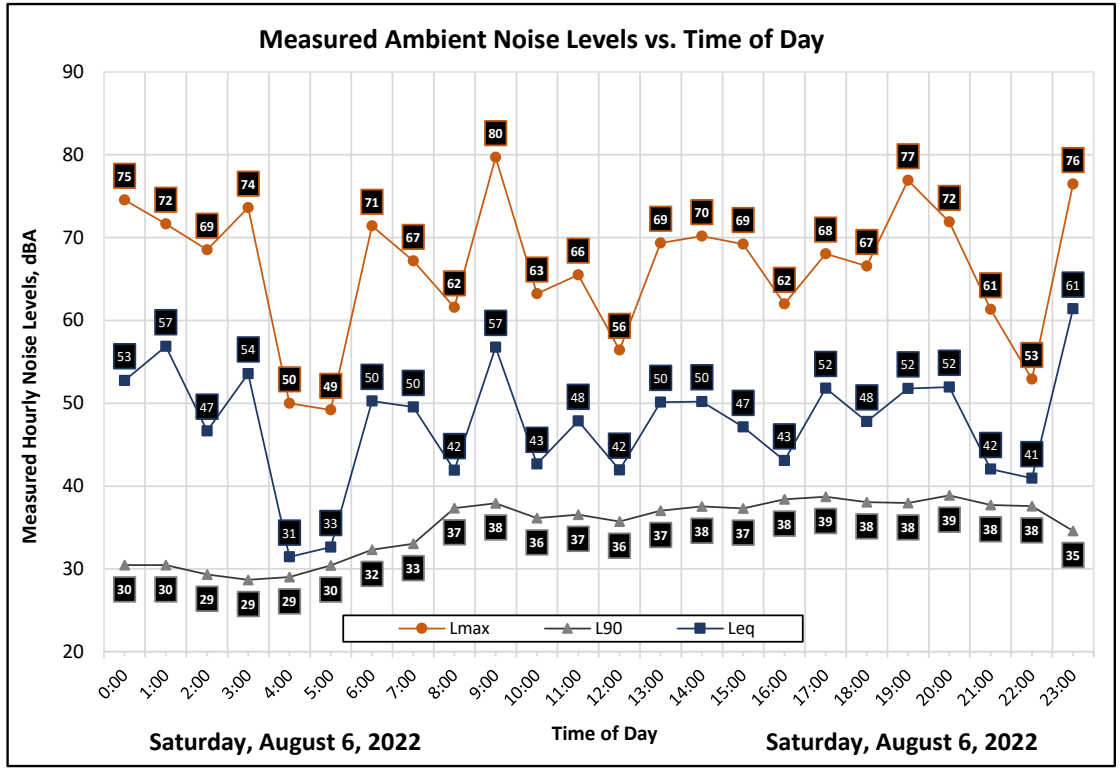


Appendix B2b: Continuous Noise Monitoring Results

Site: LT-2
Project: Lippi Ranch Subdivision
Location: South-West of Project Site
Coordinates: 38.2452395°, -121.3061701°
Meter: LDL 820-7
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Saturday, August 6, 2022	0:00	53	75	33	30
Saturday, August 6, 2022	1:00	57	72	35	30
Saturday, August 6, 2022	2:00	47	69	33	29
Saturday, August 6, 2022	3:00	54	74	30	29
Saturday, August 6, 2022	4:00	31	50	30	29
Saturday, August 6, 2022	5:00	33	49	32	30
Saturday, August 6, 2022	6:00	50	71	34	32
Saturday, August 6, 2022	7:00	50	67	35	33
Saturday, August 6, 2022	8:00	42	62	40	37
Saturday, August 6, 2022	9:00	57	80	42	38
Saturday, August 6, 2022	10:00	43	63	40	36
Saturday, August 6, 2022	11:00	48	66	40	37
Saturday, August 6, 2022	12:00	42	56	40	36
Saturday, August 6, 2022	13:00	50	69	40	37
Saturday, August 6, 2022	14:00	50	70	42	38
Saturday, August 6, 2022	15:00	47	69	41	37
Saturday, August 6, 2022	16:00	43	62	41	38
Saturday, August 6, 2022	17:00	52	68	41	39
Saturday, August 6, 2022	18:00	48	67	42	38
Saturday, August 6, 2022	19:00	52	77	41	38
Saturday, August 6, 2022	20:00	52	72	43	39
Saturday, August 6, 2022	21:00	42	61	41	38
Saturday, August 6, 2022	22:00	41	53	40	38
Saturday, August 6, 2022	23:00	61	76	38	35

Statistics	Leq	Lmax	L50	L90
Day Average	50	67	41	37
Night Average	55	65	34	31
Day Low	42	56	35	33
Day High	57	80	43	39
Night Low	31	49	30	29
Night High	61	76	40	38
Ldn	60	Day %		38
CNEL	60	Night %		62



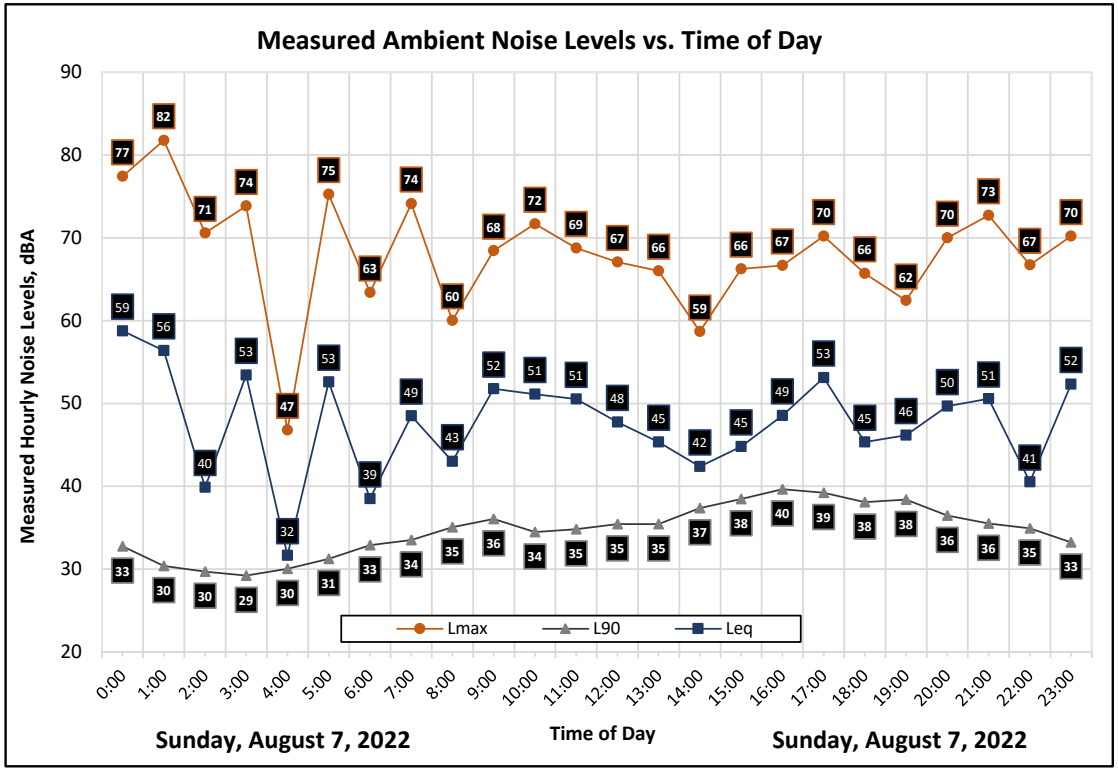


Appendix B2c: Continuous Noise Monitoring Results

Site: LT-2
Project: Lippi Ranch Subdivision
Meter: LDL 820-7
Location: South-West of Project Site
Calibrator: CAL200
Coordinates: 38.2452395°, -121.3061701°

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Sunday, August 7, 2022	0:00	59	77	35	33
Sunday, August 7, 2022	1:00	56	82	32	30
Sunday, August 7, 2022	2:00	40	71	31	30
Sunday, August 7, 2022	3:00	53	74	31	29
Sunday, August 7, 2022	4:00	32	47	31	30
Sunday, August 7, 2022	5:00	53	75	33	31
Sunday, August 7, 2022	6:00	39	63	35	33
Sunday, August 7, 2022	7:00	49	74	36	34
Sunday, August 7, 2022	8:00	43	60	39	35
Sunday, August 7, 2022	9:00	52	68	40	36
Sunday, August 7, 2022	10:00	51	72	39	34
Sunday, August 7, 2022	11:00	51	69	40	35
Sunday, August 7, 2022	12:00	48	67	39	35
Sunday, August 7, 2022	13:00	45	66	39	35
Sunday, August 7, 2022	14:00	42	59	41	37
Sunday, August 7, 2022	15:00	45	66	42	38
Sunday, August 7, 2022	16:00	49	67	42	40
Sunday, August 7, 2022	17:00	53	70	43	39
Sunday, August 7, 2022	18:00	45	66	42	38
Sunday, August 7, 2022	19:00	46	62	42	38
Sunday, August 7, 2022	20:00	50	70	41	36
Sunday, August 7, 2022	21:00	51	73	38	36
Sunday, August 7, 2022	22:00	41	67	37	35
Sunday, August 7, 2022	23:00	52	70	35	33

Statistics	Leq	Lmax	L50	L90
Day Average	49	67	40	37
Night Average	53	70	33	32
Day Low	42	59	36	34
Day High	53	74	43	40
Night Low	32	47	31	29
Night High	59	82	37	35
Ldn	59	Day %		40
CNEL	59	Night %		60





Appendix C: Interior Noise Loss Calculations

Appendix C2: Interior Noise Calculation Sheet

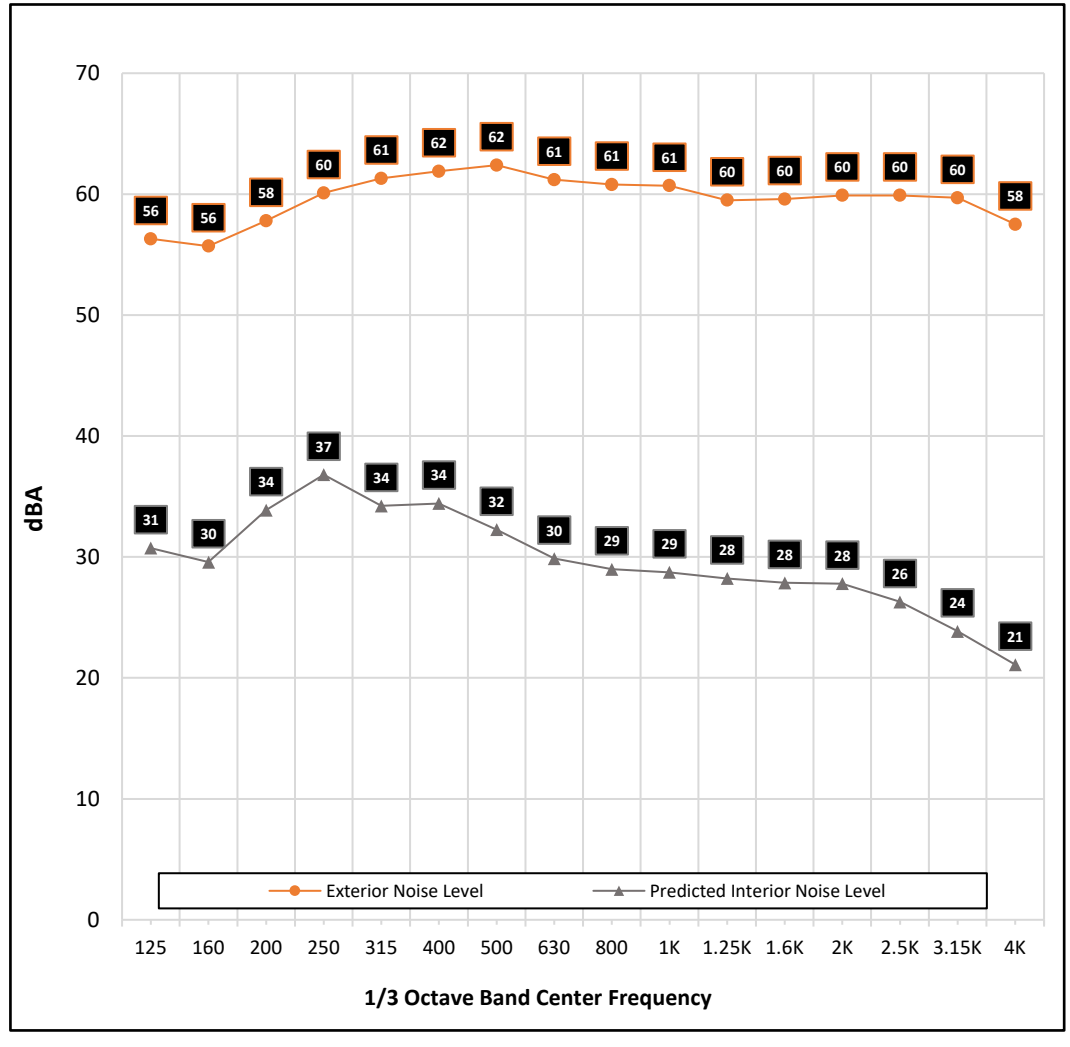
Project: Lippi Ranch Subdivision

Room Description: Plan 3: 2nd Floor Loft

Inputs		
Parallel Exterior level, dBA:	72.0	**Ldn**
Correction Factor, dBA:	5.0	
Noise Source:	Railroad Locomotive and Cars	
Room Perimeter, ft:	46.0	
Room Area, ft:	132.0	
Room Height, ft:	9.0	
Transmitting Panel Length, ft:	11.0	
Glazing Area, ft:	66.0	
Ceiling Finish:	**Gyp Board**	
Ceiling, sf:	132	
Wall Finish 1:	**Gyp Board**	
Wall Finish 1, sf:	348	
Wall Finish 2:	**Glass**	
Wall Finish 2, sf:	66	
Floor:	**Vinyl Plank**	
Floor, sf:	132	
Misc. Finish:	**Soft Furnishings**	
Misc. Finish, sf:	25	
Transmitting Element 1:	**Wall - 1-Coat Stucco, 5/8" gyp INSUL**	
Element 1, sf:	33	
Transmitting Element 2:	**Glazing - STC 38**	
Element 2, sf:	66	
Transmitting Element 3:		
Element 3, sf:		
Transmitting Element 4:		
Element 4, sf:		

Predicted Interior Noise Level, dBA: 43

Noise Reduction, dBA: -29



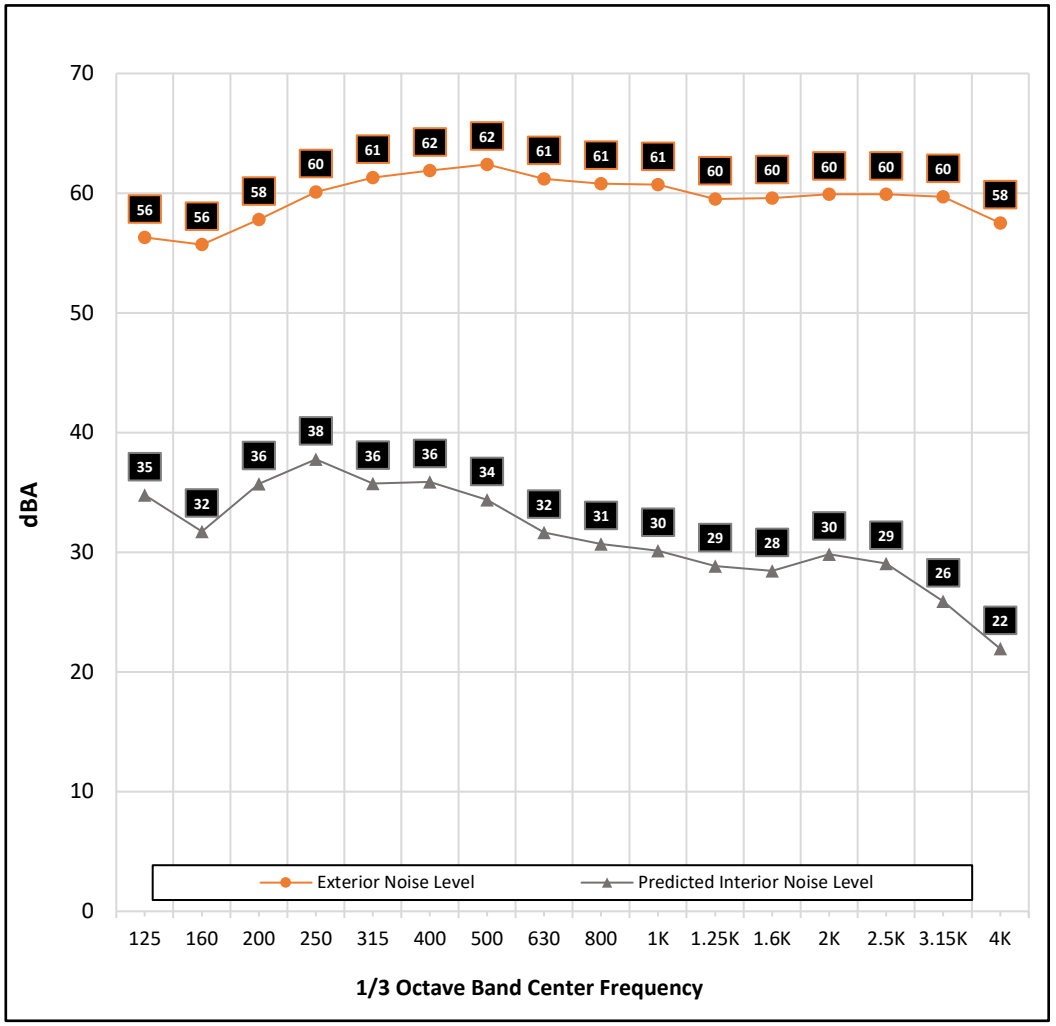
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Acoustics · Noise · Vibration

Appendix C1: Interior Noise Calculation Sheet

Project: Lippi Ranch Subdivision
Room Description: Plan 1: Bedroom 3

Inputs		
Parallel Exterior level, dBA:	72.0	Ldn
Correction Factor, dBA:	5.0	
Noise Source:	Railroad Locomotive and Cars	
Room Perimeter, ft:	42.0	
Room Area, ft:	110.0	
Room Height, ft:	9.0	
Transmitting Panel Length, ft:	21.0	
Glazing Area, ft:	54.0	
Ceiling Finish:	Gyp Board	
Ceiling, sf:	110	
Wall Finish 1:	Gyp Board	
Wall Finish 1, sf:	324	
Wall Finish 2:	Glass	
Wall Finish 2, sf:	54	
Floor:	Vinyl Plank	
Floor, sf:	110	
Misc. Finish:	Soft Furnishings	
Misc. Finish, sf:	25	
Transmitting Element 1:	Wall - 1-Coat Stucco, 5/8" gyp INSUL	
Element 1, sf:	135	
Transmitting Element 2:	Glazing - STC 38	
Element 2, sf:	54	
Transmitting Element 3:		
Element 3, sf:		
Transmitting Element 4:		
Element 4, sf:		

Predicted Interior Noise Level, dBA: 45
Noise Reduction, dBA: -27



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Appendix B

20 April 2023

Kristyn Bitz
City of Galt
Community Development Department
495 Industrial Drive
Galt, CA 95632
KBitz@cityofgalt.org

COMMENTS TO REQUEST FOR REVIEW FOR THE NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, LIPPI RANCH SUBDIVISION PROJECT, SCH#2023030579, SACRAMENTO COUNTY

Pursuant to the State Clearinghouse's 22 March 2023 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Notice of Preparation for the Draft Environmental Impact Report* for the Lippi Ranch Subdivision Project, located in Sacramento County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore, our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by

the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:
https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits[1]
The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Clean Water Act Section 404 Permit
If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification
If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for

[1] Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at: https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at: http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/help/permit/

If you have questions regarding these comments, please contact me at (916) 464-4684 or Peter.Minkel2@waterboards.ca.gov.

Peter Minkel

Peter Minkel
Engineering Geologist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

Department of Toxic Substances Control

Yana Garcia
Secretary for
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Meredith Williams, Ph.D.
Director
8800 Cal Center Drive
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

April 13, 2023

Ms. Kristyn Bitz
Associate Planner
City of Galt
Community Development Department
495 Industrial Drive
Galt, CA 95632
KBitz@cityofgalt.com

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE LIPPI RANCH SUBDIVISION PROJECT – DATED MARCH 22, 2023
(STATE CLEARINGHOUSE NUMBER: 2023030579)

Dear Ms. Bitz:

The Department of Toxic Substances Control (DTSC) received a Notice of Preparation of an Environmental Impact Report (EIR) for the Lippi Ranch Subdivision Project (Project). The Lead Agency is receiving this notice from DTSC because the Project includes one or more of the following: groundbreaking activities, presence of site buildings that may require demolition or modifications, importation of backfill soil, and/or work on or in close proximity to an agricultural or former agricultural site.

DTSC recommends that the following issues be evaluated in the Hazards and Hazardous Materials section of the EIR:

1. The EIR references the listing compiled in accordance with California Government Code Section 65962.5, commonly known as the Cortese List. Not all sites impacted by hazardous waste or hazardous substances will be found on the Cortese List. DTSC recommends that the Hazards and Hazardous Materials section of the EIR address actions to be taken for any sites impacted by hazardous waste or hazardous substances within the Project area, not just those found on the Cortese List. DTSC recommends consulting with other agencies that may provide oversight to hazardous waste facilities or sites impacted with

hazardous substances in order to determine a comprehensive listing of all sites impacted by hazardous waste or substances within the Project area. DTSC hazardous waste facilities and sites with known or suspected contamination issues can be found on DTSC's EnviroStor data management system. The EnviroStor Map feature can be used to locate hazardous waste facilities and sites with known or suspected contamination issues for a county, city, or a specific address.

2. A State of California environmental regulatory agency such as DTSC, a Regional Water Quality Control Board (RWQCB), or a local agency that meets the requirements of Health and Safety Code section 101480 should provide regulatory concurrence that the Project site is safe for construction and the proposed use.

3. The EIR should acknowledge the potential for historic or future activities on or near the Project site to result in the release of hazardous wastes/substances on the Project site. In instances in which releases have occurred or may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The EIR should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.

4. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 *Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers*.

5. If any projects initiated as part of the proposed Project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to DTSC's 2001 *Information Advisory Clean Imported Fill Material*.

6. If any sites included as part of the proposed Project have been used for agricultural, weed abatement or related activities, proper investigation for organochlorinated pesticides should be discussed in the EIR. DTSC

recommends the current and former agricultural lands be evaluated in accordance with DTSC's 2008 *Interim Guidance for Sampling Agricultural Properties (Third Revision)*.

DTSC appreciates the opportunity to comment on the EIR. Should you need any assistance with an environmental investigation, please visit DTSC's Site Mitigation and Restoration Program page to apply for lead agency oversight. Additional information regarding voluntary agreements with DTSC can be found at DTSC's Brownfield website.

If you have any questions, please contact me at (916) 255-3710 or via email at Gavin.McCreary@dtsc.ca.gov.

Sincerely,



Gavin McCreary, M.S.
Project Manager
Site Evaluation and Remediation Unit
Site Mitigation and Restoration Program
Department of Toxic Substances Control

cc: (via email)

Governor's Office of Planning and Research
State Clearinghouse
State.Clearinghouse@opr.ca.gov

Mr. Dave Kereazis
Office of Planning & Environmental Analysis
Department of Toxic Substances Control
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STATE OF CALIFORNIA Gavin Newsom, Governor

NATIVE AMERICAN HERITAGE COMMISSION

RECEIVED
MAR 29 2023
City of Galt
Building/Planning

March 22, 2023

Kristyn Bitz, Associate Planner
City of Galt, Community Development Department
495 Industrial Drive
Galt, CA 95632

Re: 2023030579, Lippi Ranch Subdivision Project, Sacramento County

Dear Ms. Bitz:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

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AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

a. A brief description of the project.

b. The lead agency contact information.

c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).

d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

a. Alternatives to the project.

b. Recommended mitigation measures.

c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

a. Type of environmental review necessary.

b. Significance of the tribal cultural resources.

c. Significance of the project's impacts on tribal cultural resources.

d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

a. Whether the proposed project has a significant impact on an identified tribal cultural resource.

b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:

a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or

b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

a. Avoidance and preservation of the resources in place, including, but not limited to:

i. Planning and construction to avoid the resources and protect the cultural and natural context.

ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.

b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:

i. Protecting the cultural character and integrity of the resource.

ii. Protecting the traditional use of the resource.

iii. Protecting the confidentiality of the resource.

c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.

d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).

e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).

f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.

b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.

c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
    a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
    b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: http://nahc.ca.gov/resources/forms/.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
    a. If part or all of the APE has been previously surveyed for cultural resources.
    b. If any known cultural resources have already been recorded on or adjacent to the APE.
    c. If the probability is low, moderate, or high that cultural resources are located in the APE.
    d. If a survey is required to determine whether previously unrecorded cultural resources are present.

2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
    a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
    b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
   a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
   b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
   a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
   b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
   c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Pricilla.Torres-Fuentes@nahc.ca.gov.

Sincerely,

Pricilla Torres-Fuentes

Pricilla Torres-Fuentes
Cultural Resources Analyst

cc: State Clearinghouse

SACRAMENTO METROPOLITAN

AIR QUALITY
MANAGEMENT DISTRICT

April 17, 2023

Kristyn Bitz Associate Planner
City of Galt Community Development Department - Planning
495 Industrial Drive
Galt, CA 95632

Subject: Lippi Ranch (SAC202203044)

Dear Kristyn Bitz:

Thank you for providing the Lippi Ranch Subdivision Project Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for an initial Study to the Sacramento Metropolitan Air Quality Management District (Sac Metro Air District) for review. The applicant is proposing a 94-lot tentative subdivision map, which requires a General Plan Amendment, Rezone, Tentative Subdivision Map, and Design Review. The 8.99-acre project site is located east of Freedom Boulevard/2nd Street, south of 3rd Street (at 626, 627, and 628 3rd Street), and west of the Union Pacific Railroad (UPRR) tracks in the City of Galt. The proposed project would include demolition of all existing on-site structures; removal of 60 trees, including four protected oak trees; and subsequent development of the site with 94 single-family residential units, five bioretention basins, landscaping, and an internal circulation network. We provided initial comments in a comment letter dated August 26, 2022 on this project (Attachment A) and comments on this NOP and Initial Study are provided below.

Air Quality Discussion

Please clarify what the concentrations are for each of the state and federal standards. Also, Sacramento County is in Attainment for the PM2.5 State and Federal Annual Standard and Non-Attainment for the Federal 24-hour standard (a State 24-hour std does not exist). For PM10 we are in non-attainment for both the 24-hour and annual state standards and in attainment for the federal 24-hour standard. Please also note that federal standards are usually referred to as National Ambient Air Quality Standard (NAAQS) (and not Federal AAQS) and state standards in California are usually referred to as California Ambient Air Quality Standards (CAAQS)

> Recommendation: Prepare a Table that shows the federal and state standards and the corresponding designation for Sacramento County. This will make it easier to understand air quality concerns.

The report incorrectly states that the attainment plans currently in effect for the SVAB is the 2013 Attainment Plan. It should be clarified that there is no attainment plan currently in effect for the SVAB but there is an attainment plan currently in place for the Sacramento Federal Nonattainment Area

(SFNA) which includes the City of Galt.[1] The attainment plan currently in effect for the SFNA is the Sacramento Regional 2008 NAAQS 8-Hour Ozone Attainment and Reasonable Further Progress Plan[2] which has been approved by the Environmental Protection Agency (EPA) (FR 86 58581).

Recommendation: Clarify that the SFNA 2008 Ozone Attainment Plan is currently in effect for the area.

The proposed project's modeling assumed (see pg. 28) that construction would begin in May 2024 and occur over approximately one and a half years. Discussions regarding TAC emissions (see pg 32) also mention that they would occur over approximately a 1.5 year time period. This appears to be inconsistent with the CalEEMod Results in Appendix A which shows building construction occurring in 2024, 2025, 2026 and 2027.

Recommendation: Please make sure that the project's modeling assumptions are consistent with the CalEEMod analysis (Appendix A).

Air Quality Analysis

Please make sure the CalEEMod Results (in Appendix A) are consistent with Table 3. In Table 3 ROG Operational emissions should be 8.92 lbs/day (and not 5.57 lbs/day) and NOx should be 4.84 lbs/day (and not 45.6 lbs/day). In Table 2, the Annual PM2.5 Thresholds of Significance for PM2.5 (should be 15 tons/yr and not 14.6 tons/yr.

Recommendation: Table 3 should be corrected to be consistent with the CalEEMod results and ROG operational emissions should be 8.92 lbs/day and NOx should be 4.84 lbs/day. The annual Thresholds of Significance for PM2.5 in Table 2 should be 15 tons/year.

Construction

We recommend that the project also explicitly include measures from our Basic Construction Emission Control Practices (BCEP),[3] as mitigation. All projects undergoing CEQA review must implement the BCECP to use non-zero particulate matter thresholds of significance in our CEQA Guide. Also, as a reminder, all projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction, including Rule 902 which concerns asbestos and demolition. Please visit our website to find a list of the most common rules that apply at the construction phase of projects.[4]

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[1] City of Galt is within the boundaries of the Sacramento Federal Nonattainment Area (SFNA) which consists of Sacramento County, Yolo Solano Air Quality Management District (includes Yolo and Solano Counties), Placer County Air District, Feather River Air Quality Management District, and El Dorado Air Quality Management District.

[2] SFNA 2008 Attainment Plan: https://www.airquality.org/ProgramCoordination/Documents/Sac%20Regional%202008%20NAAQS%20Attainment%20and%20RFP%20Plan.pdf

[3] Basic Construction Emission Practices: https://www.airquality.org/LandUseTransportation/Documents/Ch3BasicEmissionControlPracticesBMPSFinal7-2019.pdf

[4] Sac Metro Air District Rules and Regulations Statement: https://www.airquality.org/LandUseTransportation/Documents/RulesAttachment10-2020Final.pdf

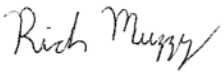
Recommendation: Include measures from our BCEP and ensure compliance with our rules and regulations.

Please look at the August 26, 2022 letter (Attachment A) which discussed several recommendations that are still appropriate for this project. These include:

- All electric construction.
- Toxic Air Contaminant emissions from the rail line and a vegetation buffer.
- Urban Heat Island mitigation measures

Please contact me at 279-207-1139 or at rmuzzy@airquality.org if you have any questions regarding these comments.

Sincerely,



Rich Muzzy Associate Air Quality Planner/Analyst

cc: Paul Philley, AICP, Program Supervisor
JJ Hurley, Associate Air Quality Planner/Analyst

SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT

Attachment A

August 26, 2022

Kristyn Bitz
Associate Planner
City of Galt Community Development Department - Planning
495 Industrial Drive
Galt, CA 95632

Subject: Lippi Ranch (PL041)(SAC202203044)

Dear Kristyn Bitz:

Thank you for providing the Lippi Ranch routing to the Sacramento Metropolitan Air Quality Management District (Sac Metro Air District) for review. The applicant is proposing a 94-lot tentative subdivision map, which requires a General Plan Amendment, Rezone, Tentative Subdivision Map, and Design Review. The project is located at 626, 627, and 628 3rd Street on 8.99 acres. Sac Metro Air District commends the applicant for proposing a higher density urban infill development near the city center, which can encourage trips by walking and bicycling. Comments on the project to improve air quality, climate, and health follow.

CEQA Review
Due to the size of this project, it is not expected to result in significant air quality impacts related to construction or operational emissions of criteria pollutants. Sac Metro Air District recommends utilizing its *Guide to Air Quality Assessment in Sacramento County*[1] (CEQA Guide) when preparing the Initial Study/Mitigated Negative Declaration. Greenhouse gas emissions should be addressed by demonstrating project consistency with the City's Climate Action Plan (CAP).

Bicycle/Pedestrian Infrastructure
Sac Metro Air District recommends the emergency vehicle access road on the northwest corner of the project (alley 9) can be accessed by bicyclists and pedestrians. Infrastructure supporting bicycle and pedestrian travel is consistent with **CAP Transportation Measures 1 & 2** and **Galt General Plan Goals C-6 and C-8 on Non-Motorized Transportation and Complete Streets**.

All-Electric Construction
Sac Metro Air District encourages the applicant to consider building all-electric homes with no natural gas infrastructure. Operating buildings without burning natural gas provides substantial public health benefits. Homes in which gas stoves are used have nitrogen dioxide concentrations 50 to 400% higher than homes with electric stoves.[2] Using a gas stove and oven for just an hour often leads to indoor air pollutant levels that exceed California's ambient air quality standards. This exposure to nitrogen dioxide

[1] Sac Metro Air District CEQA Guide: https://www.airquality.org/Businesses/CEQA-Land-Use-Planning/CEQA-Guidance-Tools
[2] Rocky Mountain Institute, Basalt, CO. *Health Effects from Gas Stove Pollution* (2020) https://rmi.org/insight/gas-stoves-pollution-health/

can cause respiratory effects. For example, in homes with gas stoves, children are at increased risk of having asthma by 42%.[3] Eliminating the combustion of natural gas is critical to meeting statewide greenhouse gas emissions reductions goals and reducing greenhouse gas emissions communitywide is supported by **CAP Building Efficiency Measure 1**.

Toxic Air Contaminant Exposure
To reduce exposure of residents to toxic air contaminant emissions from the adjacent rail line, Sac Metro Air District recommends including a vegetation barrier along the eastern side of the project (HOA maintained landscaping areas, biofiltration basins, eastern side of units 41-44). The Sac Metro Air District's *Landscaping Guidance for Improving Air Quality Near Roadways*[4] (Landscaping Guidance) provides information on creating effective barriers and recommended tree and shrub species. If there is not enough room for a full barrier, use densely planted evergreen trees and shrubs to provide additional filtration.

Urban Heat Island
According to the Capital Region Transportation Sector Urban Heat Island Mitigation Project[5] (UHI Project), the urban heat island effect already presents a serious challenge for our region. Developed areas in Sacramento are 3 to 9 degrees Fahrenheit warmer than surrounding, undeveloped areas due to the built environment, such as pavements, roofs, and roads, which absorb and retain heat during the day. Higher air temperatures increase the formation of ozone, a respiratory system irritant. Extreme heat and extended heat waves can lead to health effects such as heat stress, heat stroke, and even heat mortality, especially for the elderly, the young, people working outdoors, people who are unhoused, people who are low income, and those with pre-existing health conditions. The urban heat island results from converting undeveloped land to developed land but can be mitigated using cool roofs, cool pavements, trees and green infrastructure, and other strategies.

To help mitigate this project's contribution to the urban heat island effect, the Sac Metro Air District recommends the following:

- The landscaping plan incorporate as many trees as feasible to shade pavements and structures. A directory of air-quality supportive trees is available in the Sacramento Tree Foundation's Shady Eighty guide,[6] and a more extensive tree list is available on page 153 of the UHI Project Technical Analysis Report.[7] Planting more trees than required by code supports **CAP Land Use Measure 3**.

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[3] University of California, Los Angeles, Department of Environmental Health Sciences Research, *Effects of Residential Gas Appliances On Indoor and Outdoor Air Quality and Public Health in California* (2020) *https://ucla.app.box.com/s/xyzt8jc1ixnetiv0269qe704wu0ihif7*
[4] Sac Metro Air District Landscaping Guidance: http://www.airquality.org/LandUseTransportation/Documents/LandscapingGuidanceforImprovingAirQualityNearRoadwaysMay2020V2.pdf
[5] Urban Heat Island Mitigation Project website: https://urbanheat-smaqmd.hub.arcgis.com/
[6] Sacramento Tree Foundation Shady Eighty Guide: https://sactree.org/wp-content/uploads/2021/11/Shady-80-Trees-recommended-for-the-Sacramento-region.pdf
[7] Urban Heat Island Technical Analysis Report: http://www.airquality.org/LandUseTransportation/Documents/Altostratus_Final_Report.pdf

- All new pavements, including sidewalks, roads, and pedestrian paths have an albedo of at least 0.25. The use of cool pavement[8] supports **Galt General Plan policy COS-7.6**.
- All new structures utilize certified cool roofs. The California Energy Commission's Title 24, Part 6,[9] suggests an aged solar reflectance of at least 0.63 for low-sloped roofs and at least 0.20 for steep-sloped roofs, and minimum thermal emittance of 0.75. The Cool Roof Rating Council provides a product directory[10] of roofs.

Construction
All projects are subject to Sac Metro Air District rules in effect at the time of construction. A list of the most common construction related rules is available on the Sac Metro Air District's website[11]. Projects undergoing CEQA review are required to implement Basic Construction Emission Control Practices, also available the Sac Metro Air District's website[12] to use the non-zero particulate matter CEQA thresholds of significance.

Please contact me at 279-207-1131 or khuss@airquality.org if you have any questions regarding these comments.

Sincerely,

Karen Huss

Karen Huss
Associate Air Quality Planner/Analyst

cc: Paul Philley, AICP, Program Supervisor

[8] Cool pavement strategies: http://www.airquality.org/LandUseTransportation/Documents/SMAQMDRecommendedCoolPavementStrategies.pdf
[9] 2019 Title 24, Part 6 Standards: https://www.energy.ca.gov/sites/default/files/2021-06/CEC-400-2018-020-CMF_0.pdf
[10] Cool Roofs Directory: https://coolroofs.org/directory
[11] List of common construction related rules: https://www.airquality.org/LandUseTransportation/Documents/RulesAttachment10-2020Final.pdf
[12] Basic Construction Emission Control Practices: http://www.airquality.org/LandUseTransportation/Documents/Ch3BasicEmissionControlPracticesBMPSFinal7-2019.pdf

EARTHJUSTICE
BECAUSE THE EARTH NEEDS A GOOD LAWYER

Via Electronic Mail

March 23, 2023

City of Galt Community Development Department
ATTN: Kristyn Bitz, Associate Planner
495 Industrial Drive
Galt, CA 95632
kbitz@cityofgalt.org

Re: Earthjustice Comments on the Notice of Preparation of a Draft Environmental Impact Report for Lippi Ranch Subdivision Project

Earthjustice appreciates the opportunity to comment on the Notice of Preparation of a Draft Environmental Impact Report ("DEIR") for the Lippi Ranch Subdivision Project ("Project"), which contemplates development of 94 single-family residential units and associated landscaping. Our initial comments focus on the importance of incorporating building electrification requirements into the Project. New construction that relies on burning gas for end uses such as cooking and space and water heating has significant greenhouse gas ("GHG"), energy, and health impacts under the California Environmental Quality Act ("CEQA"). All-electric buildings avoid these impacts. Moreover, all-electric buildings are typically less costly to construct due to avoided costs of gas infrastructure. With the California Public Utilities Commission ("CPUC") now ending subsidies for gas lines to new development, cost savings from all-electric construction will further increase. Accordingly, to comply with CEQA's obligation to adopt all feasible mitigation to reduce significant environmental impacts, the City must require an all-electric Project design that is not connected to the gas system.

I. Projects Connecting to the Gas System Have Significant GHG, Energy and Public Health Impacts.

A. The GHG Impacts of Projects Connecting to the Gas System Are Significant.

CEQA requires a DEIR to identify all the significant impacts of a proposed project, including impacts from the project's GHG emissions.[1] One option to determine the significance of the Project's GHG impacts is to apply a net-zero emissions threshold. In addition to being CEQA-compliant, a net-zero threshold is also consistent with the severity of the climate crisis and the recognition that any increase in GHG emissions exacerbates the cumulative impacts of climate change.

Another option is to apply the approach recently adopted by the Bay Area Quality Management District ("BAAQMD"). In determining the significance of project impacts, a lead

[1] CEQA Guidelines § 15126.2; Appendix F.

agency "must ensure that CEQA analysis stays in step with evolving scientific knowledge and state regulatory schemes." *Cleveland National Forest Foundation v. San Diego Assn. of Gov'ts* (2017) 3 Cal.5th 497, 519. To stay in step with evolving scientific knowledge and state policy, the Bay Area Quality Management District ("BAAQMD") updated its previous CEQA GHG guidance for buildings this year to require all new projects to be built without natural gas and with no inefficient or wasteful energy usage in order to receive a finding of no significant impact.[2] BAAQMD's previous 1,100 MT GHG significance threshold was derived from Assembly Bill ("AB") 32's 2020 GHG reduction targets, but did not reflect later developments, such as Senate Bill ("SB") 32's requirement to reduce GHGs to 40 percent below 1990 levels by 2030, nor Executive Order B-55-18's requirement to achieve carbon neutrality by 2045.[3] As BAAQMD properly noted in its justifications for its updated GHG threshold, "[f]or California to successfully eliminate natural gas usage by 2045, it will need to focus available resources on retrofitting existing natural gas infrastructure. This task will become virtually impossible if we continue to build more natural gas infrastructure that will also need to be retrofit within the next few years."[4]

Even outside of BAAQMD's jurisdiction, the analysis supporting its zero-gas threshold provides substantial evidence to support an EIR' s finding of significance, particularly where, as here, GHGs are a globally dispersed pollutant. Indeed, state agencies have made similar findings regarding the incompatibility of gas in new construction with achievement of state climate requirements. As the California Energy Commission ("CEC") determined in its 2018 Integrated Energy Policy Report ("IEPR") Update:

> New construction projects, retrofitting existing buildings, and replacing appliances and other energy-consuming equipment essentially lock in energy system infrastructure for many years. As a result, each new opportunity for truly impactful investment in energy efficiency and fuel choice is precious. If the decisions made for new buildings result in new and continued fossil fuel use, it will be that much more difficult for California to meet its GHG emission reduction goals. Parties planning new construction have the opportunity instead to lock in a zero- or low-carbon emission outcome that will persist for decades.[5]

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[2] *See* BAAQMD, *Justification Report: CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects and Plans*, at 11 (Apr. 2022) ("BAAQMD 2022 Update"), https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa-thresholds-2022/justification-report-pdf.pdf?la=en.

[3] *See* BAAQMD, *CEQA Guidelines Update, Proposed Thresholds of Significance* at 10-22 (Dec 7, 2009), http://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/proposed-thresholds-of-significance-dec-7-09.pdf?la=en (explaining methodology for previous project-level GHG threshold).

[4] Justification Report at 12.

[5] CEC, *2018 Integrated Energy Policy Report Update, Vol. II* at 18 (Jan. 2019)("2018 IEPR Update"), https://efiling.energy.ca.gov/getdocument.aspx?tn=226392

Consistent with the CEC's findings, the California Public Utilities Commission ("CPUC") recently adopted a Decision that would end gas line extension allowances, finding that "gas line subsidies encourage gas use by providing incentives to builders to install more gas appliances, perpetuating a continued reliance on the gas system both now and over the life of the appliance, and offsetting if not reversing any GHG emission reduction benefits secured through other decarbonization measures."[6] Accordingly, the CPUC found, subsidies for these new gas connections "work against today's climate goals and conflict[] with SB 32 and 1477."[7] This reflects the growing consensus that aggressive electrification will be needed to achieve the state's climate goals. Indeed, the 2022 Title 24 update already requires heat pumps as a baseline for either space or water heating in single-family homes, as well as a heat pump space heating standard for new muti-family homes and businesses.[8] In addition, any new mixed-fuel single-family homes must already be electric-ready so they can "easily convert from natural gas to electric in the future."[9]

Earthjustice strongly cautions against using approaches to determine the significance of Project GHG impacts that involve comparisons against "business-as-usual" emissions or a per capita emissions metric. In *Center for Biological Diversity v. Cal. Dept of Fish & Wildlife* (2015) 62 Cal.4th 204, the California Supreme Court held that determining the significance of project GHG impacts by comparing project emissions with emissions under a business-as-usual scenario derived from statewide emissions reduction goals under AB 32 lacked substantial evidence. For similar reasons, use of statewide per capita emissions metrics to determine the significance of project emissions has also been rejected for the purpose of determining project GHG impacts under CEQA. As the court held in *Golden Door Properties LLC*, "using a statewide criterion requires substantial evidence and reasoned explanation to close the analytical gap left by the assumption that the 'level of effort required in one [statewide] context . . . will suffice in the other, a specific land use development.'" *Golden Door Properties LLC v. County of San Diego* (2018) 27 Cal.App.5th 892, 904 (quoting *Center for Biological Diversity*, 62 Cal.4th at 227). While use of a statewide per capita metric to determine the significance of GHG impacts may be useful for a General Plan, which examines collective community emissions of existing and proposed new development, it is not appropriate for projects that only govern new development.

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[6] D.22-09-026, Phase III Decision Eliminating Gas Line Extension Allowances, Ten-Year Refundable Payment Option, and Fifty Percent Discount Payment Option Under Gas Line Extension Rules, at 27 (Sep. 20, 2022), https://docs.cpuc.ca.gov/PublishedDocs/Published/G000/M496/K987/496987290.PDF.
[7] *Id*.
[8] *See* CEC, 2022 Building Energy Efficiency Standards Summary, at 9 (Aug. 2021), https://www.energy.ca.gov/sites/default/files/2021-08/CEC_2022_EnergyCodeUpdateSummary_ADA.pdf.
[9] Id.

B. The Energy Impacts of Projects Connecting to the Gas System are Significant.

A key purpose of the evaluation of project energy impacts under CEQA is "decreasing reliance on fossil fuels, such as coal, natural gas and oil."[10] Addressing energy impacts of proposed projects requires more than mere compliance with Title 24 Building Energy Efficiency Standards.[11] Including gas hook-ups in new projects, and thereby perpetuating reliance on fossil fuels, is contrary to California's energy objectives and should be considered a significant impact under CEQA.

In addition to the lock-in effect discussed above and its perpetuation of reliance on fossil fuel infrastructure, gas appliances are also inherently wasteful because they are significantly less efficient than their electric alternatives. Heat pumps for space and water heating are substantially more efficient than their gas counterparts. Because heat pumps use electricity to move heat around rather than creating heat, their efficiency is far greater than 100 percent (energy services delivered are much greater than energy input). For example, gas water heaters advertised by Rheem, a major water heating manufacturer, have uniform efficiency factor ("UEF") of 0.58 – 0.83.[12] In contrast, Rheem's heat pump water heaters have UEFs between 3.7 and 4.0, making them roughly four to seven times more efficient than gas alternatives.[13] As recognized by the CEC, "[u]sing heat pumps for space and water heating, as well as other uses, is cost-effective in the long run simply because electrification technologies can be significantly more efficient than natural gas technologies."[14] Given the low inherent efficiencies of gas space and water heating as compared to heat pump options, homes that continue to rely on gas cannot be reasonably construed as "the wise and efficient use of energy" and therefore result in significant energy impacts under CEQA.

C. The Health/Air Quality Impacts of Projects Connecting to the Gas System are Significant.

CEQA also requires consideration of "health and safety problems" that may result from a project's emissions.[15] Indeed, Section III.(d) of Appendix G of the CEQA Guidelines specifically asks a lead agency to evaluate if the project would "[e]xpose sensitive receptors to

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[10] CEQA Guidelines, Appendix F, Sec. I.
[11] See California Clean Energy Committee v. City of Woodland (2014) 225 Cal.App.4th 173, 211.
[12] Rheem, *Gas Water Heaters*, https://www.rheem.com/products/residential/water-heating/tank/residential_gas/.
[13] Rheem, *Professional Prestige Series ProTerra Hybrid Electric Water Heater with LeakGuard, https://www.rheem.com/group/rheem-hybrid-electric-water-heater-professional-prestige-series-hybrid-electric-water-heater*.
[14] 2018 IEPR Update at 32.
[15] CEQA Guidelines § 15126.2; *see also Sierra Club v. County of Fresno* (2018) 6 Cal. 5th 502, 520 (requiring an EIR to not only discuss air quality impacts and human health impacts separately, but to draw a connection between the two segments of information, to "meet CEQA's requirements.").

substantial pollutant concentrations."[16] The health and safety hazards of gas-burning appliances in buildings are well-documented by the California Air Resources Board ("CARB"), the CEC, and numerous peer-reviewed academic studies. In a Board-adopted resolution, CARB determined that that "cooking emissions, especially from gas stoves, are associated with increased respiratory disease."[17] Children in homes with gas stoves are particularly at risk. A meta-analysis examining the association between gas stoves and childhood asthma found that "children in homes with gas stoves have a 42 percent increased risk of experiencing asthma symptoms (current asthma)" and "a 24 percent increased risk of ever being diagnosed with asthma by a doctor (lifetime asthma)."[18] Other health effects observed in children from exposure to nitrogen dioxide ("NO_x"), which is a byproduct of gas combustion, include cardiovascular effects, increased susceptibility to allergens and lung infections, irritated airways and other aggravated respiratory symptoms, and learning deficits.[19] As found repeatedly by peer-reviewed studies, combustion of gas in household appliances produces harmful indoor air pollution, including carbon monoxide, nitric oxide and nitrogen dioxide, formaldehyde, acetaldehyde, and ultrafine particles, often in excess of the levels set out by the California Ambient Air Quality Standards and the National Ambient Air Quality Standards.[20] CARB has therefore recognized "the conclusion of recent studies that 100 percent electrification of natural gas appliances in California would result in significant health benefits."[21] Accordingly, projects that permit gas appliances such as stoves have significant air quality impacts under CEQA.

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[16] CEQA Guidelines, Appendix G, Sec. III(d).
[17] CARB, *Combustion Pollutants & Indoor Air Quality*, https://perma.cc/J6YH-VVZH (as of March 30, 2022).
[18] Brady Seals & Andee Krasner, *Gas Stoves: Health and Air Quality Impacts and Solutions*, Rocky Mountain Institute, Physicians for Social Responsibility, and Sierra Club, at 13 (2020), https://rmi.org/insight/gas-stoves-pollution-health/.
[19] *Id.*
[20] *See, e.g.*, Jennifer M. Logue et al., *Pollutant Exposures from Natural Gas Cooking Burners: A Simulation-Based Assessment for Southern California*, 122 Env't Health Perspectives 43, 43–50 (2014), http://dx.doi.org/10.1289/ehp.1306673 (modeling exposure rates for gas stove pollutants and finding that "62%, 9%, and 53% of occupants are routinely exposed to NO_2, CO, and HCHO levels that exceed acute health-based standards and guidelines" and that "reducing pollutant exposures from [gas stoves] should be a public health priority."); John Manuel, *A Healthy Home Environment?*, 107 Env'tl. Health Perspectives 352, 352–57 (1999), https://doi.org/10.1289/ehp.99107a352 (finding that gas furnaces and other gas appliances can be sources of unsafe indoor carbon monoxide concentrations); Nasim A. Mullen et al., *Impact of Natural Gas Appliances on Pollutant Levels in California Homes*, Lawrence Berkeley Nat'l Lab'y (Dec. 2012), https://eta-publications.lbl.gov/sites/default/files/impact_of_natural_gas_appliances.pdf (finding that concentrations of NO_2, NO_x, and carbon monoxide were associates with use of gas appliances); Dr. Zhu et al., *Effects of Residential Gas Appliances on Indoor and Outdoor Air Quality and Public Health in California*, UCLA Fielding School of Pub. Health, (Apr. 2020), https://ucla.app.box.com/s/xyzt8jc1ixnetiv0269qe704wu0ihif7 (finding that gas combustion appliances are associated with higher concentrations of NO_2, NO_x, CO, fine particulate matter, and formaldehyde in indoor air, and discussing the health impacts of acute and chronic exposure to each pollutant).
[21] CARB Resolution 20-32, *California Indoor Air Quality Program Update*, at 2 (Nov. 19, 2020), https://ww3.arb.ca.gov/board/res/2020/res20-32.pdf.

Gas appliances contribute to indoor air pollution even when they are not turned on. A recent study sampling the gas supply to home appliances also found additional harmful pollutants present, including the Hazardous Air Pollutants benzene and hexane in 95% and 98% of samples, respectively, among others.[22] These pollutants have serious health impacts, particularly given that residential appliances can last for upwards of ten years, and residents may be repeatedly exposed to their pollution multiple times daily. For example, in addition to being a known carcinogen, non-cancer long-term health effects of exposure to benzene include "harmful effects on the bone marrow," "excessive bleeding," and can compromise the immune system.[23] Similarly, "[c]hronic inhalation exposure to hexane is associated with sensorimotor polyneuropathy in humans, with numbness in the extremities, muscular weakness, blurred vision, headache, and fatigue," and animal studies have shown "pulmonary lesions" as well as damage to reproductive organs following chronic inhalation exposure.[24] These pollutants were present in the gas supplied to home appliances prior to combustion, and a 2022 study also found that most gas stoves leak supply gas "continuously" even while turned off.[25]

II. Building Electrification is Feasible and Effective Mitigation to Reduce Project GHG, Energy, and Health Impacts.

A lead agency may not lawfully approve a project where "there are feasible alternatives or feasible mitigation measures available which would substantially lessen [its] significant environmental effects."[26] Only when feasible mitigation measures have been exhausted may an agency find that overriding considerations exist that outweigh the significant environmental effects. [27] This mandate—to avoid, minimize and mitigate significant adverse effects where feasible—has been described as the "most important" provision of the law.[28]

Eliminating natural gas use in new buildings is feasible mitigation that will substantially lessen the Project's GHG, energy, and air quality/health impacts. For example, in *Residential Building Electrification in California*, Energy and Environmental Economics ("E3") determined that "electrification is found to reduce total greenhouse gas emissions in single family homes by

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[22] Drew R. Michanowicz et al., *Home is Where the Pipeline Ends: Characterization of Volatile Organic Compounds Present in Natural Gas at the Point of the Residential End User*, Environ. Sci. Technol. 2022, 56, 10258–10268 at 10262 (Jun. 2022), https://pubs.acs.org/doi/pdf/10.1021/acs.est.1c08298.
[23] *See* Centers for Disease Control and Prevention, *Facts about Benzene*, https://emergency.cdc.gov/agent/benzene/basics/facts.asp#:~:text=(Long%2Dterm%20exposure%20means%20exposure,increasing%20the%20chance%20for%20infection.
[24] U.S. Env. Prot. Agency, *Hexane*, https://www.epa.gov/sites/default/files/2016-09/documents/hexane.pdf.
[25] Eric D. Lebel, et al., Methane and NO_x Emissions from Natural Gas Stoves, Cooktops, and Ovens in Residential Homes, Environ. Sci. Technol. 2022, 56, 4, at 2534 (Jan. 27, 2022), https://doi.org/10.1021/acs.est.1c04707.
[26] Pub. Res. Code § 21002.
[27] *Id.* § 21081; *see also* CEQA Guidelines 15091(a).
[28] *Sierra Club v. Gilroy City Council*, 222 Cal. App. 3d 30, 41 (1990).

approximately 30 to 60 percent in 2020, relative to a natural gas-fueled home."[29] Moreover, "[a]s the carbon intensity of the grid decreases over time, these savings are estimated to increase to approximately 80 to 90 percent by 2050, including the impacts of upstream methane leakage and refrigerant gas leakage from air conditioners and heat pumps."[30] As shown in the graph below, the GHG savings from heat pumps are substantial today and will only increase as California continues to decarbonize its grid as required under SB 100.

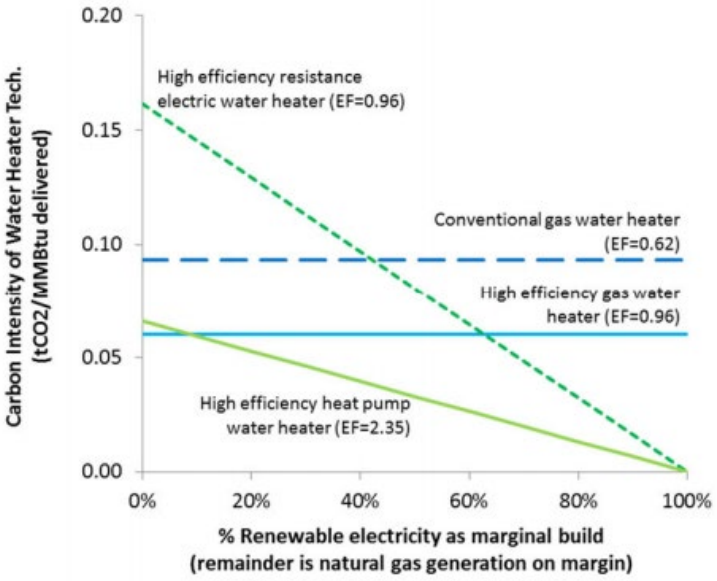


Figure 3. Carbon intensity of water heater technologies, as a function of renewable electricity percentage.
Source: Author's calculations [31]

In contrast, because gas appliances will generate the same level of pollution over their lifetime, their emissions relative to electric alternatives will increase over time and increasingly interfere with achievement of California's climate objectives.

Numerous local jurisdictions have also adopted all-electric building policies for a variety of building types, demonstrating the feasibility of all-electric new construction. For example, San Francisco adopted an ordinance effective June 2021 prohibiting gas in new construction for all building types, with narrow exceptions.[32] Several other California municipalities have

[29] E3, *Residential Building Electrification in California*, at iv (Apr. 2019), https://www.ethree.com/wp-content/uploads/2019/04/E3_Residential_Building_Electrification_in_California_April_2019.pdf.
[30] *Id.*
[31] Amber Mahone et al., *What If Efficiency Goals Were Carbon Goals*, at 9-7, American Council for an Energy-Efficient Economy (2016), https://aceee.org/files/proceedings/2016/data/papers/9_284.pdf.
[32] San Francisco Building Code § 106A.1.17.1, https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_building/0-0-0-92027.

adopted similar legislation, including Berkeley, San Luis Obispo, Half Moon Bay, and the City of Los Angeles.[33]

All-electric new construction is also a feasible mitigation measure to avoid the health impacts of gas, particularly the indoor air pollution impacts in residential buildings. For example, Marin Clean Energy developed its Low-Income Families and Tenants ("LIFT") Pilot Program to reduce energy burdens and improve quality of life for residents in income-qualified multifamily properties through energy efficiency, electrification, and health, safety, and comfort upgrades.[34] An evaluation of the LIFT Pilot found that on a per dwelling basis, participants who received heat pump replacements for gas or propane heating equipment saw reductions of greenhouse gases by over one ton of CO_2 per dwelling, NO_x reductions of close to 1 pound, and carbon monoxide reductions of more than 2 pounds.[35] Notably, because the national health and safety limit for carbon monoxide is 1 pound annually, residents had been living with unsafe carbon monoxide levels. Heat pump installation virtually eliminated this pollution source.[36] In addition to direct health benefits from reduced pollution, tenants reported increased comfort, with "indoor air temperature being just right even on very hot days," better air quality and reduced noise.[37] Electrifying gas end uses in buildings demonstrably mitigates not only building emissions but their associated health and safety impacts.

All-electric building design is also economically feasible under CEQA. When considering economic feasibility of alternatives under CEQA, courts consider "whether the marginal costs of the alternative as compared to the cost of the proposed project are so great that a reasonably prudent [person] would not proceed with the [altered project]."[38] That is, even if an alternative is *more* expensive than the original plan, "[t]he fact that an alternative may be more

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[33] *See, e.g.,* San Luis Obispo Ordinance No. 1717, http://opengov.slocity.org/WebLink/DocView.aspx?id=162695&dbid=0&repo=CityClerk, (prohibiting natural gas in new construction effective January 1, 2023, with narrow commercial availability and viability exceptions); Los Angeles Ordinance No. 187714 (approved Dec. 10, 2022) (requiring all newly constructed buildings to be all-electric with narrow exceptions for certain food service establishments, effective January 23, 2023), https://clkrep.lacity.org/onlinedocs/2022/22-0151_ord_187714_1-23-23.pdf; Half Moon Bay Municipal Code § 14.06.030, https://www.codepublishing.com/CA/HalfMoonBay/#!/HalfMoonBay14/HalfMoonBay1406.html#14.06.030, (requiring all-electric construction for all new buildings, effective March 17, 2022). *See also* Sierra Club, *California's Cities Lead the Way on Pollution-Free Homes and Buildings*, https://www.sierraclub.org/articles/2021/07/californias-cities-lead-way-pollution-free-homes-and-buildings, (running list of California municipalities with gas-free buildings commitments and electrification building codes).

[34] DNV, MCE Low-Income Families and Tenants Pilot Program Evaluation at 1 (Aug 5. 2021), https://www.mcecleanenergy.org/wp-content/uploads/2022/08/MCE-Low-Income-Families-and-Tenants-Pilot-Program-Evaluation_08262022.pdf.

[35] *Id.* at 28.

[36] *Id.* at 29.

[37] *Id.* at 4, 35.

[38] *SPRAWLDEF v. San Francisco Bay Conservation and Development Comm'n* (2014) 226 Cal. App. 4th 905, 918 (citing *Uphold Our Heritage v. Town of Woodside* (2007) 147 Cal. App. 4th 587, 600).

expensive or less profitable is not sufficient to show that the alternative is financially infeasible."[39]

All-electric building design for new construction is financially feasible because it is now cheaper than mixed-fuel construction.[40] The CEC has found that capital costs for all-electric single family homes are "several thousand dollars less expensive than mixed-fuel homes."[41] For mid-rise multi-family homes, "[a]n average reduction of $3,300 per unit was found" by avoiding the costs of gas piping, venting, and trenching to connect to the gas system.[42] Indeed, as noted in Redwood Energy's A Zero Emissions All-Electric Multifamily Construction Guide, "[i]n the downtown of a city like Los Angeles, just trenching and piping gas to an apartment building in a busy street can cost $140,000."[43] Moreover, there are additional embedded savings from faster build-out (related to not having to install gas plumbing and piping inside of the home), and by installing one heat pump instead of a separate furnace and air conditioning. As the CPUC is eliminating gas line extension allowances for all customer classes starting in July 2023, the infrastructure buildout to support gas hookups will raise costs of projects connecting to the gas system even more than before, when line extensions were subsidized.[44] Additionally, as discussed above, the 2022 update to the Title 24 Building Code already requires heat pumps as a baseline for space or water heating, and requires panel upgrades and other space modifications in any new mixed-fuel homes to ensure they are electric-ready when they inevitably convert to all-electric.[45] As a result, mixed-fuel design in new construction is likely *less* financially feasible than all-electric design, in addition to imposing significant GHG, energy, and health impacts.

Now is the critical window for the City to jump-start this transition away from gas to clean energy buildings. CEQA is an essential vehicle to take all feasible action to reduce GHGs

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[39] *Id.* (citing *Center for Biological Diversity v. Cty. of San Bernardino* (2010) 185 Cal. App. 4th 866, 833).

[40] *See* CARB, Draft 2022 Scoping Plan, Appendix F: Building Decarbonization, at 14–15 (May 2022) (finding that "all-electric new construction is one of the most cost-effective near-term applications for building decarbonization efforts," and that all-electric new construction is crucial in particular because "it is less costly to build, avoids new pipeline costs to ratepayers, and avoids expensive retrofits later."), https://ww2.arb.ca.gov/sites/default/files/2022-05/2022-draft-sp-appendix-f-building-decarbonization.pdf.

[41] *See* CEC, Final 2021 Integrated Energy Policy Report Volume I: Building Decarbonization at 89 (Feb. 2022), https://efiling.energy.ca.gov/GetDocument.aspx?tn=241599, (citing E3, *Residential Building Electrification in California: Consumer Economics, Greenhouse Gases and Grid Impacts*, https://www.ethree.com/wp-content/uploads/2019/04/E3_Residential_Building_Electrification_in_California_April_2019.pdf.).

[42] CEC, *California Building Decarbonization Assessment*, at 83 (Aug. 13, 2021) ("CEC Building Decarbonization Assessment"), https://efiling.energy.ca.gov/GetDocument.aspx?tn=239311.

[43] Redwood Energy, A Zero Emissions All-Electric Multifamily Construction Guide at 2 (2019), https://fossilfreebuildings.org/ElectricMFGuide.pdf

[44] R. 19-01-011, Phase III Decision Eliminating Gas Line Extension Allowances, Ten-Year Refundable Payment Option, and Fifty Percent Discount Payment Option Under Gas Line Extension Rules, (Aug. 8, 2022), https://docs.cpuc.ca.gov/PublishedDocs/Efile/G000/M496/K415/496415627.PDF.

[45] *See* CEC, 2022 Building Energy Efficiency Standards Summary, at 9 (Aug. 2021), https://www.energy.ca.gov/sites/default/files/2021-08/CEC_2022_EnergyCodeUpdateSummary_ADA.pdf.

and limit further expansion of gas infrastructure. To comply with CEQA, we urge incorporation of all-electric building design into the Project.

Please contact Rebecca Barker at rbarker@earthjustice.org, and Matt Vespa at mvespa@earthjustice.org with any questions or concerns, and please include each of us in future notifications on the Project's development.

Sincerely,

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To Kristyn Bitz, Associate Planner

City of Galt Community Development Department

Response to Notice of Public Review Period for the Lippi Ranch Subdivision Project Notice of Preparation

We, the Galt Area Historical Society, are opposed to the demolition of the Amadeo Lippi House as part of the proposed Lippi Ranch Subdivision.

In the past, the City of Galt has done a less-than-stellar job of preserving historical structures. Buildings such as the Wright House, the Peter Planalp House, the Sego Milk Plant, and the Obed Harvey House have been demolished in the name of progress because no one had the foresight to declare these and other buildings as historic treasures. The Lippi House is now on the chopping block.

Here is some background on the Lippi House. Amadeo, a vintner from Vorno, Italy, saw a need for fresh vegetables for the hotels and the private homes in the area, so he began a truck garden, "Galt Gardens," and delivered fresh vegetables from his farm. Later, he added grapes to his ranch and made wine, so the Galt Winery was born. The couple raised two boys and three girls. Their son, George, was killed in World War I in France and was the only casualty from Galt. Amadeo Lippi took up a collection for the people of Calabria, Italy after an earthquake. For a short period, he served as a school trustee and vice president of the Bank of Galt.

Giuditta's granddaughter, Eugenia Olson, lived most of her life in the Lippi family home. According to the Galt Herald, "After five years in the Galt Joint Union Elementary School District, four years of which she was a teaching principal of Galt Primary School on E Street, Genie went to the Galt Joint Union High School District where she taught for 25 years. Her classes included English, drama, speech, chorus, and student council. During the Galt Centennial, she created a Galt High student chorus, known as the Centennaires, who performed at civic events.

The last 10 years of her career were spent as principal/counselor at Estrellita Continuation High School where she introduced the Sacramento ROP programs to the curriculum. Two job preparation programs were brought to the Estrellita campus. The first provided the equipment that introduced students to the incoming field of computers, and the second provided a classroom and full-service kitchen, completely equipped to offer a class in commercial food preparation, service, and management."

In 1985, as the granddaughter of Galt pioneer farmer Amadeo Lippi, Genie became one of the founding members of the Galt Area Historical Society. The society began in May 1986, when four people met to discuss the need to preserve and restore the history of Galt and the surrounding towns. Those four people became the society's founding members, Eugenia Olson, Orvell Fletcher, Beatrice Orr Smithson, and Margaret Greer. The founders began organizing volunteers who had the same passion as they did and, by October 1987, there were 52 charter members.

In honor of those founding members, it is time that the destruction of historic Galt structures comes to an end and save the Amadeo Lippi House.

Appendix C

Cultural Resources Inventory and Evaluation Report for the Lippi Ranch Project

Sacramento County, California

Prepared For:

The True Life Companies
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Folsom, California 95630

Prepared By:

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ENVIRONMENTAL CONSULTANTS
2525 Warren Drive
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June 2023

MANAGEMENT SUMMARY

The True Life Companies (TTLC) retained ECORP Consulting, Inc. in 2022 to conduct a cultural resources inventory for the Lippi Ranch Project in the City of Galt, Sacramento County, California. TTLC proposes to develop a residential subdivision on approximately 12 acres of property in the City of Galt.

This study was conducted in accordance with Section 106 of the National Historic Preservation Act (NHPA) and the California Environmental Quality Act (CEQA) as an inventory and evaluation of pre-contact cultural resources and built environment resources to determine if they meet criteria for inclusion in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR).

The inventory included a records search, literature review, and field survey. According to records search results, no previous cultural resources studies overlap the Project Area, and no known cultural resources exist within the Project Area.

As a result of the field survey, ECORP identified five built environment resources that exceed 50 years of age: LR-01, a c. 1910 farmhouse; LR-02, a c. 1900 barn known as the Galt Winery; LR-03, a c. 1950 pumphouse; LR-04, a c. 1960 Ranch-style house; and LR-05, a c. 1965 Dingbat-style apartment building. Through archival research, ECORP prepared historic contexts and evaluated the resources to determine if they meet any of the criteria for inclusion in the NRHP and CRHR. ECORP determined that one resource, LR-02, possesses significance under Criteria A, B, 1, and 2 with integrity, making it eligible for inclusion in the NRHP and CRHR. ECORP also determined that LR-01 possesses significance under Criteria B, C, 2, and 3 but lacks integrity, making it not eligible for inclusion in the NRHP and CRHR. Lastly, ECORP determined that LR-03, LR-04, and LR-05 do not meet any of the criteria for inclusion in the NRHP and CRHR.

Recommendations for the management of unanticipated discoveries are provided.

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LIST OF ACRONYMS AND ABBREVIATIONS

Term	Description
AB	Assembly Bill
APE	Area of Potential Effects
APN	Assessor Parcel Number
BERD	Built Environment Resource Directory
BLM	Bureau of Land Management
BP	Before present
Caltrans	California Department of Transportation
CCR	California Code of Regulations
CCTS	Central California Taxonomic System
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHL	California Historical Landmarks
CHRIS	California Historical Resources Information System
CRHR	California Register of Historical Resources
DPR	Department of Parks and Recreation
GLO	General Land Office
HABS	Historic American Building Survey
MLD	Most Likely Descendant
NAHC	Native American Heritage Commission
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NPS	National Park Service
NRHP	National Register of Historic Places
NRCS	Natural Resources Conservation Service
NCIC	North central Information Center
OHP	Office of Historic Preservation
PRC	Public Resources Code
Project	Lippi Ranch Project
RPA	Registered Professional Archaeologist
TCRs	Tribal Cultural Resources
USACE	U.S. Army Corps of Engineers
USC	U.S. Code
USGS	U.S. Geological Survey

1.0 INTRODUCTION

The True Life Companies retained ECORP Consulting, Inc. in 2022 to conduct a cultural resources inventory for the Lippi Ranch Project in the City of Galt, Sacramento County, California. A survey of the Project Area was required to identify potentially eligible cultural resources (i.e., archaeological sites and historic buildings, structures, and objects) that could be affected by the Project.

1.1 Project Location

The Project Area consists of approximately 12 acres of property located in the northeastern quarter of the northern half of Section 34 of Township 5 North, Range 6 East, Mount Diablo Base and Meridian as depicted on the 1968 Lodi North, California, U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle map (Figure 1). It is also known as Assessor Parcel Numbers (APNs) 150-0101-046-0000, 150-0274-006-0000, 150-0274-007-0000, and 150-0274, 011-0000. The Project Area is located in the southern portion of the City of Galt. The Project Area is located at 628 3rd Street and is bordered by the Union Pacific Railroad to the east, 2nd Street approximately 100 feet to the west, and Downing Drive approximately 100 feet to the south.

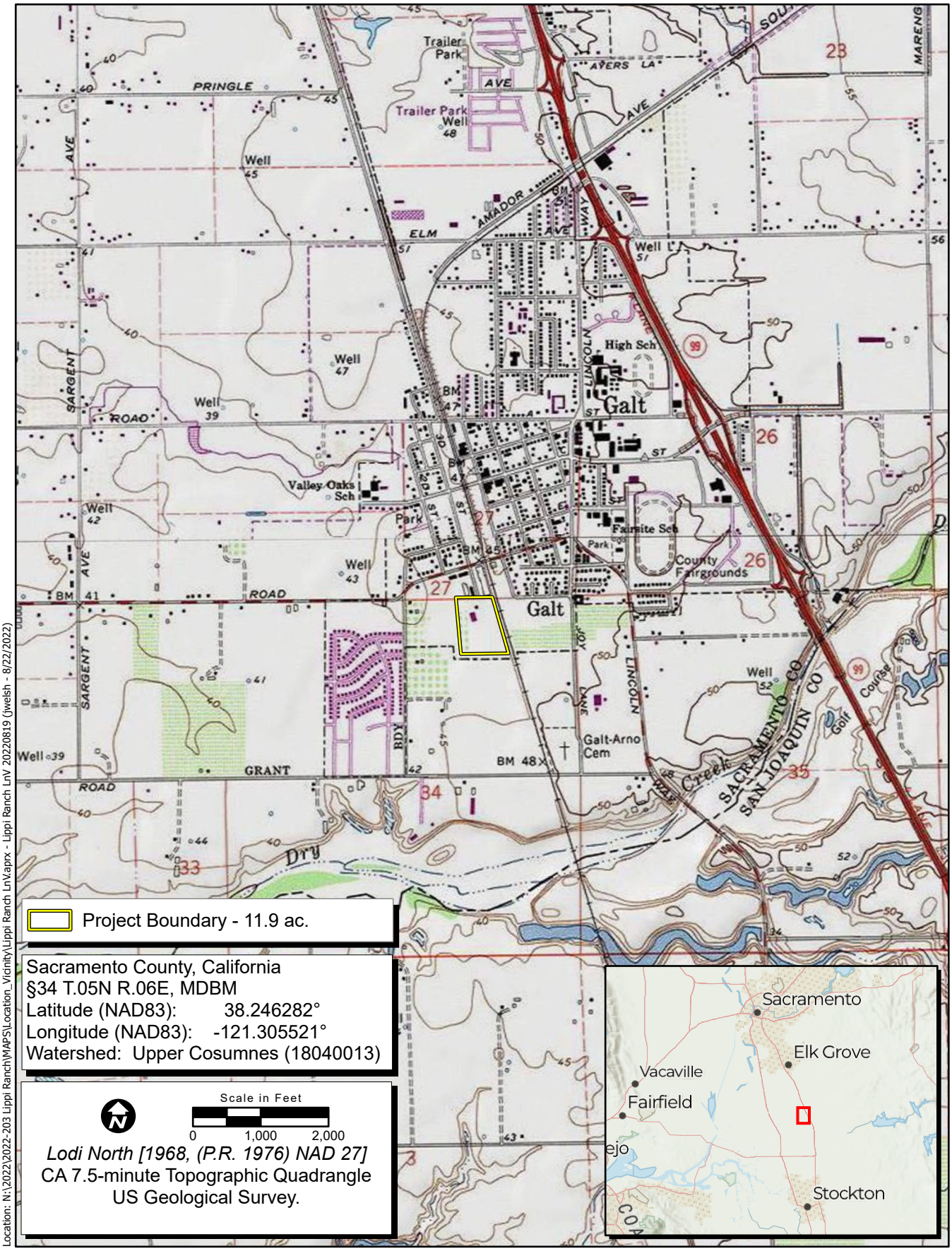
The Project proponent proposes the development of single-family residential housing and associated infrastructure, including utilities and landscaping.

1.2 Area of Potential Effects

The Area of Potential Effects (APE) consists of the horizontal and vertical limits of a project and includes the area within which significant impacts or adverse effects to Historical Resources or Historic Properties could occur as a result of the project. The APE is defined for projects subject to regulations implementing Section 106 (federal law and regulations). For projects subject to the California Environmental Quality Act (CEQA) review, the term Project Area is used rather than APE. The terms Project Area and APE are interchangeable for the purpose of this document.

The horizontal APE consists of all areas where activities associated with a project are proposed and, in the case of this Project, equals the Project Area subject to environmental review under the National Environmental Policy Act (NEPA) and CEQA. This includes areas proposed for construction, vegetation removal, grading, trenching, stockpiling, staging, paving, and other elements in the official Project description. The horizontal APE is illustrated on Figure 2 and represents the survey coverage area, which measures approximately 12 acres.

The vertical APE is described as the maximum depth below the surface to which excavations for project foundations and facilities will extend. Therefore, the vertical APE for this Project includes all subsurface areas where archaeological deposits could be affected. The subsurface vertical APE varies across the Project Area and could extend as deep as 20 feet below the current surface; therefore, a review of geologic and soils maps was necessary to determine the potential for buried archaeological sites that cannot be seen on the surface.



Location: N:\2022\2022-203 Lippi Ranch\MAPS\Location_Vicinity\Lippi Ranch LnVaprx - Lippi Ranch LnV 20220819 (jwelsh - 8/22/2022)

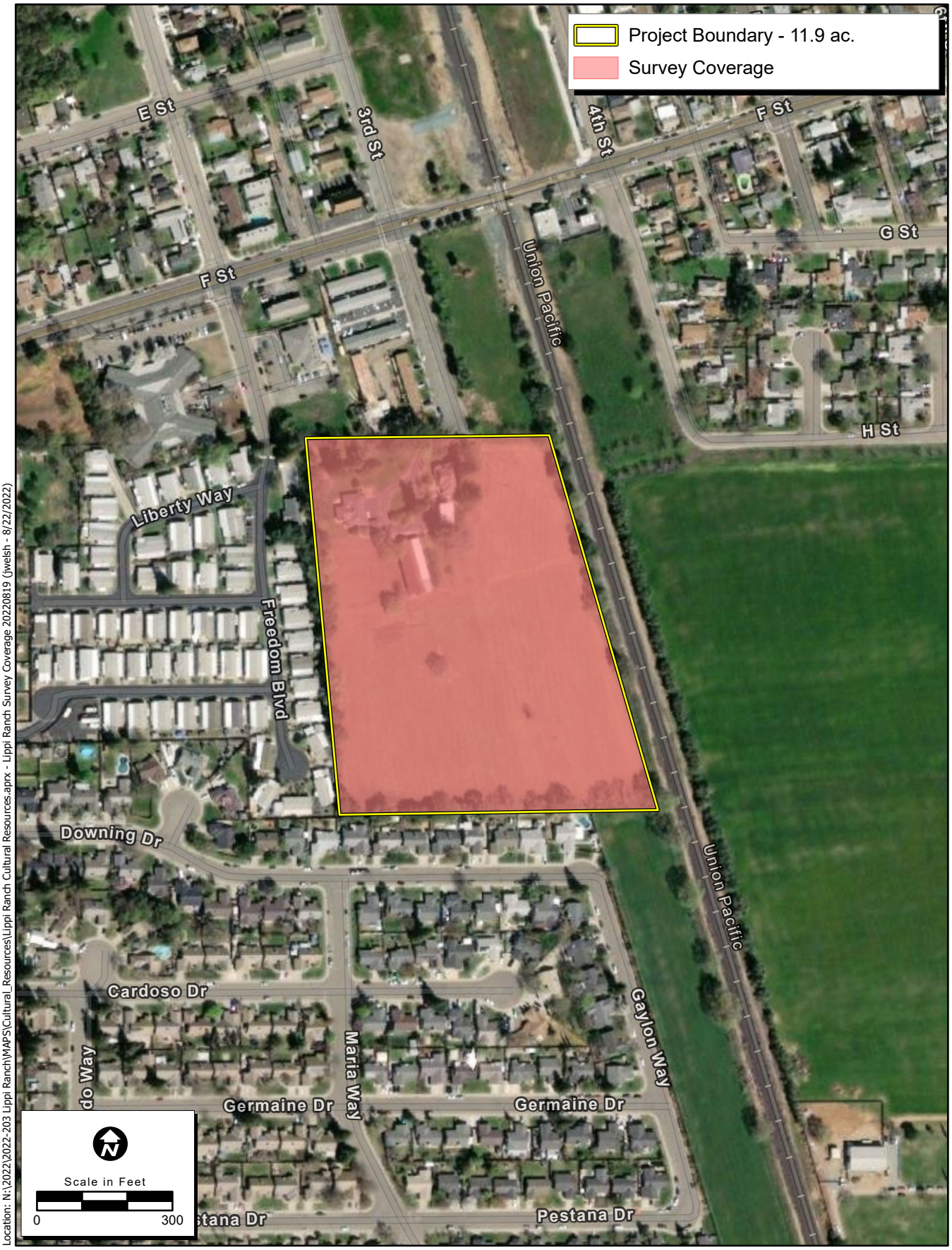
Map Date: 8/19/2022

Sources: ESRI, USGS, TSD Engineering, Inc.

Figure 1. Project Location and Vicinity

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

2022-203 Lippi Ranch



Location: N:\2022\2022-203 Lippi Ranch\MAPS\Cultural_Resources\Lippi Ranch Cultural Resources.aprx - Lippi Ranch Survey Coverage 20220819 (jwelsh - 8/22/2022)

Map Date: 8/19/2022

Sources: Maxar (2021/2022), City of Rocklin (2018), ESRI, TSD Engineering, Inc.

Figure 2. Survey Coverage

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

2022-203 Lippi Ranch

The vertical APE also is described as the maximum height of structures that could impact the physical integrity and integrity of setting of cultural resources, including districts and traditional cultural properties. For this Project, the above-surface vertical APE is as high as 50 feet, which is the typical height of most housing roofs.

1.3 Regulatory Context

A review of the regulatory context is provided below; however, the inclusion of any of these laws and regulations in this report does not make a law or regulation apply when it otherwise would not. Similarly, the omission of any other laws and regulations from this section does not mean that they do not apply. Rather, the purpose of this section is to provide context in explaining why the study was carried out in the manner documented herein.

1.3.1 California Environmental Quality Act

The state law that applies to a project's impacts on cultural resources is CEQA. A project is an activity that may cause a direct or indirect physical change in the environment and that is undertaken or funded by a state or local agency, or requires a permit, license, or lease from a state or local agency. A requirement of CEQA is that impacts to Historical Resources be identified and, if the impacts will be significant, then apply mitigation measures to reduce the impacts.

A Historical Resource is a resource that 1) is listed in or has been determined eligible for listing in the California Register of Historical Resources (CRHR) by the State Historical Resources Commission, or has been determined historically significant by the CEQA lead agency because it meets the eligibility criteria for the CRHR; 2) is included in a local register of historical resources, as defined in Public Resources Code (PRC) 5020.1(k); or 3), has been identified as significant in a historical resources survey, as defined in PRC 5024.1(g) (California Code of Regulations [CCR] Title 14, Section 15064.5(a)).

The eligibility criteria for the CRHR are as follows (CCR Title 14, Section 4852(b)):

(1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

(2) It is associated with the lives of persons important to local, California, or national history;

(3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

(4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition, the resource must retain integrity, which is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association (CCR Title 14, Section 4852(c)). Resources that have been determined eligible for the NRHP are automatically eligible for the CRHR.

Impacts to a Historical Resource, as defined by CEQA (listed in an official historic inventory or survey or eligible for the CRHR), are significant if the resource is demolished or destroyed or if the characteristics

that made the resource eligible are materially impaired (CCR Title 14, Section 15064.5(b)). Demolition or alteration of eligible buildings, structures, and features that they would no longer be eligible would result in a significant impact. Whole or partial destruction of eligible archaeological sites would result in a significant impact. In addition to impacts from construction resulting in destruction or physical alteration of an eligible resource, impacts to the integrity of setting (sometimes termed *visual impacts*) of physical features in the Project Area could also result in significant impacts.

Tribal cultural resources (TCRs) are defined in Section 21074 of the California PRC as sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), sacred places, and objects with cultural value to a California Native American tribe that are either included in or determined to be eligible for inclusion in the CRHR, or are included in a local register of historical resources as defined in subdivision (k) of Section 5020.1, or are a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. Section 1(b)(4) of Assembly Bill (AB) 52 established that only California Native American tribes, as defined in Section 21073 of the California PRC, are experts in the identification of TCRs and impacts thereto. Because ECORP does not meet the definition of a California Native American tribe, it only addresses information in this report for which it is qualified to identify and evaluate, and that which is needed to inform the cultural resources section of CEQA documents. This report, therefore, does not identify or evaluate TCRs. Should California Native American tribes ascribe additional importance to or interpretation of archaeological resources described herein, or provide information about non-archeological TCRs, that information is documented separately in the AB 52 tribal consultation record between the tribe(s) and lead agency and summarized in the TCRs section of the CEQA document, if applicable.

1.4 Report Organization

The following report documents the study and its findings and was prepared in conformance with the California Office of Historic Preservation's (OHP) *Archaeological Resource Management Reports: Recommended Contents and Format*. Appendix A includes a confirmation of the records search with the California Historical Resources Information System (CHRIS) and historical society coordination. Appendix B contains documentation of a search of the Sacred Lands File. Appendix C presents photographs of the Project Area. Appendix D contains cultural resource DPR site records.

Sections 6253, 6254, and 6254.10 of the California Code authorize state agencies to exclude archaeological site information from public disclosure under the Public Records Act. In addition, the California Public Records Act (Government Code Section 6250 et seq.) and California's open meeting laws (The Brown Act, Government Code Section 54950 et seq.) protect the confidentiality of Native American cultural place information. Because the disclosure of information about the location of cultural resources is prohibited by the Archaeological Resources Protection Act of 1979 (16 U.S. Code [USC] 552 470hh) and Section 307103 of the NHPA, it is exempted from disclosure under Exemption 3 of the federal Freedom of Information Act (5 USC 552) Likewise, the Information Centers of the CHRIS maintained by the OHP prohibit public dissemination of records search information.

2.0 SETTING

2.1 Environmental Setting

The Project Area consists of rural farmland that has been leveled and disced and surrounded by modern residential development. The Union Pacific Railroad is to the east and Dry Creek is approximately 0.5 mile south. The elevation is 47 feet above mean sea level.

2.2 Geology and Soils

According to the Natural Resources Conservation Service (NRCS) Web Soil Survey website (NRCS 2017), two soil types are located within the Project Area: (164) Kimball silt loam, 0 to 2 percent slopes; and (166) Kimball-Urban land complex, 0 to 2 percent slopes. Kimball silt loam, 0 to 2 percent slopes covers approximately 99 percent of the Project Area and is well-drained farmland of statewide importance. The parent material is alluvium derived from granite. Kimball-Urban land complex, 0 to 2 percent slopes covers approximately 1 percent of the Project Area and is well drained. The parent material is alluvium derived from granite.

The State Geologic Map of California (2015) identifies the underlying geology as consisting of marine and nonmarine sedimentary rocks made from alluvium, lake, playa, and terrace deposits. The age of the landform dates to the Pleistocene-Holocene era. Low to moderate potential exists for buried pre-contact archaeological sites in the Project Area due to the presence of alluvium along Dry Creek south of the Project Area and the likelihood of pre-contact archaeological sites located along perennial waterways.

2.3 Vegetation and Wildlife

The Project Area is currently in a rural agricultural and suburban environment. The northern portion of the Project Area contains buildings and the southern portion comprises undeveloped agricultural land. Prior to European contact, the Project Area was historically situated in a floodplain habitat north of Dry Creek. The dominant plant community on the floodplains within the Project Area vicinity includes cottonwood (*Aigeiros* spp.), valley oak (*Quercus lobata*), California sycamore (*Platanus racemosa*), and Oregon ash (*Fraxinus latifolia*); the subcanopy includes white alder (*Alnus rhombifolia*), box elder (*Acer negundo*), buckeye (*Aesculus glabra*), big leaf maple (*Acer macrophyllum*), and elderberry (*Sambucus mexicana*). The understory of the floodplains comprised various species of willow (*Salix* spp.), coyote brush (*Baccharis pilularis* spp. *consanguinea*), vines, and dense thickets formed by poison oak (*Toxicodendron diversilobum*), California grape (*Vitis californica*), and Himalayan blackberry (*Rubus armeniacus* (Burcham 1982; Rosenthal and Willis 2017).

In pre-contact times, large game animals, such as tule elk (*Cervus elaphus nannodes*) and deer (*Odocoileus* spp.), and various species of waterfowl would have occupied the Project Area. Valley grasslands around the river would have supported a variety of bird and mammal species such as elk (*Cervus canadensis*), pronghorn (*Antilocapra americana*), grizzly bear (*Ursus arctos horribilis*), quail (*Coturnix coturnix*), rabbit (*Lepus californicus*), and other small mammals (Schulz 1970; Storm 1996). Today, wildlife species include mule deer (*Odocoileus hemionus*), gray fox (*Urocyon cinereoargenteus*), coyote (*Canis latrans*), mountain

lion (*Puma concolor*), skunks (Mephitidae), raccoon (*Procyon lotor*), and various species of birds, amphibians, replies, and insects (Storm 1996).

3.0 CULTURAL CONTEXT

3.1 Regional Pre-Contact History

It is generally believed that human occupation of California began at least 10,000 years before present (BP). The archaeological record indicates that between approximately 10,000 and 8,000 BP, a predominantly hunting economy existed, characterized by archaeological sites containing numerous projectile points and butchered large animal bones. Animals that were hunted probably consisted mostly of large species still alive today. Bones of extinct species have been found but cannot definitively be associated with human artifacts. Although small animal bones and plant grinding tools are rarely found within archaeological sites of this period, small game and floral foods were probably exploited on a limited basis. A lack of deep cultural deposits from this period suggests that groups included only small numbers of individuals who did not often stay in one place for extended periods (Wallace 1978).

Around 8,000 BP, there was a shift in focus from hunting toward a greater reliance on plant resources. Archaeological evidence of this trend consists of a much greater number of milling tools (e.g., metates and manos) for processing seeds and other vegetable matter. This period, which extended until around 5,000 BP, is sometimes referred to as the Millingstone Horizon (Wallace 1978). Projectile points are found in archaeological sites from this period, but they are far fewer in number than from sites dating to 8,000 BP. An increase in the size of groups and the stability of settlements is indicated by deep, extensive middens at some sites from this period (Wallace 1978).

Archaeological evidence indicates that reliance on both plant gathering and hunting continued as in the previous period, with more specialized adaptation to particular environments in sites dating to after about 5,000 BP. Mortars and pestles were added to metates and manos for grinding seeds and other vegetable material. Flaked-stone tools became more refined and specialized, and bone tools were more common. New peoples from the Great Basin began entering southern California during this period. These immigrants, who spoke a language of the Uto-Aztecan linguistic stock, seem to have displaced or absorbed the earlier population of Hokan-speaking peoples. During this period, known as the Late Horizon, population densities were higher than before and settlement became concentrated in villages and communities along the coast and interior valleys (Erlandson 1994; McCawley 1996). Regional subcultures also started to develop, each with its own geographical territory and language or dialect (Kroeber 1925; McCawley 1996; Moratto 1984). These were most likely the basis for the groups that the first Europeans encountered during the 18th century (Wallace 1978). Despite the regional differences, many material culture traits were shared among groups, indicating a great deal of interaction (Erlandson 1994). The presence of small projectile points indicates the introduction of the bow and arrow into the region sometime around 2,000 BP (Wallace 1978; Moratto 1984).

3.2 Local Pre-Contact History

This section provides a regional overview with contextual elements drawn from California's Central Valley Region, the Western Foothills Region, and from the transition zone itself where the Project is located. There has been more extensive research and study of Central Valley pre-contact history than that of the Sierra Nevada foothill zone, but a fair amount of cultural overlap exists within these regions. This section includes the most recent and readily available research of both regions (Rosenthal et al. 2007) and includes some reference to the climactic changes that swept the Sierra Nevada and was a catalyst for population movement that led to cultural change in the foothills.

California's Great Central Valley has long held the attention of archaeologists and was a focus of early research in California. Archaeological work during the 1920s and 1930s led to the cultural chronology for Central California presented by Lillard, Heizer, and Fenenga in 1939. This chronology was based on the results of excavations conducted in the lower Sacramento River Valley. This chronology identified three archaeological cultures, named Early, Transitional, and Late (Lillard et al. 1939).

Heizer (1949) redefined the description of these three cultures. He subsumed the three cultural groups into three time periods, designated the Early, Middle, and Late horizons. He primarily focused his research and reexamination of Lillard et al. (1939) on the Early Horizon, which he named Windmiller. He also intimated that new research, and a reanalysis of existing data would be initiated for cultures associated with the Middle and Late horizons; however, he did not complete this work and other research filled in the gaps.

Following years of documenting artifact similarities among sites in the San Francisco Bay region and the Delta, Beardsley (1948, 1954) formatted his findings into a cultural model known as the Central California Taxonomic System (CCTS). This system proposed a linear, uniform sequence of cultural succession in Central California, and explicitly defined Early, Middle, and Late horizons for cultural change. Archaeological researchers have subsequently refined and redefined aspects of the CCTS. For instance, Fredrickson (1973, 1974, and 1994) reviewed general economic, technological, and mortuary traits between archaeological assemblages across the region. He separated cultural, temporal, and spatial units and assigned them to six chronological periods: Paleoindian (12,000 to 8,000 BP); Lower, Middle, and Upper Archaic (8,000 BP to AD 500) and Upper and Lower Emergent (AD 500 to 1800).

Fredrickson further defined three cultural patterns: The Windmiller (named after Heizer 1949 and Lillard et al. 1939), the Berkeley, and the Augustine and assigned them to the Early, Middle, and Late horizons of the CCTS. These patterns were defined to reflect the general sharing of lifeways within groups in a specific geographic region. The Windmiller pattern of the Early Horizon included cultural patterns dating from 5,000 to 3,000 BP; the Berkeley Pattern of the Middle Horizon (also known as the Cosumnes cultural pattern after Ragir 1972), included cultural patterns dating from 3,000 BP to 2,500 BP (AD 500); and the Augustine Pattern of the Late Horizon included the cultural patterns from AD 500 to the Historic period.

Fredrickson's (1974) Paleo-Archaic-Emergent cultural sequence was redefined by Rosenthal, White, and Sutton (2007). Rosenthal et al.'s recalibrated sequence is divided into three broad periods: The Paleoindian Period (11,550 cal. BC to 8,550 cal. BC); the three-staged Archaic period, consisting of the Lower Archaic (8,550 cal. BC to 5,550 cal. BC), Middle Archaic (5,550 cal. BC to 550 cal. BC), and Upper

Archaic (550 cal. BC to cal. AD 1100); and the Emergent Period (cal. AD 1100 to Historic) (Rosenthal et al. 2007). The three divisions of the Archaic Period correspond to climate changes. This is the most recently developed sequence and is now commonly used to interpret Central California prehistory. The aforementioned periods are characterized in the following sections.

3.2.1 Paleoindian Period

This period began when the first people began to inhabit what is now known as the California culture area. It was commonly believed these first people (i.e., hunters and gatherers) subsisted on big game and minimally processed foods, presumably with no trade networks. More recent research indicates these people may have been more sedentary, relied on some processed foods, and traded (Rosenthal et al. 2007). Populations likely consisted of small groups traveling frequently to exploit plant and animal resources.

3.2.2 Archaic Period

This period was characterized by an increase in plant exploitation for subsistence, more elaborate burial accoutrements, and increase in trade network complexity (Bennyhoff and Fredrickson 1994). The three divisions that correspond to pre-contact climate change are characterized by the following aspects (Rosenthal et al. 2007):

3.2.2.1 Lower Archaic Period

This period is characterized by cycles of widespread floodplain and alluvial fan deposition. Artifact assemblages from this period include chipped-stone crescents and early wide-stemmed points, marine shell beads, eastern Nevada obsidian, and obsidian from the north Coast Ranges. These types of artifacts found on the sites dating to this period indicate trade was occurring in multiple directions. A variety of plant and animal species were also utilized, including acorns, wild cucumber, and manzanita berries.

3.2.2.2 Middle Archaic Period

This period is characterized by a drier climate period. Rosenthal et al. (2007:153) identified two distinct settlement/subsistence patterns in this period: the Foothills Tradition and the Valley Tradition. Functional artifact assemblages consisting primarily of locally sourced flaked-stone and groundstone cobbles characterize the Foothills Tradition, while the Valley Tradition was generally characterized by diverse subsistence practices and extended periods of sedentism.

3.2.2.3 Upper Archaic Period

This period is characterized by abrupt change to wetter and cooler environmental climate conditions. Much greater cultural diversity is evident from this period. More specialized artifacts, such as bone tools, ceremonial blades, polished and groundstone plummets, saucer and saddle *Olivella* shell beads, *Haliotis* shell ornaments, and a variety of groundstone implements are characteristic of this period.

3.2.3 Emergent Period

This period is most notably marked by the introduction of the bow and arrow, the emergence of social stratification linked to wealth, and more expansive trade networks signified by the presence of clam disk beads that were used as currency (Moratto 1984). The Augustine pattern (the distinct cultural pattern of the Emergent Period) is characterized by the appearance of small projectile points (largely obsidian), rimmed display mortars, flanged steatite pipes, flanged pestles, and chevron-designed bird-bone tubes. Large mammals and small seeded resources appear to have made up a larger part of the diet during this period (Fredrickson 1968; Meyer and Rosenthal 1997).

The following discussion summarizes the cultural patterns and the different local developments that are represented in archaeological deposits in the region surrounding the Project Area.

The Windmiller Pattern of the Early Horizon (as defined by Beardsley 1948), dates to the Middle Archaic (as defined by Rosenthal et al. 2007) and may be the most extensively studied of all the cultural patterns defined for the Central Valley. In fact, the similarity noted between elements of Windmiller and materials from other sites may have been the catalyst for early archaeologists identifying the material cultural blending of groups in the Central Valley during this period. The temporal span for Windmiller has been updated and reanalyzed several times in the archaeological literature (Fredrickson 1973, 1974; Heizer 1949; Moratto 1984; Ragir 1972). The date originally proposed for the emergence of Windmiller was 4,500 BP (Lillard et al. 1939; Ragir 1972), because the culture at 4,000 years ago appeared to have been fully developed and seemed to have been well integrated into the regional economic system.

Multiple authors over time have presented the characteristics to identify the Windmiller pattern (Fredrickson 1973, 1974; Heizer 1949; Moratto 1984; Ragir 1972). Most notable characteristics are:

- large, heavy stemmed and leaf-shaped projectile points commonly made of a variety of materials other than obsidian;
- perforate charmstones;
- *Haliotis* and *Olivella* shell beads and ornaments;
- trident fish spears;
- baked clay balls (presumably for cooking in baskets);
- flat slab milling stones;
- small numbers of mortars; and
- ventrally extended burials oriented toward the west.

The subsistence pattern of Windmiller groups probably emphasized hunting and fishing, supplementing it with collection of seeds (possibly including acorns) (Heizer 1949; Moratto 1984; Ragir 1972).

Windmiller groups acquired obsidian from at least two Coast Ranges and three trans-Sierran sources, *Haliotis* and *Olivella* shells and ornaments from the coast, and quartz crystals from the Sierra Nevada foothills (Heizer 1949; Ragir 1972). It is widely hypothesized that the bulk of these materials were acquired

through trade; however, some may have been acquired as part of seasonal movements between the Central Valley and the Sierra Nevada foothills.

There is evidence for seasonal transhumance in the distribution of Windmiller artifacts, sites, and burial patterns. Johnson's work (1967, 1970) along the edge of the Sierra Nevada foothills at Camanche Reservoir and CA-AMA-56, the Applegate site, suggests a link between Windmiller groups of the Central Valley and the Sierra Nevada mortuary caves. Johnson (1970:119) suggested that his data reveals a pattern of gradual change from the Early through the Middle horizons (as defined by Beardsley 1948), rather than a displacement of local groups by foreign populations as theorized by Baumhoff and Olmstead (1963) based on ethnolinguistic evidence. Rondeau (1980), also working at the edge of the Central Valley at CA-ELD-426, the Bartleson Mound, identified components of the Early Horizon (as defined by Beardsley 1948). Rondeau (1980:58) even postulated a potential relationship between the Early Horizon cultures and the Martis Complex (a basalt-preferring culture in the Martis Valley of the Sierra Nevada). In addition, analysis of Windmiller burial orientation (Schulz 1970) and skeletal analyses (e.g., Harris Lines) by McHenry (1968) suggest a high percentage of winter death among Windmiller groups. Incorporating all of this data, Moratto (1984:206) postulated that Windmiller groups were exploiting the foothills of the Sierra Nevada during the summer and returning in the winter to villages in the Central Valley as early as 4,000 BP.

Excavations at CA-PLA-500 (Wohlgemuth 1984), the Sailor Flat site located near CA-PLA-101, sites at the Twelve Bridges Golf Course, now known as Catta Verdera Country Club in Lincoln, and Spring Garden Ravine site CA-PLA-101 provide examples of Windmiller sites that had items in their cultural assemblages similar to the material culture of groups elsewhere in California and the foothills.

The succeeding Middle Horizon, namely the Cosumnes Culture after Ragir (1972), the Berkeley Pattern after Fredrickson (1974), and absorbed into the Middle and Upper Archaic designations by Rosenthal et al. (2007) was first recognized at site CA-SAC-66. Much less-published material discusses the patterns defined for this era than does Windmiller; nonetheless, some of the most notable characteristics are:

- tightly flexed burials with variable orientation;
- red ochre stains in burials;
- distinctive *Olivella* and *Haliotis* beads and ornaments;
- distinctive charmstones;
- cobble mortars and evidence of wooden mortars;
- numerous bone tools and ornaments;
- large, heavy foliate and lanceolate concave base projectile points made of materials other than obsidian; and
- objects of baked clay.

Further classification of the Middle Archaic (as defined by Rosenthal et al. 2007) into the Foothills Tradition and Valley Tradition helped to clarify the different types of cultural sequences, which occurred

during these time periods. Functional artifact assemblages consisting primarily of locally sourced flaked-stone and groundstone cobbles characterize the Foothills Tradition, with very few trade goods. Sites that represent the Valley Tradition are much fewer in number and are generally characterized by much more diverse subsistence practices and extended periods of sedentism. Specialized tools, trade goods, and faunal refuse that indicate year-round occupation are evident on sites of the Valley Tradition (Rosenthal et al. 2007). Distinct artifacts attributed to this tradition include one of the oldest dated shell bead lots in Central California (4,160 BP) and a particular type of pestle used with a wooden mortar (Meyer and Rosenthal 1997).

The Sierra Nevada experienced significant climactic shifts and concomitant vegetation change throughout the Holocene, but pollen analysis and climactic records indicate that the current climate pattern and primary constituents of vegetation communities were in place by the Middle Archaic around 1,000 BC (Hull 2007). Seasonal transhumance practiced by Indigenous populations of the Sierra may have become more consistent during this period of relative environmental stasis.

Paleobotanical analysis from sites of the Foothills Tradition including CA-CAL-789, CA-CAL-629, and CA-CAL-630 confirm that acorns and pine nuts were preferred for subsistence (Rosenthal and McGuire 2004; Wohlgemuth 2004) Sites near the Project Area associated with the Valley Tradition are rare in the early Middle Archaic (ca. 5,550 to 2,050 cal. BC) but include the Reservation Road site (CA-COL-247), and two buried sites in the northern Diablo Range (CA-CCO-637 and CA-CCO-18/548). Sites associated with later portions of the Middle Archaic (post-2,050 cal. BC) near the Project Area include CA-SAC-107 and CA-BUT-233, both of which produced elaborate material culture and diverse dietary and technological assemblages.

The next era in the region is identified as the Late Horizon by Beardsley (1948, 1954), the Hotchkiss Culture by Ragir (1972), and the Augustine Pattern by Fredrickson (1974). The culture was formed by populations during the later Upper Archaic and Emergent periods, as defined by Rosenthal et al. (2007), and ranges in age from around 550 cal. BC to contact (dates vary between the different models of prehistory developed for the region). The Upper Archaic, as discussed above, corresponds with the late Holocene change in environmental conditions to a wetter and cooler climate. The Emergent Period and Late Horizon are markedly represented by the introduction of bow-and-arrow technology, as well as more pronounced cultural diversity as reflected in diversity of burial posturing, artifact styles, and material culture. Cultural patterns for this era are represented in the northern Sacramento Valley, namely within the Whiskeytown Pattern, at sites CA-SHA-47, CA-SHA-571/H, CA-SHA-890, CA-SHA-891, and CA-SHA-892 (Sundahl 1982, 1992).

This era primarily represents both local innovation and the blending of new cultural traits introduced into the Central Valley. The Emergent Occupation (as defined by Rosenthal et al. 2007) coincides with the Augustine Pattern (Fredrickson 1974) in the lower Sacramento Valley/Delta region, and with the Sweetwater and Shasta complexes in the northern Sacramento Valley (Fredrickson 1974; Kowta 1988; Sundahl 1982). The emergence of the Augustine Pattern appears to have been associated with the expansion of Wintun populations from the north, which appears to have led to an increase in settlements in the area after 550 BP (Bennyhoff 1994; Moratto 1984).

During this period in the Sierra Nevada, paleoenvironmental data suggests severe droughts occurred from around AD 892 to 1112 and AD 1210 to 1350 (Hull 2007; Lindström 1990; Stine 1994). These drier conditions surely affected the seasonal resource procurement rounds of the native populations during this time, and likely led to an influx of population movement and cultural blending into the foothills zone and Central Valley by Sierra Nevada groups.

Despite the varying designations, this emergent era is distinguished in the archaeological record by intensive fishing, extensive use of acorns, elaborate ceremonialism, social stratification, and cremation of the dead. Artifacts associated with the defined patterns (Augustine, Emergent, Hotchkiss) include bow-and-arrow technology (evidenced by small projectile points), mortars and pestles, and fish harpoons with unilaterally or bilaterally placed barbs in opposed or staggered positions (Bennyhoff 1950). Mortuary patterns include flexed burials and cremations, with elaborate material goods found in association with prestigious individuals. A local form of pottery, Cosumnes brown ware, emerged in the lower Sacramento Valley (Rosenthal et al. 2007). Sites containing this ceramic type in their artifact assemblage near the Project Area include CA-SAC-6, CA-SAC-67, CA-SAC-107, CA-SAC-265, and CA-SAC-329. Human animal effigies are also a marker of this emergent era around the Project Area and are present at sites CA-SAC-6, CA-SAC-16, CA-SAC-29, CA-SAC-267, and CA-SAC-267.

3.3 Ethnography

Prior to the arrival of European-Americans in the region, Indigenous groups speaking more than 100 different languages and occupying a variety of ecological settings inhabited California. Kroeber (1925, 1936), and others (i.e., Driver 1961; Murdock 1960), recognized the uniqueness of California's Indigenous groups and classified them as belonging to the California culture area. Kroeber (1925) further subdivided California into four subculture areas: Northwestern, Northeastern, Southern, and Central.

When the first European explorers entered the regions between 1772 and 1821, an estimated 100,000 people, about one third of the state's native population, lived in the Central Valley (Moratto 1984:171). At least seven distinct languages of Penutian stock were spoken among these populations: Wintu, Nomlaki, Konkow, River Patwin, Nisenan, Miwok, and Yokuts. Common linguistic roots and similar cultural and technological characteristics indicate that these groups shared a long history of interaction (Rosenthal et al. 2007). The Central area (as defined by Kroeber 1925) encompasses the Project Area and Eastern Miwok.

Ethnographically, the Project Area is near the territory occupied by the Plains Miwok group of the Eastern Miwok, and the Northern Valley Yokuts. The Eastern Miwok is comprised of three groups: the Plains Miwok, located between Freeport and Rio Vista along the Sacramento River, and extending eastward along the Mokelumne and Cosumnes Rivers; the Bay Miwok, who occupied the Sacramento-San Joaquin Delta area west to the eastern portion of Contra Costa County; and the Sierra Miwok, who occupied the foothill region south of the Cosumnes River to the upper drainages of the Chowchilla and Merced rivers (Levy 1978).

The Project Area is located in the Plains Miwok area, which included tribelets along the Sacramento, Cosumnes, and Mokelumne rivers. Tribelets were the primary political units and had defined boundaries which excluded resource use by members of other tribelets. Tribelets often consisted of a population of 300 to 500 people. Within each tribelet were permanent settlements, as well as seasonal hunting and

gathering campsites (Levy 1978). A total of 28 tribelets made up the Plains Miwok, and according to Bennyhoff (1977), tribelets would sometimes group together to form larger units, such as the Mokelumne, the Cosumnes, and the North Delta groups.

Subsistence for the Plains Miwok centered on hunting, gathering, and fishing within the confines of their tribelet areas. During the fall and early winter, acorns were gathered, stored and processed for consumption year-round. Acorns were the main staple in the Plains Miwok diet, with at least seven different types available; acorns from valley oaks were the most common used. In addition to acorns, seeds and roots were also important food items, gathered primarily in the summer (Levy 1978). Hunting of game animals occurred during the winter months, with deer, tule elk, and antelope being the most common. These animals were hunted individually and also by families and tribelets. Smaller game, such as rabbit and various waterfowl, was also hunted, but were usually taken by trapping. The dominant aquatic resource for the Plains Miwok was salmon, which was caught primarily using nets, but also by harpoon during the spring and summer months. Sturgeon was also fished, using line and hook (Levy 1978).

Among the Plains Miwok, the most common dwelling consisted of a thatched structure with poles arranged in a cone-shape with grasses, brush, and tules applied to the exterior. Wealthier people, or those of higher status, sometimes lived in earth-covered semisubterranean dwellings. At the center of the village were roundhouses or assembly houses. These large gathering structures were usually composed of a 40- to 50-foot diameter pit dug down to about 3 to 4 feet below the surface. The structure had a planked roof with a layer of earth on top, which resembled a mound (Levy 1978).

The role of tribelet chief was passed down from father to son. The chief was responsible for advising the tribe, managing the natural resources of the area, acting as a delegate between the other tribes, and serving as leaders during times of war. The chief had control of religious and social gatherings, as well as acting as the deciding body in times of arguments and disputes (Aginsky 1947). Under the chief were messengers and speakers. The roles of messengers were to deliver invitations to ceremonies and to announce during ritual ceremonies. The titles of messengers were passed down to males within the families, in the same fashion as the chief. The roles of the speakers were to gather food contributions and ritual paraphernalia for ceremonies, and to make announcements for the chief regarding food preparation and gathering. The speaker's position was an elected one and there were speakers elected for each settlement within the tribelet (Merriam 1966-67).

The Plains Miwok came into contact with European culture beginning in the late 1700s as a result of increased incursions into the area by the Spanish. Traditional lifeways were drastically altered during the early to mid-1800s as Spanish colonization and proselytization, Mexican land grants, and the American takeover and settlement pushed Indigenous peoples into the rugged California interior and reduced their numbers through transport to the missions, disease, and slaughter. Missionization of the Amuchamne people began in 1834-1835. However, only seven baptisms were recorded at that time. The population of the Amuchamne was depleted by the 1833 epidemic, which may in addition to resistance, account for the low number of subsequent baptisms (Bennyhoff 1977).

The discovery in 1848 of gold in the Sierra foothills and the ensuing Gold Rush led to a flood of non-Indigenous peoples into Miwok territory. The Amuchamne was the only organized Cosumnes River Miwok

village to survive the 1849 California Gold Rush. However, according to Bennyhoff, sometime between 1850 and 1870, the people of the Amuchamne moved their village to the outskirts of Elk Grove. By 1870, the native people had built a dance house at the Elk Grove village, which became a principal dance center for the Plains Miwok (Bennyhoff 1977). By 1890, Amuchamne descendants were reported to have left the village to take jobs as farm laborers. During the first half of the 1900s, the federal government acquired lands (from 2 acres to more than 300 acres) and established reservations, or rancherias, for the Plains Miwok, Northern Sierra Miwok and Central Sierra Miwok (Levy 1978). The U.S. Bureau of Indian Affairs terminated relations with most of these rancherias between 1934 and 1972, but beginning in 1984 status has been restored to the majority of the rancherias.

3.4 Regional History

The first Viceroy of New Spain, Antonio de Mendoza, commissioned maritime explorer Hernando de Alarcón to chart the Gulf of California and Colorado River in 1540. Alarcón and his crew became the first Europeans to reach Alta (Upper) California when they set foot on the banks of the Colorado River in what is now Imperial County. In 1542, Juan Rodriguez Cabrillo and his crew, sailing north from Mexico, became the first Europeans to explore the Alta California coastline, visiting San Diego Bay, Santa Catalina Island, and San Pedro Bay. In 1579, the English privateer Francis Drake visited Miwok villages north of San Francisco Bay. Sebastian Vizcaíno, sailing north from Mexico, charted Monterey Bay in 1602 (Starr 2005).

Spanish colonization of Alta California began in 1769 with the Portolá land expedition. Led by Captain Gaspar de Portolá and Father Junipero Serra, the expedition proceeded north from San Diego on foot to the Santa Clara Valley, where an advance party of scouts led by José Ortega became the first Europeans to discover San Francisco Bay. Spain subsequently established a string of 21 Franciscan missions, 4 presidios (forts), and 4 pueblos (towns) in coastal regions of Alta California (Starr 2005). In 1808, the explorer Gabriel Moraga led an expedition from San Jose pueblo into the Central Valley. Moraga named the valley's major rivers, including the Sacramento and San Joaquin, but made no attempt to establish missions, presidios, or pueblos in Alta California's interior (Avella 2003).

The Republic of Mexico achieved independence from Spain in 1821. A year later, Alta California became a territory of Mexico with its capital at Monterey. In 1827, the American fur trapper Jedediah Smith led a party associated with the Rocky Mountain Fur Company across the Mojave Desert to Southern California, north up the Central Valley, and east into Nevada, demonstrating the possibility of overland travel across the Sierra Nevada mountain range (Starr 2005).

During the 1830s, the Mexican government confiscated mission lands and expelled Alta California's Franciscan friars. Former mission lands, along with unclaimed lands in the Sacramento and San Joaquin valleys, became granted to retired soldiers and other Mexican citizens. Vast swaths of Alta California's coastal regions and interior valleys became private *ranchos*, or cattle ranches. Three of the region's Spanish pueblos—Los Angeles, San Jose, and Sonoma—survived as Mexican towns. Small civilian settlements developed around presidios at San Francisco, Monterey, Santa Barbara, and San Diego. Many rancho owners maintained residences in town, while hired vaqueros and unpaid Native American laborers worked on ranchos to produce cow hides and tallow (cow fat) prized by foreign merchants (Starr 2005).

After 1821, the Mexican government began welcoming non-Hispanic immigrants to Alta California. Hundreds of merchants from the United States, Great Britain, and other foreign nations arrived to establish trading relationships; others became naturalized Mexican citizens and applied for land grants. John Sutter, a German-speaking immigrant from Switzerland, built a fort at the confluence of the Sacramento and American rivers in 1839 and petitioned the Mexican governor of Alta California for a land grant; he received nearly 49,000 acres along the Sacramento River in 1841 (Hurtado 2006).

Following the Mexican-American War of 1846-1848, Mexico ceded Alta California to the United States. Under the Treaty of Guadalupe Hidalgo, Congress agreed to honor the property rights of Mexican citizens living within the new boundaries of the United States. That meant recognizing Alta California's Mexican land grants. In 1851, Congress passed the California Land Act creating the Board of Land Commissioners to determine the validity of individual grants, placing the burden of proof on patentees. The Board, with assistance from U.S. courts, confirmed most of California's Mexican land grants in subsequent decades (Starr 2005).

In January 1848, one of John Sutter's hired laborers, James Marshall, discovered gold in the flume of a lumber mill at Coloma on the South Fork of the American River. News of Marshall's gold discovery spread across the world, leading to the California Gold Rush of 1849. Hundreds of small mining camps sprang up along Sierra Nevada streambeds. The cities of Marysville, Sacramento, and Stockton developed alongside navigable rivers in the Sacramento and San Joaquin valleys as supply centers for the mines; San Francisco became California's largest city and the focal point of Gold Rush culture and commerce. In 1850, following a year of rapid growth, Congress admitted California as the 31st U.S. state (Starr 2005). In the following decades, federal surveyors arrived in California to stake out 36-square-mile townships and 1-square-mile sections on California's unclaimed public lands. At general land offices, buyers paid cash for public lands. After 1862, many filed homestead applications to obtain 40, 80, and 160-acre tracts at low upfront costs in exchange for establishing farms (Robinson 1948).

3.5 Project Area History

During the California Gold Rush, a Missourian named Chism Cooper Fuggitt established a station stop for freighters on the northern side of Dry Creek in southern Sacramento County. Fuggitt named the station "Liberty" for his hometown in Missouri. The station served freighters who transported goods from New Hope Landing in the Sacramento-San Joaquin Delta to gold camps in the Sierra Nevada. The station gradually became a small settlement with a school, church, hotel, boarding house, blacksmith shop, and a population of about 100. In 1861, Liberty became a stagecoach stop on the line between Sacramento and Stockton, putting it on the main transportation corridor through Sacramento and San Joaquin counties (Galt Area Historical Society 2022).

The Western Pacific Railroad, a Central Pacific subsidiary, began laying tracks south from Sacramento to Stockton in the spring of 1869. As the railroad approached Dry Creek, Dr. Obed Harvey, a local rancher and physician, acquired acreage along the right-of-way in Section 27 (T5N R6E), 1 mile north of Liberty (Davis 1890). Working with Western Pacific officials, Harvey subdivided the southeast quarter of Section 27 into a grid of streets and blocks and began selling town lots. Western Pacific officials added freight and passenger depots at the site. Residents of Liberty, bypassed by the railroad, grudgingly purchased lots in

Harvey's townsite and arranged to have their houses and commercial buildings moved a mile north. Because it inherited Liberty's houses and buildings, Harvey's townsite immediately took on the look of an established community. A local rancher, John McFarland, built a brick building at the corner of 4th and B streets. U.S. postal officials established a post office in McFarland's building in June 1870 and gave McFarland the privilege of choosing a name. He chose "Galt" for his former neighborhood in Cambridge, Ontario, Canada (Galt Area Historical Society 2022).

Galt owed its existence to surrounding farms and ranches in southern Sacramento County. Stockyards south of the town's freight depot became a magnet for ranchers who shipped livestock and hogs on the railroad. Local farmers sold their grain at a mill in Galt; others deposited sacks of wheat at the town's grain warehouse. In 1879, southern Sacramento County farmers shipped more than 47,000 sacks of wheat from Galt in one quarter alone (Galt Area Historical Society 2022). Agricultural incomes sustained livelihoods in town. Farmers and ranchers obtained essential goods and services at Galt drug stores, general stores, and other shops that clustered along 4th Street (Sanborn Map Company 1884). Galt grew steadily through the late 19th century. By 1900 its population approached 1,000 and the town "boasted of some fine business houses, churches, schools, hotels and other buildings" (James McClatchy & Co. 1895:181). The Central Pacific Railroad absorbed the Western Pacific Railroad into its system in 1870; in 1885 the line through Galt became integrated into the Southern Pacific's vast western rail network, linking the town to major markets in California and beyond.

Like other Sacramento Valley towns, Galt prospered during the early 20th century as agriculture took on modern forms. Electricity arrived after 1890, and with it came electric groundwater pumps that supplied southern Sacramento County farmers with irrigation water. Drilling down only 15 to 20 feet, farmers near Galt found "pure good water…in superabundance" (James McClatchy & Co. 1895:182) With irrigation, low-value extensive grain farming and stock raising in southern Sacramento County gave way to high-value intensive tree, vine, and vegetable farming. Fruits and nuts yielded higher prices than wheat and meat; families that previously sustained livelihoods on 160 acres in grain or livestock could now, with irrigation, make ends meet on 20 acres set out to orchards, vines, or field crops. Accordingly, many of Galt's earliest settlers after 1890 subdivided their large ranches into small farm units of 10, 20, and 40 acres. By 1895, many in Galt agreed that "the day of large farms [had] passed, and that for the good of the country there should be small holdings and better cultivation of the soil" (James McClatchy & Co. 1895:182). By 1902, Galt farmers had more than 1,000 acres set out to grapes. Most early viticulturalists in Galt produced Tokay table grapes but a handful of Italian growers such as Chris Boggiano, Columbus Lavagnino, and Amadeo Lippi experimented with black-skinned wine grapes; Lippi later emerged as Galt's leading winemaker (*San Francisco Chronicle* 1902).

3.6 The Lippi Family and the Galt Winery

Eighteen-year-old Amadeo Lippi left his hometown of Lucca, Toscana, Italy in 1879. From Genoa he sailed to New York and then traveled by rail to California. In the Barbary Coast neighborhood of San Francisco he joined his father, Michaeli Lippi, who ran a boarding house at 8 Ohio Street. In the "narrow confines of Ohio street," Amadeo became assimilated to life in the U.S. in an area "thickly populated" by Italian immigrants (*San Francisco Examiner* 1884). Outsiders maligned the Barbary Coast as a haven for vice and crime, but Lippi found legitimate work as a porter delivering fruits and vegetables for A. Galli & Co, a San

Francisco produce wholesaler (Ancestry 2022a). After three years in San Francisco, Amadeo Lippi moved to Sacramento to work at the Southern Pacific locomotive shops (Reed 1923).

Eighteen-year-old Guiditta Marengo, like Amadeo Lippi, left Italy in 1879. Boarding the same ship as Lippi, she and her mother and three siblings sailed from Genoa to New York and, like Lippi, made the long journey by rail to California. At a quiet home on a ranch 3 miles northeast of Galt, Guiditta and her siblings reunited with their father, Augustino Marengo, who had established a prosperous southern Sacramento County cattle ranch 10 years earlier (Reed 1923).

Amadeo Lippi and Guiditta Marengo exchanged wedding vows in Galt in 1886 (Reed 1923). The couple may have lived on the Marengo cattle ranch during the early years of their marriage. They may have also farmed fruits and vegetables on the ranch. In the summer of 1889, Amadeo established a wagon service that delivered fresh produce to customers in Galt, a business he likely modeled after A. Galli & Co. in San Francisco (*Galt Gazette* 1889).

In December 1891, Amadeo and Guiditta acquired a 12-acre farm south of town, opposite the Southern Pacific tracks (*Sacramento Union* 1891). The couple continued cultivating fruits and vegetables and selling produce locally. Initially Amadeo partnered with another Galt farmer, John Luchetti. Beginning in 1892, Lippi & Luchetti offered "choice fresh vegetables and fruit of every variety and description at reasonable figures" from a wagon that made "daily rounds" and delivered directly to customers' doorsteps; Lippi's farm south of town became known locally as the "Galt Gardens" (*Galt Gazette* 1892). Lippi and Luchetti did much to prove the efficacy of irrigated agriculture in Galt. In April 1893, the editors of the *Galt Gazette* recommended its readers "visit the vegetable gardens of Lippi & Luchetti, south of Galt, and there witness with their own eyes the practicability" of fruit and vegetable farming in Galt. "It will be remembered," the editors noted, "a few brief years ago that the tract of land upon which these gardens are situated was a parched and unprofitable piece of land… Today it is one of the most profitable pieces of land in cultivation" (*Galt Gazette* 1893).

In early 1894, Amadeo Lippi acquired John Luchetti's half-interest in the business, making Amadeo its sole proprietor (*Galt Gazette* 1894). The 1893 Sacramento County directory listed Amadeo as a "gardener" and the 1900 U.S. Census identified him as a "vegetable gardener" (Ancestry 2022b, 2022c). Later that year, Amadeo Lippi became a naturalized U.S. citizen. On their 12-acre farm south of Galt, Amadeo and Guiditta raised five children (Reed 1923).

After 1900, Lippi installed a modern groundwater irrigation system, built a large barn (LR-02), and began planting vines. Acquainted with winemaking during his youth in Lucca, Amadeo Lippi turned his energies to viticulture (Reed 1923). By 1902 he had 5 acres dedicated to wine grapes (*San Francisco Chronicle* 1902). With assistance from Guiditta and the couple's five children, Amadeo configured his barn to support a winemaking business; the barn became known as "Galt Winery." In September 1906, the *Galt Gazette* observed Lippi "buying large quantities of grapes at present and crushing many tons daily which he manufactures into wine." The *Gazette* also discussed Lippi's plans to expand his barn in the fall of 1906 to quadruple production (*Galt Gazette* 1906).

In February 1907, Adriano Mazzini, owner of a Sacramento wine shop and a connoisseur of California wines, inspected the Galt Winery and promptly ordered two carloads for immediate shipment to Chicago.

Mazzini expressed surprise at the quality of Lippi's wines, admitting that "he did not think it was possible to manufacture such a perfect type of either claret or Zinfandel" (*Galt Gazette* 1907a). Lippi subsequently emerged as Galt's leading winemaker and a major buyer of Galt wine grapes. When Timothy O'Shea, a Galt farmer, harvested 17 tons of Zinfandel grapes from his 1.5-acre vineyard in the fall of 1907, he sold 9 tons to Lippi and 8 tons to the Acampo Winery, five miles south of Galt (*Galt Gazette* 1907b). News items published in the *Galt Gazette* between 1907 and 1910 discussed Lippi shipping wines to San Francisco, Reno, Boston, Arizona, and New Jersey. A 1910 report praised Lippi as "Galt's leading wine manufacturer" (*Galt Gazette* 1910).

Amadeo and Guiditta's ranch became publicized as model for what turn-of-the-century farming families might accomplish on less than 40 acres in Galt. In the summer of 1907, James Conley, publisher of the *Galt Weekly Witness*, lauded Amadeo and Guiditta Lippi's ranch as a "one of Galt's small farms showing what is being done." Amadeo Lippi, Conley told readers, annually produced 10 tons of grapes and 50,000 gallons of wine; he also harvested $3,000 worth of vegetables, $300 of berries, and $250 of fruit and nuts, all of it sold locally—all of this on only 12 acres with the assistance of an electric groundwater pump to irrigate the entire operation (*Weekly Witness* 1907).

A profile of the Lippi family published a decade later noted that Guiditta "contributed much to her husband's success," indicating she took an active role in vegetable farming and winemaking (Reed 1923). The couple's oldest son, George, managed the winery's business affairs (*Weekly Witness* 1907). After 1910, the Galt Winery became renamed "Galt Wine Cellar" (*Galt Herald* 1912). Also in about 1910, Amadeo and Guiditta built a new and larger house (LR-01) on their 12-acre farm; contemporaries praised the house as a "comfortable residence with many modern conveniences" (Reed 1923). The new house accompanied an earlier dwelling built in c. 1890 at the Lippi Ranch (Figure 3).

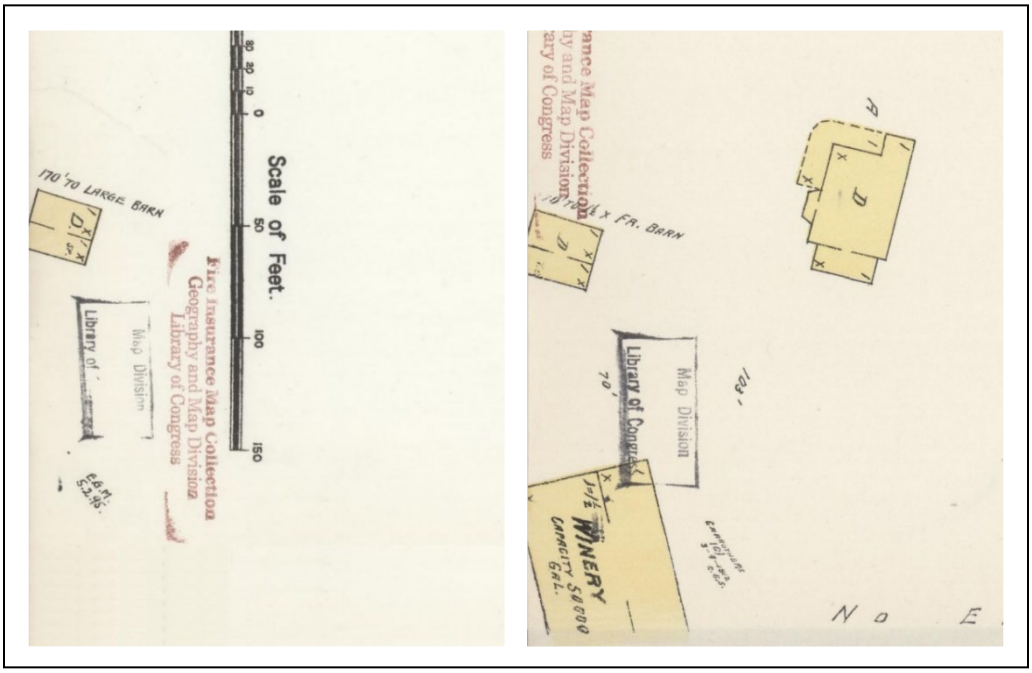


Figure 3. Sanborn Maps Showing Lippi Ranch in 1895 (left) and 1911 (right) (Sanborn Map Company 1895; 1911)

Besides winemaking, Amadeo Lippi took an active role in Galt civic affairs. In 1909, voters elected him to a two-year term on the Galt school board; his peers later praised him as "one of the best trustees the Galt district has had in a number of years" (*Galt Gazette* 1911). Lippi also served on various Catholic church committees and after 1920 served as vice president of the Bank of Galt (Galt Gazette 1919; 1920).

Tragedy struck the Lippi family in 1918 when Amadeo and Guiditta's oldest son, George Lippi, died in combat during the Argonne offensive in World War I. In 1920, the Galt Wine Cellar became shuttered at the onset of Prohibition. Tragedy struck again in 1922 when Amadeo and Guiditta's youngest son, Pio, a banker, died in an automobile accident. Amadeo Lippi died at his home in 1923 (Reed 1923). Guiditta died in 1928. She and Amadeo were survived by their three daughters (*Galt Herald* 1928).

Amadeo Lippi's cousin, Pompeo "Pete" Lippi, arrived in the United States in 1898. Beginning in 1909, he assisted winemaking activities at Galt Winery. After Guiditta's death in 1928, Pete leased the Lippi Ranch from Amadeo and Guiditta's daughters; after the repeal of Prohibition in 1933 he resumed commercial winemaking in the Lippi Ranch barn, doing business as the Galt Winery. Pete greatly increased the scale of production at the Galt Winery. By 1950 he produced 125,000 gallons of red table wine, all of it sold in barrels to larger commercial brands who bottled it under separate labels. Pete Lippi lived in the Lippi Ranch's main residence (LR-01) and maintained the property's trees and vineyards (*Sacramento Union* n.d.). He died in 1953, signaling the end of winemaking activities at Lippi Ranch (*Stockton Record* 1953).

After Pete Lippi's death, Amadeo and Guiditta's three surviving daughters sold the Lippi Ranch property to Amel David "Dave" Olson of South Dakota and his wife, Eugenia "Genie" (Puccinelli) Olson of Galt. Dave Olson served as a gunner's mate on the *USS Monterey* during World War II; after the war he reunited with his parents in California and in 1951 married Genie, a Galt High School English teacher. After completing his B.A. at Sacramento State College, Dave joined Genie on the Galt High School faculty as a social studies teacher (*Galt Herald* 2020).

Genie Olson was the granddaughter of Amadeo and Guiditta Lippi through the couple's youngest daughter, Rose (Lippi) Puccinelli. Raised and educated in Los Angeles, Genie Olson returned to Galt in 1949 to teach in her mother's hometown. Both Dave and Genie taught at local high schools until their retirement in 1989. During their retirement years, the couple became active in the Galt Area Historical Society (*Galt Herald* 2017). Dave and Genie did not farm or make wine at the Lippi Ranch property. Shortly after acquiring the property they made several modifications to the Lippi Ranch's main residence (LR-01), including a porch enclosure and second-story addition (Nunez 2023). In about 1960 the couple built a Ranch-style house (LR-04) on the property, which became their main residence. Genie Olson died in 2017. Dave Olson died in 2020.

4.0 METHODS

4.1 Personnel Qualifications

Co-Principal Investigator and Senior Architectural Historian Nathan Hallam, Ph.D., who meets the Secretary of the Interior's Professional Qualifications Standards for architectural history and history, conducted or supervised all phases of the architectural history investigation. Dr. Hallam conducted

extensive archival and historical research and prepared the report. Co-Principal Investigator and Registered Professional Archaeologist (RPA) Brian S. Marks, Ph.D., who meets the Secretary of the Interior's Professional Qualifications Standards for prehistoric and historical archaeology, supervised the cultural resource investigation and evaluation. Staff Archaeologist Megan Webb conducted the field survey and helped prepare the report. Senior Architectural Historian Jeremy Adams provided technical report review and quality assurance.

Dr. Hallam is a Senior Architectural Historian with 17 years of experience in historic preservation, cultural resources management, and academic teaching and scholarship. Dr. Hallam has extensive experience preparing historic contexts, conducting field surveys, and using National Register criteria to evaluate historic properties. He holds a Ph.D. in History, an M.A. in Public History, and a B.A. in History, and meets the SOI Standards for history, architectural history, and historic preservation.

Dr. Marks is the Principal Investigator and has been an archaeologist since 1997. He has been working in cultural resources management in California since 2010 following eight years of archaeological work in the southeast United States. Dr. Marks holds a Ph.D. and an M.S. in Anthropology. He has participated in or supervised more than 200 survey, testing, and data recovery excavations and has recorded and mapped a multitude of pre-contact and historical sites, including Civil War battlefields, Gold Rush boom towns, submerged pre-contact sites, and others. He has conducted evaluations of cultural resources for eligibility to the NRHP and CRHR and is well versed in impact assessment and development of mitigation measures for CEQA and Section 106 (NHPA) projects.

Megan Webb was a Staff Archaeologist for ECORP with eight years of experience in cultural resources management, primarily in California. She holds a B.A. in Anthropology and participated in all aspects of archaeological fieldwork including survey, test excavation, and data recovery, in addition to months of archaeological laboratory experience.

Jeremy Adams meets Secretary of the Interior's (SOI) *Standards for Architectural History and History*, holding an M.A. degree in History (Public History) and a B.A. in History, with 13 years of experience specializing in historic resources of the built environment. He is skilled in conducting historical research at repositories such as city, state, and private archives, libraries, CHRIS information centers, and historical societies. He has experience conducting field reconnaissance and intensive surveys. He has conducted evaluations of cultural resources for eligibility to the NRHP and CRHR.

4.2 Records Search Methods

ECORP requested a records search for the Project Area at the North Central Information Center (NCIC) of the CHRIS at California State University, Sacramento on August 23, 2022 (NCIC File No. SAC-22-173; Appendix A). The purpose of the records search was to determine the extent of previous surveys within a 0.5-mile (800-meter) radius of the Proposed Project Area, and whether previously documented pre-contact or historic archaeological sites, architectural resources, or traditional cultural properties exist within this area. NCIC staff completed and returned the records search to ECORP on August 23, 2022.

In addition to the official records and maps for archaeological sites and surveys in Sacramento County, the following historic references were also reviewed: Built Environment Resource Directory (BERD; OHP 2020);

Historic Property Data File for Sacramento County (OHP 2012); the National Register Information System (National Park Service [NPS] 2022); OHP California Historical Landmarks (CHL; OHP 2022); CHL (OHP 1996 and updates); California Points of Historical Interest (OHP 1992 and updates); Directory of Properties in the Historical Resources Inventory (1999); Caltrans Local Bridge Survey (California Department of Transportation [Caltrans] 2019); Caltrans State Bridge Survey (Caltrans 2018); and *Historic Spots in California* (Kyle 2002).

Other references examined include a RealQuest Property Search and historic General Land Office (GLO) land patent records (Bureau of Land Management [BLM] 2022). Historic maps reviewed include:

- 1870 BLM GLO Plat map for Township 5 North, Range 6 East, Mount Diablo Baseline Meridian;
- 1894 USGS Lodi, California topographic quadrangle map (1:125,000 scale);
- 1910 USGS Woodbridge, California topographic quadrangle map (1:31,680 scale);
- 1939 USGS Lodi, California topographic quadrangle map (1:62,500 scale);
- 1953 USGS Lodi North, California topographic quadrangle map (1:24,000 scale); and
- 1968 (1972) Lodi North, California topographic quadrangle map (1:24,000 scale).

ECORP reviewed historic aerial photographs taken in 1937, 1952, 1957, 1963 1968, 1984, 1971, and 1981. These provided indications of property usage and built environment.

ECORP conducted a search for a local historical registry. The search revealed that the 2008 *Historic Resources in Elk Grove* is the nearest local history register. The City of Elk Grove is located approximately 6 miles northwest of the Project Area.

4.3 Sacred Lands File Coordination Methods

In addition to the records search, ECORP contacted the California Native American Heritage Commission (NAHC) on August 22, 2022, to request a search of the Sacred Lands File for the Project Area (Appendix B). This search determine whether the California Native American tribes within the Project Area have recorded Sacred Lands, because the Sacred Lands File is populated by members of the Native American community with knowledge about the locations of tribal resources. In requesting a search of the Sacred Lands File, ECORP solicited information from the Native American community regarding TCRs, but the responsibility to formally consult with the Native American community lies exclusively with the federal and local agencies under applicable state and federal laws. The lead agencies have not delegated authority to ECORP to conduct tribal consultation.

4.4 Other Interested Party Consultation Methods

ECORP emailed the Galt Area Historical Society on August 26, 2022 and again on September 6, 2022 to solicit comments or obtain historical information that the repository might have regarding events, people, or resources of historical significance in the area (Appendix A).

4.5 Archival Research Methods

ECORP conducted research utilizing online resources, historical maps and aerial photographs, and secondary sources that pertained to southern Sacramento County. This research was used to provide a historical context for the buildings, structures, and the surrounding area. ECORP found limited historical information pertaining to the buildings and structures within the Project Area; however, the information obtained from archival research and online research resulted in sufficient information for ECORP to prepare evaluations of the historic-period properties.

In addition to the official records and maps for archaeological sites and surveys reviewed during the records search at the NCIC, ECORP conducted focused property and site-specific online archival research at several archives and repositories. Online archival research was conducted at Newspapers.com, which resulted in historical coverage of the Project Area in Sacramento County and San Joaquin County newspapers; Ancestry.com, which resulted in census and city directory research; Archive.org, which hosts the digital collections of the Center for Sacramento History and California State Library; and Searchworks.stanford.edu and Loc.gov, which host Sacramento County maps.

The Galt Area Historical Society provided ECORP with archival photographs and documents pertaining to the Lippi and Olson families on file at the Galt Area Historical Society's archive.

4.6 Field Methods

ECORP subjected the APE to an intensive pedestrian survey on September 29, 2022 under the guidance of the SOI *Standards for the Identification of Historic Properties* (NPS 1983) using transects spaced 15 meters apart (Figure 2). ECORP expended one-half person-day in the field. ECORP examined the ground surface for indications of surface or subsurface cultural resources and inspected the general morphological characteristics of the ground surface for indications of subsurface deposits that may be manifested on the surface, such as circular depressions or ditches. Whenever possible, ECORP examined the locations of subsurface exposures caused by such factors as rodent activity, water or soil erosion, or vegetation disturbances for artifacts or for indications of buried deposits. ECORP did not conduct subsurface investigations or artifact collections during the pedestrian survey.

ECORP also documented the historic-period Lippi Ranch property located within the Project Area on appropriate Department of Parks and Recreation (DPR) 523 forms. ECORP photographed the exterior and interior of each building and noted architectural details and integrity considerations during the field visit for the features of the residence, including its setting relative the Galt community.

5.0 RESULTS

5.1 Records Search

The records search consisted of a review of previous research and literature, records on file with the NCIC for previously recorded resources, and historical aerial photographs and maps of the vicinity.

5.1.1 Previous Research

Eleven previous cultural resource investigations have been conducted within 0.5 mile of the property, covering approximately 15 percent of the total area surrounding the property within the records search radius (Table 1). All of the 11 studies were conducted within the 0.5-mile radius but outside of the Project Area. These studies revealed the presence of historical sites, including railroads, historic-era buildings, and a dairy. The previous studies were conducted between 1983 and 2019. No cultural resources investigations have been previously conducted within the Project Area.

Table 1. Previous Cultural Studies within 0.5 mile of the Project Area.

Report Number	Author(s)	Year	Report Title
000075	Peak & Associates, Inc.	1983	Cultural Resource Assessment of a Proposed Apartment Development in Galt, Sacramento County, California.
001781	Kyle Napton	1988	Cultural Resource Investigation of the Dry Creek Bluff Estates, Galt, Sacramento County, California.
003853	Nelson, Wendy, Maureen Carpenter, and Kimberley L. Holanda	2000	Cultural Resources Survey for the Level (3) Communications Long Haul Fiber Optics Project, Segment WP04: Sacramento to Redding
003853A; 003853B	Ann Munns, Rhonda R. Turner, and Dustin Kay; Denise Furlong and Kim Tremaine	2000; 2001	Cultural Resources Records Search and Literature Review Report, Level (3) Long Haul Fiber Optic Project: WS04 Sacramento to Cosumnes River, California; Archaeological Monitoring for WS04 Long Haul Fiber Optic Segment, Between Sacramento and Bakersfield, California
006154	Brian Hatoff, Barb Voss, Sharon Waechter, Stephen Wee, and Vance Bente	1995	Cultural Resources Inventory Report for the Proposed Mojave Northward Expansion Project
006832	Melinda A. Peak and Ann S. Peak	2005	Cultural Resources Assessment of the Creekview III Project, City of Galt, Sacramento County, CA
008619	Cindy Arrington et al.	2006	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California

Table 1. Previous Cultural Studies within 0.5 mile of the Project Area.

Report Number	Author(s)	Year	Report Title
012550; 012550B; 012550C; 012550D; 012550E	Kim Tremaine; Kim Tremaine; Mead & Hunt; Kim Tremaine, John Lopez, and Mehrez Elwaseif; Kim Tremaine and Trish Fernandez	2015; 2015; 2012; 2014; 2015	Historic Property Survey Report, C Street/Central Galt Complete Streets Project, City of Galt, California; Archaeological Survey Report, C Street/Central Galt Complete Streets Project, City of Galt, California; Historical Resources Evaluation, 2030 Galt General Plan Amendment; Report of Geophysical Investigation for the C Street/Central Galt Complete Streets Project, City of Galt, California; Extended Phase 1 Report, C Street/Central Galt Complete Streets Project, City of Galt, California
012622	Tara Otto	2017	Historic Properties Inventory and Documentation for the Union Pacific Railroad GACA.CA.01 Mile Post 63.3 Communications Tower
013488	Dean Martorana	2019	Archaeological Survey Report for Cardoso II Subdivision Project, Sacramento and San Joaquin Counties, CA; Project No, ALTA2019-66
013788	Carrie Wills	2019	Section 106 Compliance FCC Form for Project CVL06896

The results of the records search indicate that the Project Area has not been previously surveyed for cultural resources; therefore, a pedestrian survey of the APE was warranted.

The records search also determined that 11 previously recorded historic-era cultural resources are located within 0.5 mile of the Project Area (Table 2). All are historic-era sites and include historic-era buildings, railroads, the Utah Condensed Milk Plant, and the Cordoso Dairy Farm. There are no previously recorded cultural resources within the Project Area. The milk plant is located adjacent to the Project Area's northern boundary.

Table 2. Previously Recorded Cultural Resources within 0.5 mile of the Project Area.

Primary Number P-34-	Site Number CA-SAC-	Age	Recorder and Year	Site Description
1029	1229H	Historic	JRP Historical Consulting Services 1994; S. Melvin, J. Freeman, R. Flores, JRP Historical Consulting Services 2007	Southern Pacific Railroad

Table 2. Previously Recorded Cultural Resources within 0.5 mile of the Project Area.

Primary Number P-34-	Site Number CA-SAC-	Age	Recorder and Year	Site Description
1302	1230H	Historic	Recorder Unknown 1994; 2011	Central Pacific Railroad
1303	–	Historic	JRP Historical Consulting Services 1995	Railroad stockpile yard
2327	–	Historic	Cathryn Cinquini, Owner 1977	Brewster House
2383	–	Historic	William I. Welker, Owner 1977	Utah Condensed Milk Plant
5215	–	Historic	Paula Boghosian, Don Cox, Historic Environment Consultants 2000	Brewster Building
5221	–	Historic	Timothy Smith, Mead & Hunt, Inc. 2012	Commercial Building
5222	–	Historic	Timothy Smith, Mead & Hunt, Inc. 2012	Commercial Building
5223	–	Historic	Timothy Smith, Mead & Hunt, Inc. 2012	Commercial Building
5224	–	Historic	Timothy Smith, Mead & Hunt, Inc. 2012	Commercial Building
5445	–	Historic	Dean Martorana, Alta Archaeological Consulting 2019	Remains of Cordoso Dairy

5.1.2 Records

The OHP's BERD for Sacramento County (dated March 3, 2020) identified nine NRHP-eligible resources within 0.5 mile of the Project Area (OHP 2020). Three of the resources are listed on the National Register, whereas the remainder were evaluated and concluded to be ineligible. The eligible properties are identified as: P34-2383, the Utah Condensed Milk Company Plant; P-34-5215, the Brewster Building; and P-34-2327, the Brewster House. The nearest listed property is P-34-2383, the Utah Condensed Milk Company Plant, located directly north of the Proposed Project Area. The Lippi Ranch property was not included in the BERD.

The National Register Information System (NPS 2022) lists two properties within 0.5 mile of the Project Area: P-34-5215, the Brewster Building; and P-34-2327, the Brewster House. Both properties are located within 0.5 mile of the Project Area.

ECORP reviewed resources listed as CHL (OHP 1996) by the OHP (2022) on September 13, 2022. The nearest NRHP-listed landmark is #N650: the Utah Condensed Milk Company Plant, located immediately north of the Project Area. Two listed landmarks are located within 0.5 mile of the Project Area: #N1171, the Brewster Building; and #N2099, the Brewster House.

Historic Spots in California (Kyle 2002) mentions that the City of Galt was named by John McFarland, a Scottish novelist, after his hometown in Ontario, Canada.

Historic GLO land patent records from the BLM's patent information database (BLM 2022) revealed that the northeastern quarter of the northern half of Section 34 was patented to Francis Troi on July 2, 1873. The land of the Project Area was part of the Morrill Act, which provided federal lands to set aside lands to "benefit the agricultural and mechanical arts" (United States Senate 2022).

A RealQuest online property search for APNs 150-0101-046-0000, 150-0274-006-0000, 150-0274-007-0000, and 150-0274, 011-0000 revealed the Project Area consists of approximately 12 acres of residential, farming, and vacant land.

The Caltrans Bridge Local and State Inventories (Caltrans 2018, 2019) did not list any historic bridges within 0.5 mile of the Project Area.

The *Handbook of North American Indians* (Levy 1978) lists the nearest Native American village as *Seguamne*, which is located north of the Mokelumne River, approximately 10 miles northeast of the Project Area.

The nearest local historical register, the Sacramento Register of Historical Resources, does not include any properties located near the Project Area and is limited to the City of Sacramento.

5.1.3 Map Review and Aerial Photographs

The review of historical aerial photographs and maps of the Project Area provides information on the past land uses of the property and potential for buried archaeological sites. This information shows the Project Area was initially used for farming. Following is a summary of the review of historical maps and photographs.

- The 1870 BLM GLO Plat map for Township 5 North, Range 6 East depicts the east–west-oriented Dry Creek in the southern half of Section 34. A northwest–southeast-oriented road is in the northwestern quarter of Section 34. The north–south-oriented Western Pacific Railroad is depicted in the eastern half of Section 34.
- The 1894 USGS Lodi, California topographic quadrangle map (1:125,000 scale) depicts structures and roads associated with Galt north of the Project Area. The north–south-oriented Southern Pacific Railroad is adjacent to the Project Area's eastern boundary.
- The 1910 USGS Woodbridge, California topographic quadrangle map (1:31,680 scale) depicts residential and commercial growth in Galt, as well as the north–south-oriented Southern Pacific Railroad adjacent to the Project Area's eastern boundary.
- A 1937 aerial photograph shows four structures in the northern portion of the Project Area. The southernmost structure appears to be a large barn; the other three structures, which are located to the north and east of the Project Area, are presumably a residence and ancillary structures. The surrounding land is used for agricultural purposes.
- The 1939 USGS Lodi, California topographic quadrangle map (1:62,500 scale) depicts additional growth in Galt. A single structure is located in the northern portion of the Project Area.

- A 1952 aerial photograph shows the same four structures in the northern portion of the Project Area. The surrounding land is still used for agricultural purposes. Mature trees are north and west of the structures. An oddly shaped field south of the barn also shows mature trees. The rest of the land appears to be used for other agricultural purposes.
- The 1953 Lodi North, California topographic quadrangle map (1:24,000 scale) depicts additional growth in Galt. Two structures are located in the northern portion of the Project Area. The roughly north–south-oriented Southern Pacific Railroad is adjacent to the Project Area's eastern boundary.
- A 1957 aerial photograph also shows the same four structures in the northern portion of the Project Area. The land surrounding the structures is used for agricultural purposes. A field north of the structures shows young trees, and the rest of the land is used for shorter agricultural crops.
- A 1963 aerial photograph shows three of the four original structures; the easternmost structure has been removed. A large structure, which appears to be a residence, is located northwest of the barn. A crop of young trees is located north of the structures, and the rest of the land is used for agricultural purposes.
- The 1968 (1972) Lodi North, California topographic quadrangle (1:24,000 scale) map depicts the Project Area as similar to the 1953 Lodi North, California map; however, only one structure is noted within the Project Area. Additional residential and commercial growth is apparent in the surrounding area.
- Aerial photographs taken in 1968, 1984, 1971, and 1981 do not depict any changes compared to the 1963 aerial photograph.

In sum, the Project Area has been used as a family farm since at least 1937 and is located on the outskirts of the City of Galt.

5.2 Sacred Lands File Results

The results of the NAHC search of the Sacred Lands File failed to indicate the presence of Native American cultural resources within the Project Area. A record of all correspondence is provided in Appendix B.

5.3 Other Interested Party Consultation Results

ECORP received archival photographs and documents associated with the Lippi and Olson families from the Galt Area Historical Society on September 6, 2022. ECORP utilized these files for the evaluation of the historic-period property.

5.4 Field Survey Results

ECORP surveyed the Project Area for cultural resources on September 29, 2022. The Project Area is a rural residential parcel located within the City of Galt. Two residential buildings, one barn, one apartment building, and one pumphouse are located in the northern portion of the property. The pedestrian survey showed that the Project Area consists of a 12-acre previously disturbed property that is surrounded by

modern residential development. Overall, the visibility throughout the southern field was good (approximately 10-percent visibility) due to recently tilled areas and no grasses (Figure 4).



Figure 4. Project Area Overview (view south; September 29, 2022).

ECORP recorded the historic-period Lippi Ranch property during the 2022 field survey. The northern portion of the Project Area contained five built environment resources exceeding 50 years of age and mature landscaping (Figure 5).



Figure 5. Project Area Overview (view east; September 29, 2022).

5.4.1 Cultural Resources

ECORP identified five built environment resources that exceed 50 years of age: LR-01, a c. 1910 farmhouse; LR-02, a c. 1900 barn known as the Galt Winery; LR-03, a c. 1950 pumphouse; LR-04, a c. 1960 Ranch-style house; and LR-05, a c. 1965 Dingbat-style apartment building. Through archival research, ECORP prepared historic contexts and evaluated the resources to determine if they meet any of the criteria for inclusion in the NRHP and CRHR. ECORP determined that one resource, LR-02, possesses significance under Criteria A, B, 1, and 2 with integrity, making it eligible for inclusion in the NRHP and CRHR. ECORP also determined that LR-01 possesses significance under Criteria B, C, 2, and 3 but lacks integrity, making it not eligible for inclusion in the NRHP and CRHR. Lastly, ECORP determined that LR-03, LR-04, and LR-05 do not meet any of the criteria for inclusion in the NRHP and CRHR. Resource descriptions and evaluations follow, and non-confidential DPR-523 site records are provided in Appendix D. No previously recorded resources are located within the Project Area.

5.4.1.1 Lippi Ranch

The Lippi Ranch property is a family farm built by Amadeo and Guiditta Lippi after 1890. It was managed by Amadeo's cousin, Pete Lippi, after 1928, and owned by Amadeo and Guiditta's granddaughter, Genie Olson, and her husband, Dave Olson, after 1954.

LR-01 (Main Residence)

LR-01 is a c. 1910 wood-frame, two-story farmhouse that exhibits aspects of Queen Anne and National Folk styles with allusions to early modernism through its rounded porch. Irregular in plan, the house has a low-pitched, hipped roof with cross gables and decorative gable ornament, eaves with exposed rafter tails and decorative brackets, a hipped roof dormer, louvered gable vents, and composition shingle roofing. The house's character-defining feature, a rounded porch (now enclosed), wraps around house's north and west elevations; it originally shaded a porch with classical columns that supported a roof overhang. Walls clad in horizontal siding sit on a crawlspace foundation; patterned wood shingles decorate the gables. Fenestration consists of wood single-hung, aluminum sliding, and fixed single-pane windows with numerous vinyl replacements; many possess exterior awnings. Single-leaf entries on the west and south elevations provide access to the house; the original northern entry and porch steps are now enclosed along with the rest of the porch. Structural alterations that occurred after the close of the building's period of significance (i.e., after 1953) include the porch enclosure with a chimney addition venting an interior fireplace located within the enclosed porch and a second-story gable-roof addition on the west elevation. A concrete walk surrounds the house and leads to a rear patio. Landscaping consists of a lawn with mature shade trees and newly planted saplings.



Figure 6. LR-01 (view southeast; September 29, 2022).



Figure 7. LR-01 in c. 1915 (Galt Area Historical Society).

Evaluation of LR-01

LR-01 served as the main residence of the Lippi Ranch from c. 1910 to 1953. Though it housed members of the Lippi family, it did not, as a single-family residence, shape the agricultural and viticultural history of Galt. There is nothing in the archival record to suggest that LR-01 is associated with events that have made a significant contribution to the broad patterns of Galt's history. It is not eligible for inclusion in the NRHP/CRHR under Criteria A/1.

LR-01's builders, Amadeo and Guiditta Lippi, were farmers and winemakers in Galt from 1890 through the 1920s; Amadeo Lippi also served as a Galt school board trustee and briefly served as vice president of the Bank of Galt. Amadeo and Guiditta Lippi qualify as persons significant in Galt's past: as vegetable farmers they influentially applied modern methods of irrigated agriculture to demonstrate what Galt farmers might accomplish on small farms dedicated to the intensive cultivation of high-value fruits, vegetables, and nuts. The couple also demonstrated the efficacy of winemaking in Galt; contemporaries identified Amadeo Lippi as "Galt's leading wine manufacturer." For its association with Amadeo and Guiditta Lippi, influential farmers and winemakers in Galt, LR-01 is eligible for inclusion in the NRHP/CRHR under Criteria B/2 (see integrity discussion below).

LR-01, a farmhouse, exhibits aspects of Queen Anne and National Folk architectural styles popular among upper-middle-class homebuyers during the early 20th century, a period of newfound rural affluence in California. LR-01's character-defining feature, its rounded porch, alludes to early modernism. Amadeo and Guiditta Lippi built LR-01 but their architect remains unknown. By representing multiple elements of popular early-20th-century upper-middle-class residential architectural styles in a rural California setting, LR-01 embodies the distinctive characteristics of a type and period. It is eligible for inclusion in the NRHP/CRHR under Criteria C/3 (see integrity discussion below).

The information potential for LR-01 is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. It is not eligible for inclusion in the NRHP/CRHR under Criteria D/4.

LR-01 possesses integrity of location, setting, feeling, and association relative to its period of significance, 1910 to 1953. It remains in its original location in a rural setting and conveys the aesthetic of a c. 1910 upper-middle-class farmhouse associated with the Lippi Ranch. LR-01 does not, however, possess integrity of design, materials, and workmanship. Extensive remodeling accomplished by Dave and Genie Olson after 1954 included the enclosure of LR-01's rounded porch, a chimney addition venting an interior fireplace located within the enclosed porch, and a second-story gable-roof addition on the west elevation. Multiple modern vinyl replacement windows appear throughout the house. The porch enclosure, a significant alteration to the house's character-defining feature, involved the removal of LR-01's original front entry, entry steps, and classical columns that supported a roof overhang. These alterations diminished LR-01's integrity of design, materials, and workmanship, compromising its overall ability to convey the significance it achieved under Criteria B/2 and C/3, making it not eligible for inclusion in the NRHP/CRHR.

LR-02 (Galt Winery)

LR-02 is a wood-frame saltbox barn built in c. 1900. Rectangular in plan, the barn has a medium-pitched front gable roof with metal roofing. Walls clad in vertical wood siding sit on a concrete perimeter foundation. The north elevation has sliding barn doors and a false front on the barn's expansion shed addition. The east elevation has sliding barn doors, a single-leaf entry, aluminum sliding windows, wall openings, and a roof dormer. The south elevation has modern vinyl sliding windows. The west elevation consists of an expansion shed addition with a metal roof, wood siding, and aluminum sliding windows.

Barn lights set below the eaves illuminate the exterior. Signs indicating "Lippi" and "Galt Winery" remain evident on the barn. Structurally, the barn shows evidence of deterioration and poor condition in places.



Figure 8. LR-02 (view south; September 29, 2022).

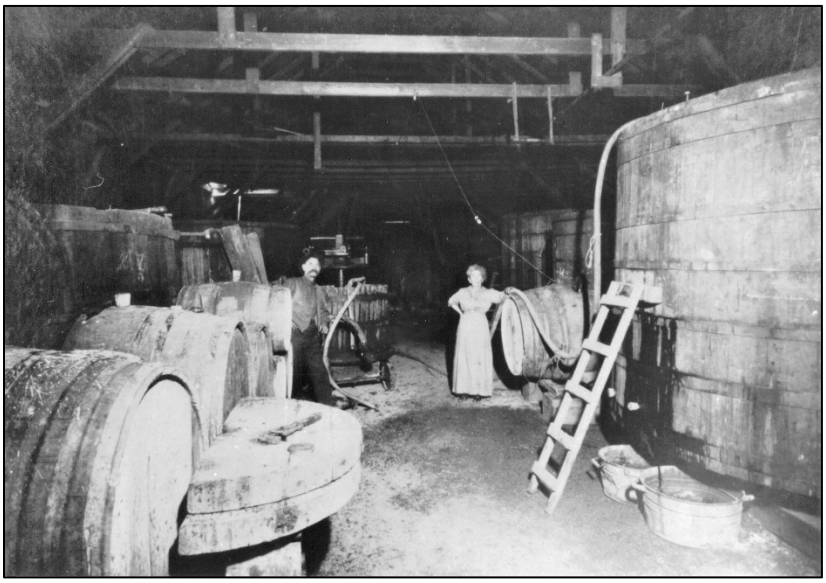


Figure 9. Amadeo and Guiditta Lippi Inside LR-02, c. 1910 (Galt Area Historical Society).

Evaluation of LR-02

LR-02 facilitated the Galt Winery (also called the Galt Wine Cellar) from c. 1900 to 1920, and then again from 1933 to 1953. The Galt Winery, established by Amadeo Lippi in c. 1900 and operated by Pete Lippi after 1933, proved the efficacy of winemaking in Galt and remained a major buyer of Galt wine grapes for

much of the first half of the 20th century. For its role in shaping the history of winemaking and viticulture in Galt, LR-02 is eligible for inclusion in the NRHP/CRHR under Criteria A/1.

LR-02's builders, Amadeo and Guiditta Lippi, were farmers and winemakers in Galt from 1890 through the 1920s; Amadeo Lippi also served as a Galt school board trustee and briefly served as vice president of the Bank of Galt. Amadeo and Guiditta Lippi qualify as persons significant in Galt's past: as vegetable farmers they influentially applied modern methods of irrigated agriculture to demonstrate what Galt farmers might accomplish on small farms dedicated to the intensive cultivation of high-value fruits, vegetables, and nuts. The couple also demonstrated the efficacy of winemaking in Galt; contemporaries identified Amadeo Lippi as "Galt's leading wine manufacturer." For its association with Amadeo and Guiditta Lippi, influential farmers and winemakers in Galt, LR-02 is eligible for inclusion in the NRHP/CRHR under Criteria B/2 (see integrity discussion below).

LR-02, a standard saltbox barn built by Amadeo and Guiditta Lippi in c. 1900 and expanded in 1906, does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. It is not eligible for inclusion in the NRHP/CRHR under Criteria C/3.

The information potential for LR-02 is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. It is not eligible for inclusion in the NRHP/CRHR under Criteria D/4.

LR-02 possesses integrity of location, setting, design, materials, workmanship, feeling, and association relative to its period of significance, 1900 to 1953. It remains in its original location, in a rural setting, with its saltbox barn design intact. Except for replacement windows, LR-02 retains most of its original construction materials. Though replacement windows diminish LR-02's integrity of materials, they alone do not compromise the building's overall integrity. Lastly, LR-02 conveys the aesthetic of a c. 1900 saltbox barn associated with the Galt Winery.

LR-03 (Pumphouse)

LR-03 is a wood-frame pumphouse built in c. 1950. Square in plan, the building has a steep-pitched gable roof with metal roofing. Walls clad in metal sheets sit on a concrete perimeter foundation. On the east elevation, a single-leaf wood door provides access to the pumphouse. Water pumped inside the house exits through an 8-inch metal pipe leading to an adjacent concrete standpipe that contains Lippi Ranch's irrigation system. An adjacent pole supports a distribution line, meter, and fuse box that powers the interior pump.



Figure 10. LR-03 (view south; September 29, 2022).

Evaluation of LR-03

LR-03 housed an electric groundwater pump at the Lippi Ranch beginning in c. 1950. The pumphouse sheltered groundwater pumping activities at Lippi Ranch but did not, on its own, shape the agricultural and viticultural history of Galt. There is nothing in the archival record to suggest that LR-03 is associated with events that have made a significant contribution to the broad patterns of Galt's history. It is not eligible for inclusion in the NRHP/CRHR under Criteria A/1.

Pete Lippi used LR-03 as a pumphouse from c. 1950 until his death in 1953. Pete Lippi was a winemaker in Galt who resumed winemaking at Lippi Ranch in 1933. He did not, however, singularly shape the history of Galt. There is nothing in the archival record to suggest that the resource is associated with persons significant in Galt's past. LR-03 is not eligible for inclusion in the NRHP/CRHR under Criteria B/2.

LR-03, a front-gabled pumphouse with metal siding built by Pete Lippi in c. 1950, does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. It is not eligible for inclusion in the NRHP/CRHR under Criteria C/3.

The information potential for LR-03 is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. It is not eligible for inclusion in the NRHP/CRHR under Criteria D/4.

LR-03 possesses integrity of location, setting, design, materials, workmanship, feeling, and association relative to its period of significance, 1950 to 1953. It remains in its original location, in a rural setting, with its original design intact and evident. It retains its original construction materials and conveys the aesthetic of a c. 1950 pumphouse associated with the Lippi Ranch.

Regardless of integrity, due to a lack of historical significance, LR-03 does not meet NRHP or CRHR eligibility criteria as an individual resource; it is also not listed on any Certified Local Government historic property register.

LR-04 (Ranch-Style House)

LR-04 is a wood-frame, one-story Ranch-style house built in c. 1960. Irregular in plan, the house has a medium-pitched, intersecting hipped roof with open, overhanging eaves and composition shingle roofing. Above the house's inset east (front) elevation, a roof overhang, supported by decorative iron posts, covers a concrete porch. Walls clad in stucco sit on a crawlspace foundation. The crawlspace exterior is clad in decorative stonework that extends around the base of the house. Two single-leaf entries provide access to the house's east (front) elevation. An exterior masonry chimney with stone veneer vents a fireplace on the west (rear) elevation; an interior masonry chimney exits the roof and vents an interior fireplace. A concrete slab surrounds the house and forms a rear patio accessed by a single-leaf entry and double sliding door entry. On the north elevation, concrete steps with stoop and handrailing lead to a single-leaf entry. Fenestration consists of vinyl replacements. A detached two-car garage, L-shaped in plan, sits immediately southeast of the main house; the garage shares architectural features with the main house; a roll-up garage door provides vehicular access. Landscaping consists of a lawn that surrounds the house, along with mature trees, including citrus and conifer varieties, and a mature rose garden immediately northeast of the house.



Figure 11. LR-04 (view southwest; September 29, 2022).



Figure 12. LR-04 (view southeast; September 29, 2022).

Evaluation of LR-04

LR-04 helped to meet increased demand for housing in Galt during the 1950s and 1960s, decades in which the population of the town more than doubled (Moffat 1996). However, LR-04 did not, on its own, shape patterns of residential development in Galt. There is nothing in the archival record to suggest that LR-04 is associated with events that have made a significant contribution to the broad patterns of Galt's history. It is not eligible for the NRHP/CRHR under Criteria A/1.

Dave and Genie Olson, local educators, made LR-04 their home from c. 1960 through the 2010s. Both taught at Galt-area high schools until 1989; during their retirement years both became active with the Galt Area Historical Society. However, there is nothing in the archival record to suggest that the resource is associated with persons significant in Galt's past. LR-04 is not eligible for inclusion in the NRHP/CRHR under Criteria B/2.

The Ranch-style house emerged as the dominant single-family residential form in California during the postwar period, 1945 to 1973. Built on large lots, one-story Ranch-style houses emphasized horizontality, with long, low, overhanging roofs, attached garages, rear patios, and bedrooms placed in ranges of wings to evoke rambling haciendas of the historic California countryside. The form became a symbol of the low-density postwar California suburb in an age of an expanding middle class, higher rates of homeownership, and increased demand for larger houses associated with the baby boom generation. "Throughout the United States, but especially in California, the architectural response to this demand for larger houses was the Ranch" (Caltrans 2011:71). The form was not rare; it proliferated throughout California. Dave and Genie Olson built LR-04 in c. 1960, but their architect remains unknown. LR-04 is a typical Ranch-style house with no character defining features. It does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or

represent a significant and distinguishable entity whose components may lack individual distinction. It is not eligible for inclusion in the NRHP/CRHR under Criteria C/3.

The information potential for LR-04 is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. It is not eligible for inclusion in the NRHP/CRHR under Criteria D/4.

LR-04 possesses integrity of location, setting, design, materials, workmanship, feeling, and association. It remains in its original location, in a rural setting, with its 1960s Ranch-style design intact and evident. It retains most of its original construction materials (despite the replacement of windows) and conveys the aesthetic of a 1960s Ranch-style house associated with increased demand for housing in Galt and other California cities during the time period.

Regardless of integrity, due to lack of historical significance, LR-04 does not meet NRHP or CRHR eligibility criteria as an individual resource; it is also not listed on any Certified Local Government historic property register.

LR-05 (Dingbat-Style Apartment Building)

LR-05 is a wood-frame, two-story Dingbat-style apartment building built in c. 1965. Rectangular in plan, the building has a medium-pitched, side-gabled roof with overhanging eaves, louvered attic vents, and metal roofing. Walls clad in stucco sit on a crawlspace foundation. The building's ground level functions as a garage; three roll-up garage doors on the west elevation provide vehicular access; a man door to the right provides pedestrian entry. The building's upper level functions as living quarters. On the north and south elevations, upper-level decks supported by round metal posts and shaded by shed roofs lead to single-leaf entries. An exterior staircase provides pedestrian access to the north-elevation deck; a fixed ladder provides emergency egress to the south-elevation deck. On the west elevation, the upper level extends 2 feet out over the lower level as a structural overhang. Lower-level fenestration consists of original aluminum sliders. Upper-level fenestration consists of vinyl replacements shaded by awnings. Landscaping consists of a lawn that surrounds the building, along with mature trees including deciduous and conifer varieties.



Figure 13. LR-05 (view east-northeast; September 29, 2022).



Figure 14. LR-05 (view southeast, September 29, 2022).

Evaluation of LR-05

LR-05 helped to meet an increased demand for housing in Galt in the 1960s, a decade in which the population of the town increased rapidly (Moffat 1996). However, LR-05 did not, on its own, shape patterns of residential development in Galt. There is nothing in the archival record to suggest that LR-05 is associated with events that have made a significant contribution to the broad patterns of Galt's history. It is not eligible for the NRHP/CRHR under Criteria A/1.

Decades of unidentifiable renters and guests occupied LR-05. However, there is nothing in the archival record to suggest that the resource is associated with persons significant in Galt's past. LR-05 is not eligible for inclusion in the NRHP/CRHR under Criteria B/2.

The Dingbat-style apartment building emerged as a common multifamily residential form in California during the 1960s. The architectural critic Reyner Banham characterized dingbats as "simple rectangular forms and flush smooth surfaces, skinny steel columns and simple boxed balconies, and extensive overhangs to shelter four or five cars" (Banham 1971:157). Easy and cheap to build with little consideration given to design aesthetics, Dingbats remained popular in California until the aftermath of the 1971 San Fernando Earthquake, when building code revisions made them illegal to build. The Los Angeles Conservancy observes that 50 years later, the form remains "so common, in fact, that it often goes unnoticed" (Los Angeles Conservancy 2020). Dave and Genie Olson built LR-05, but their architect remains unknown. LR-05 does not embody the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction. It is not eligible for inclusion in the NRHP/CRHR under Criteria C/3.

The information potential for LR-05 is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. It is not eligible for inclusion in the NRHP/CRHR under Criteria D/4.

LR-05 possesses integrity of location, setting, design, materials, workmanship, feeling, and association. It remains in its original location, in a rural setting, with its 1960s Dingbat-style design intact and evident. It retains most of its original construction materials (despite the replacement of its upper-level windows) and conveys the aesthetic of a 1960s apartment building associated with increased demand for housing in Galt and other California cities during the time period.

Regardless of integrity, due to lack of historical significance, LR-05 does not meet NRHP or CRHR eligibility criteria as an individual resource; it is also not listed on any Certified Local Government historic property register.

6.0 MANAGEMENT CONSIDERATIONS

6.1 Conclusions

As a result of the field survey, ECORP identified five built environment resources that exceed 50 years of age: LR-01, a c. 1910 farmhouse; LR-02, a c. 1900 barn known as the Galt Winery; LR-03, a c. 1950 pumphouse; LR-04, a c. 1960 Ranch-style house; and LR-05, a c. 1965 Dingbat-style apartment building. Through archival research, ECORP prepared historic contexts and evaluated the resources to determine if they meet any of the criteria for inclusion in the NRHP and CRHR. ECORP determined that one resource, LR-02, possesses significance under Criteria A, B, 1, and 2 with integrity, making it eligible for inclusion in the NRHP and CRHR. ECORP also determined that LR-01 possesses significance under Criteria B, C, 2, and

3 but lacks integrity, making it not eligible for inclusion in the NRHP and CRHR. Lastly, ECORP determined that LR-03, LR-04, and LR-05 do not meet any of the criteria for inclusion in the NRHP and CRHR.

LR-02, a barn known as the Galt Winery, qualifies as a Historical Resource as defined by CEQA; it also qualifies as a Historic Property as defined by regulations implementing Section 106 of the NHPA (36 CFR 800). It will be affected by the Proposed Project.

In all cases, the lead agency will require that any unanticipated (or post-review) discoveries found during Project construction be managed through a procedure designed to assess and treat the find as quickly as possible and in accordance with applicable state and federal law. However, until the lead agencies concur with the identification and evaluation of eligibility of cultural resources, including archaeological sites and standing structures, no ground-disturbing activity or demolition should occur.

6.2 Recommendations

Because of LR-02's eligibility for listing on the NRHP and CRHR and the significant impact of the proposed development on the resource, ECORP recommends the following mitigation strategies: documentation of LR-02 following the Historic American Building Survey (HABS) short form format and content standards of HABS documentation, as outlined by the National Parks Service. Additionally, ECORP recommends preparing two historic interpretive panels for future installation on the Lippi Ranch property site. The interpretive panels should include current condition photographs, drone photographs, and historic photographs (if available) and text related to the history of the property and the Lippi family. Lastly, ECORP recommends preserving the "Lippi" and "Galt Winery" signs that remain evident on LR-02. If possible, these signs should be integrated with, or displayed alongside, the interpretive panels; otherwise, they should be accessioned by the Galt Area Historical Society as historical artifacts.

6.3 Likelihood for Subsurface Cultural Resources

Low to moderate potential exists for buried pre-contact archaeological sites within the Project Area. There is a high likelihood for pre-contact archaeological sites located along nearby perennial waterways such as Dry Creek, which is 0.5 mile from the Project Area. Alluvial deposits along such waterways better preserve buried archaeological deposits in comparison to differing geological settings of similar age. Another factor to consider is that zero pre-contact resources have been identified within a 0.5-mile radius of the Project Area. Therefore, although a low potential exists for buried pre-contact archaeological sites within the Project Area, the probability of buried pre-contact archaeological sites is overall considered low to moderate. Also, the Project Area has been subject to disturbance from historic-period development and agricultural use since the early 1890s, which creates a high potential for extant historic-period buried deposits.

6.4 Post-Review Discoveries

The potential always remains for ground-disturbing activities to expose previously unrecorded cultural resources. Both CEQA and Section 106 of the NHPA require the lead agency to address any unanticipated cultural resource discoveries during Project construction. Therefore, ECORP recommends the lead agency

adopt and implement the following mitigation measures to reduce potential adverse impacts to less than significant:

- If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

    - If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.

    - If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the lead agencies. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines or a historic property under Section 106 NHPA, if applicable. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction.

    - If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the Sacramento County Coroner (per Section 7050.5 of the Health and Safety Code). The provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the California PRC, and AB 2641 will be implemented. If the coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (Section 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (Section 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

The lead agency is responsible for ensuring compliance with these mitigation measures. Section 15097 of Title 14, Chapter 3, Article 7 of CEQA, *Mitigation Monitoring or Reporting*, "The public agency shall adopt a

program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program."

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LIST OF APPENDICES

Appendix A – Records Search Confirmation and Historical Society Coordination

Appendix B – Sacred Lands File Coordination

Appendix C – Project Area Photographs

Appendix D – Cultural Resource Site Records

APPENDIX A

Records Search Confirmation and Historical Society Coordination

California Historical Resources Information System

NORTH CENTRAL INFORMATION CENTER

AMADOR
EL DORADO
NEVADA
PLACER
SACRAMENTO
YUBA

California State University, Sacramento
6000 J Street, Folsom Hall, Suite 2042
Sacramento, California 95819-6100
phone: (916) 278-6217
fax: (916) 278-5162
email: ncic@csus.edu

8/23/2022 NCIC File No.: SAC-22-173

Brian S. Marks
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

Please note: I will be out of the office 9/14/2022-9/30/2022. If you have a priority records search please submit request prior to 9/12/2022.

Re: 2022-203 Lippi Ranch

The North Central Information Center (NCIC) received your records search request for the project area referenced above, located on the Lodi North USGS 7.5' quad. The following reflects the results of the records search for the project area and a ½-mi radius.

As indicated on the data request form, the locations of resources and reports are provided in the following format: ☒ custom GIS maps ☒ GIS data

Recorded resources within project area: Recorded resources outside project area, within radius:	None See list below
Known reports within project area: Known reports outside project area, within radius:	None See list below

Resource Database Printout (list):	☒ enclosed	☐ not requested	☐ nothing listed/NA
Resource Database Printout (details):	☐ enclosed	☒ not requested	☐ nothing listed/NA
Resource Digital Database Records:	☒ enclosed	☐ not requested	☐ nothing listed/NA
Report Database Printout (list):	☒ enclosed	☐ not requested	☐ nothing listed/NA
Report Database Printout (details):	☐ enclosed	☒ not requested	☐ nothing listed/NA
Report Digital Database Records:	☒ enclosed	☐ not requested	☐ nothing listed/NA
Resource Record Copies:	☒ enclosed	☐ not requested	☐ nothing listed/NA
Report Copies:	☐ enclosed	☐ not requested	☒ nothing listed/NA
Built Environment Resources Directory:	☐ enclosed	☒ not requested	☐ nothing listed/NA

Archaeological Determinations of Eligibility:	☐ enclosed	☐ not requested	☒ nothing listed/NA
CA Inventory of Historic Resources (1976):	☐ enclosed	☐ not requested	☒ nothing listed/NA
Caltrans Bridge Survey:	☐ enclosed	☒ not requested	☐ nothing listed/NA
Ethnographic Information:	☐ enclosed	☒ not requested	☐ nothing listed/NA
Historical Literature:	☐ enclosed	☒ not requested	☐ nothing listed/NA
Historical Maps:	☐ enclosed	☒ not requested	☐ nothing listed/NA
Local Inventories:	☐ enclosed	☐ not requested	☒ nothing listed/NA
GLO and/or Rancho Plat Maps:	☐ enclosed	☒ not requested	☐ nothing listed/NA
Shipwreck Inventory:	☐ enclosed	☒ not requested	☐ nothing listed/NA
Soil Survey Maps:	☐ enclosed	☒ not requested	☐ nothing listed/NA

Please forward a copy of any resulting reports and resource records from this project to NCIC as soon as possible. The lead agency/authority and cultural resources consultant should coordinate sending documentation to NCIC. Digital materials are preferred and can be sent to our office through our file transfer system or on a CD by mail via USPS to the address on the top of the first page. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, it is possible that not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the records search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Sincerely,

Paul Rendes, Coordinator
North Central Information Center

Recorded resources outside project area, within radius:

P-34-001029
P-34-001302
P-34-001303
P-34-002327
P-34-002383
P-34-005215
P-34-005221
P-34-005222
P-34-005223
P-34-005224
P-34-005445

Known reports outside project area, within radius:

000075
001781
003853
003853
003853
006154
006832
008619
012550
012550
012550
012550
012550
012622
013488
013788

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

September 6, 2022

Galt Area Historical Society
204 Oak Avenue
Galt, CA 95632

RE: Cultural Resources Identification Effort for the Lippi Ranch Project, Sacramento County, California, Section 34, T 5 North, Range 6 East (ECORP Project No. 2022-203).

Dear Galt Area Historical Society:

ECORP Consulting, Inc. has been retained to assist in the planning of the development on the project indicated above. The Project is located at the end of 3rd Street, just south of F Street in Galt, Sacramento County. As part of the identification effort, we are seeking information from all parties that may have knowledge of or concerns with historic properties or cultural resources in the area of potential effect.

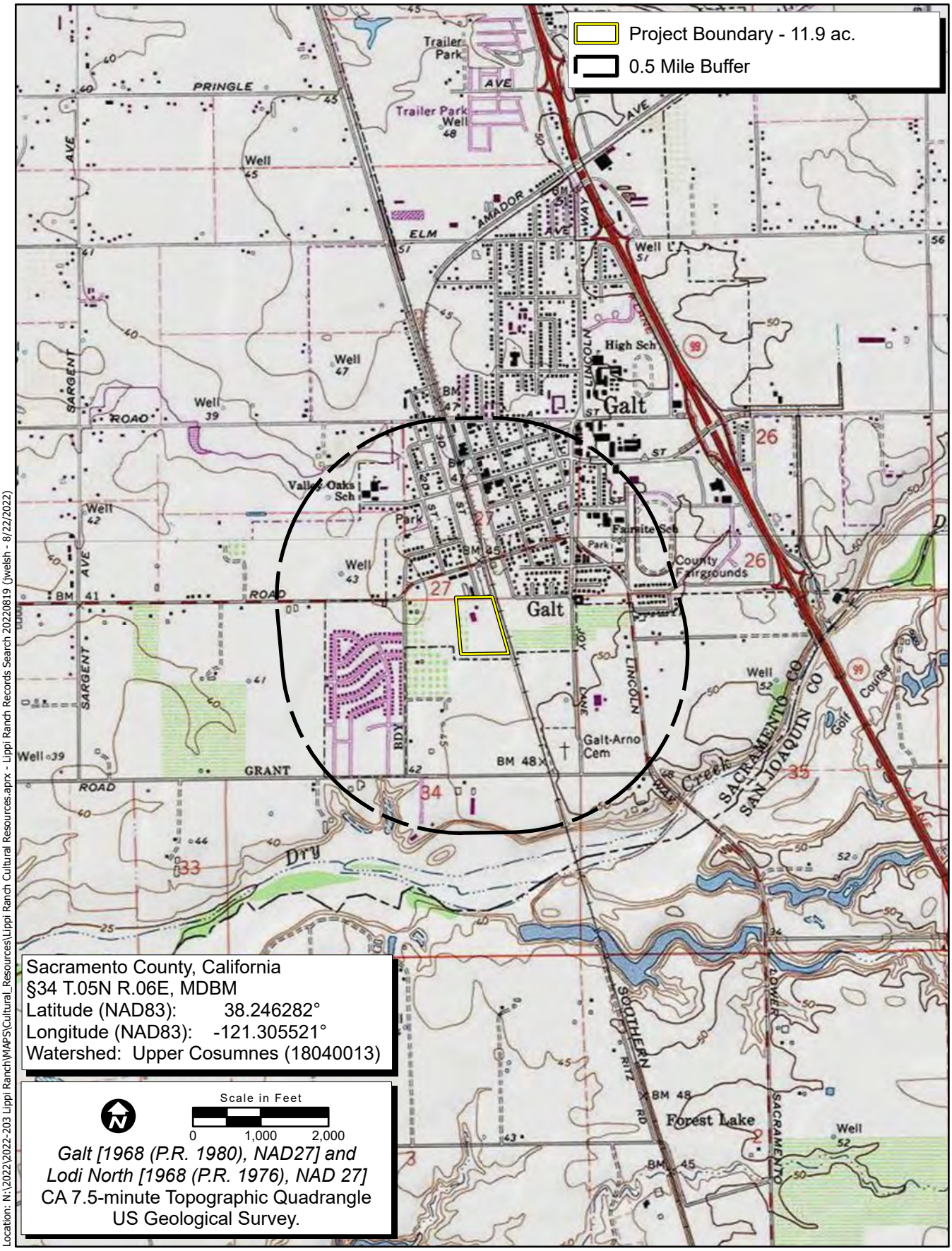
Included is a map showing the project area outlined. We would appreciate input on this undertaking from the historical society with concerns about possible cultural properties or potential impacts within or adjacent to the area of potential effect. If possible, please email your response to my attention at mwebb@ecorpconsulting.com. If you have any questions, please contact me at (916) 782-9100.

Thank you in advance for your assistance in our cultural resource management study.

Sincerely,

Megan Webb

Megan Webb
Staff Archaeologist



Location: N:\2022\2022-203 Lippi Ranch\MAPS\Cultural_Resources\Lippi Ranch Cultural Resources.aprx - Lippi Ranch Records Search 20220819 (jwelsh - 8/22/2022)

Map Date: 8/19/2022

Sources: ESRI, USGS, TSD Engineering, Inc.

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Records Search

2022-203 Lippi Ranch

From:	Daniel Tarnasky
To:	Megan Webb
Subject:	Lippi House
Date:	Monday, September 5, 2022 2:51:14 PM
Attachments:	Alessandro Marengo Bio.jpg Amedeo Lippi Bio.jpg Augustino Marengo Obit.jpg Galt Wine Cellar Ad 1906.jpg Galt Winery 1.jpg Galt Winery 2.jpg Galt Winery 3.jpg Galt Winery 4.jpg George Lippi WWI Death.jpg Guiditta Lippi Obit.jpg Smith-Lippi Post.jpg Marengo Murder.jpg

---

Hi Megan,

Here is all of the information that we have for the pioneer Marengo and Lippi families. I hope this helps. I'm guessing that you're working for a developer to see if the property is worth saving. The Galt Area Historical Society, Galt City Council, Mayor Shawn Farmer, and the Galt Planning Commission believe it is.

Dan Tarnasky
Historian/Archivist
Galt Area Historical Society

From:	Daniel Tarnasky
To:	Megan Webb
Subject:	Lippi House
Date:	Monday, September 5, 2022 3:21:51 PM
Attachments:	Olson 1.jpg Olson 2.jpg Olson 3.jpg Olson 4.jpg

Hi Megan,

Here is the information on the Olson family.

Dan Tarnasky
Historian/Archivist
Galt Area Historical Society

From: Daniel Tarnasky
To: Megan Webb
Subject: Re: Lippi House
Date: Tuesday, September 6, 2022 3:51:34 PM

Hi Megan,

There are no dates on the photos. After some research, the photo of the Lippi house is circa 1915. Amadeo and Guiditta are on the left and Pio and George Lippi are on the right. This was shortly before George went into the military. The house was built in 1910. The winery photo is circa 1908. This was about the time the winery was founded. The photo with the sign on top of the winery is the same time period as it has Galt Wine Cellar (the original name).

Dan Tarnasky
Historian/Archivist
Galt Area Historical Society

From: Megan Webb <mwebb@ecorpconsulting.com>
Sent: Tuesday, September 6, 2022 8:49 AM
To: Daniel Tarnasky <blckrssn@hotmail.com>
Subject: RE: Lippi House

Hi Dan,

Thank you so much for all of these files. Please send along any other information you may find. I have attached a formal correspondence letter addressed to the Historical Society, so that the society can formally respond. Let me know if you would like me to email this to the main Galt history email instead. Thank you!

Also, do you have a date for the historical photos of the buildings on the property that you provided in previous emails?

Thanks!

Megan Webb ◆ Staff Archaeologist ◆ ECORP Consulting, Inc.
mwebb@ecorpconsulting.com ◆ Ph: 916.782.9100 ◆ Cell: 916.660.2427
Rocklin ◆ Redlands ◆ Santa Ana ◆ San Diego ◆ Chico ◆ Flagstaff, AZ ◆ Santa Fe, NM

From: Daniel Tarnasky <blckrssn@hotmail.com>
Sent: Monday, September 5, 2022 2:51 PM
To: Megan Webb <mwebb@ecorpconsulting.com>
Subject: Lippi House

Hi Megan,

Here is all of the information that we have for the pioneer Marengo and Lippi families. I hope this helps. I'm guessing that you're working for a developer to see if the property is worth saving. The Galt Area Historical Society, Galt City Council, Mayor Shawn Farmer, and the Galt Planning Commission believe it is.

Dan Tarnasky
Historian/Archivist
Galt Area Historical Society

APPENDIX B

Sacred Lands File Coordination

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION
1550 Harbor Blvd
West Sacramento, CA 95691
(916) 373-3710
(916) 373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: 2022-203 Lippi Ranch Property

County: Sacramento

USGS Quadrangle: Lodi North.

Township: 8N Range: 6E Section(s): 27

Company/Firm/Agency: ECORP Consulting, Inc.

Contact Person: Brian Marks

Street Address: 2525 Warren Drive

City: Rocklin Zip: 95677

Phone: (916) 782-9100

Fax: (916) 782-9134

Email: bmarks@ecorpconsulting.com

Date: August, 2022

Project Description: Please see attached letter and map.

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

August 22, 2022

Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
nahc@nahc.ca.gov

RE: Cultural Resources Identification Effort for the Lippi Ranch Project, Galt, Sacramento County, Section 27 of Township 5 North, Range 6 East (ECORP Project No. 2022-203).

Dear NAHC Staff:

ECORP Consulting, Inc. has been retained to assist in the planning of the development on the project indicated above. The Project consists of the development of a housing sub-division and associated offsite infrastructure located within the City of Galt in Sacramento County, California. The proposed project area measures approximately 11.9 acres, and is roughly bounded by the railroad tracks on the east, housing along Freedom Boulevard to the west, housing along Downing Drive to the south, and industrial or vacant property to the north. As part of the identification effort, we are seeking information from all parties that may have knowledge of or concerns with historic properties or cultural resources in the area of potential effects.

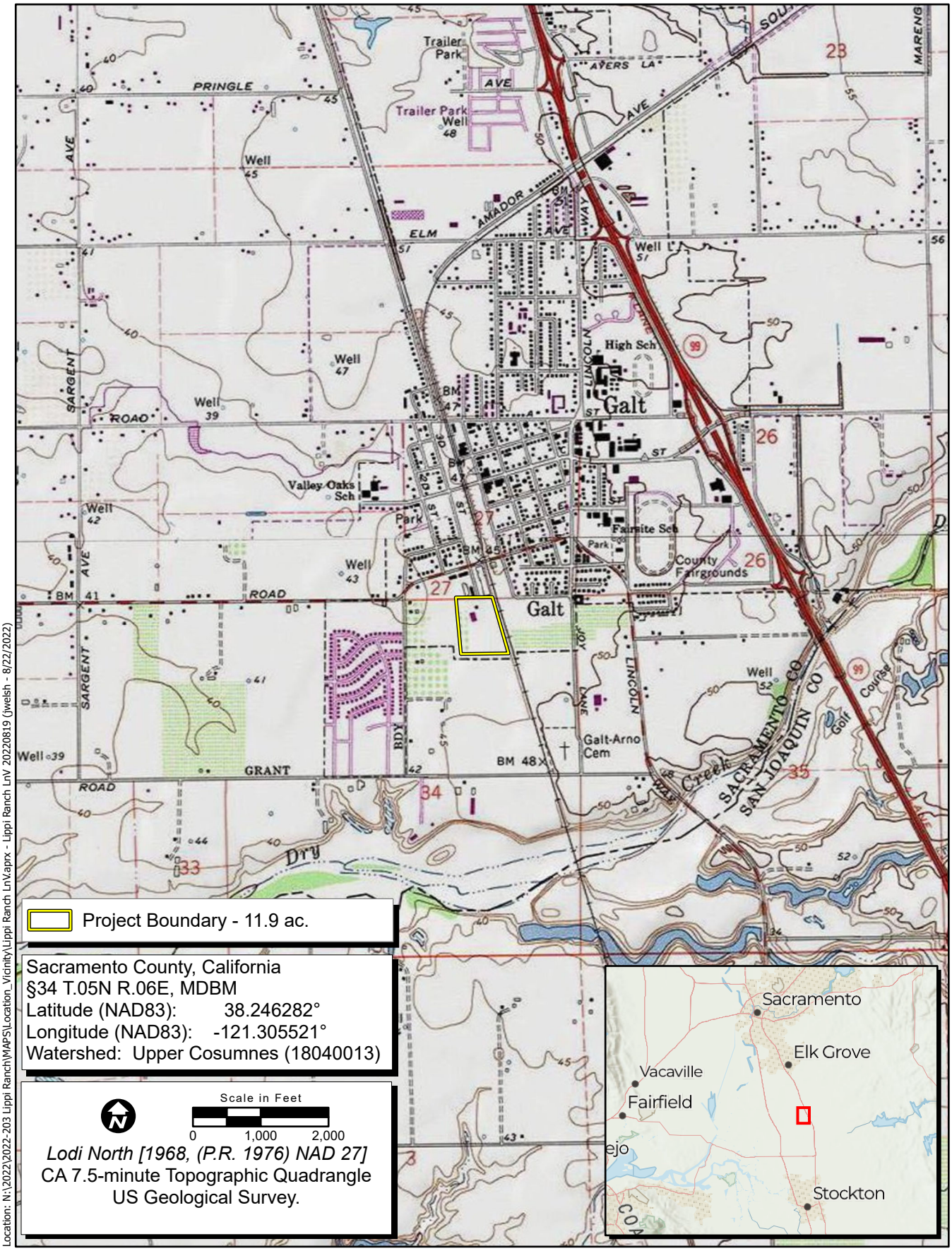
Included is a map showing the project area outlined. We would appreciate the results of your search of the Sacred Lands File and list of tribal contacts who can be contacted to provide input on this undertaking.

Please email or fax your response to my attention at bmarks@ecorpconsulting.com or (916) 782-9134. If you have any questions, please contact me at (916) 782-9100.

Thank you in advance for your assistance.

Sincerely,

Brian S. Marks, Ph.D., RPA
Senior Archaeologist



Location: N:\2022\2022-203 Lippi Ranch\MAPS\Location_Vicinity\Lippi Ranch LnVaprx - Lippi Ranch LnV 20220819 (jwelsh - 8/22/2022)

Map Date: 8/19/2022

Sources: ESRI, USGS, TSD Engineering, Inc.

Figure 1. Project Location and Vicinity

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

2022-203 Lippi Ranch

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Sara Dutschke
Miwok

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

COMMISSIONER
Wayne Nelson
Luiseño

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
[VAVANT]

COMMISSIONER
[VACANT]

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok/Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

October 24, 2022

Brian Marks
ECORP Consulting, Inc.

Via Email to: bmarks@ecorpconsulting.com

Re: 2022-203 Lippi Ranch Property Project, Sacramento County

Dear Mr. Marks:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Pricilla.Torres-Fuentes@nahc.ca.gov.

Sincerely,

Pricilla Torres-Fuentes

Pricilla Torres-Fuentes
Cultural Resources Analyst

Attachment

APPENDIX C

Project Area Photographs


GAL








































































IMG_0107.JPG


IMG_0149.JPG


IMG_0151.JPG


IMG_0159.JPG


IMG_0166.JPG


IMG_0177.JPG


IMG_0190.JPG


IMG_0192.JPG


IMG_0197.JPG


IMG_0199.JPG


IMG_0235.JPG


IMG_0236.JPG


IMG_0246.JPG


IMG_0247.JPG


IMG_0250.JPG


IMG_0255.JPG


IMG_0268.JPG


IMG_0273.JPG


IMG_0286.JPG


IMG_0306.JPG


IMG_0344.JPG


IMG_0351.JPG


IMG_0356.JPG


IMG_0366.JPG


IMG_0376.JPG


IMG_0396.JPG


IMG_0399.JPG


IMG_0401.JPG


IMG_0403.JPG


IMG_0405.JPG


IMG_0412.JPG


IMG_0413.JPG


IMG_0414.JPG


IMG_0416.JPG


IMG_0422.JPG



IMG_0423.JPG

APPENDIX D

Cultural Resource Site Records

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code | Reviewer | Date

 ***Resource Name or #:** LR-01

P1. Other Identifier:

***P2. Location:** ☒ **Not for Publication** ☐ **Unrestricted** ***a. County:** Sacramento
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** Lodi North **Date:** 1980 **T**5N; **R**6E; Section 34 M.D.**B.M.**
c. Address: 626 3rd St City: Galt Zip: 95632
d. UTM:
e. Other Locational Data:

***P3a. Description:**
LR-01 is a c. 1910 wood-frame, two-story farmhouse that exhibits aspects of Queen Anne and National Folk styles with allusions to early modernism through its rounded porch. (See continuation sheet)

***P3b. Resource Attributes:** HP33. Farm/ranch; HP2. Single family property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Overview of LR-01
View southwest, September 29, 2022

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
c. 1910 (Sanborn maps)

***P7. Owner and Address:**
Anthony E. Nunez
628 3rd Street
Galt, CA 95677

***P8. Recorded by:**
Jessica Rebollo
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

***P9. Date Recorded:**
September 29, 2022

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
ECORP Consulting, Inc. 2022. Cultural Resources Inventory and Evaluation for Lippi Ranch, Sacramento County, California. Prepared for The True Life Companies

***Attachments:** ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** LR-01

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single-family residential
B4. Present Use: Single-family residential

***B5. Architectural Style:** Queen Anne; National Folk

***B6. Construction History:**
Amadeo and Guiditta Lippi built c.1910. Dave and Genie Olson accomplished significant remodels after 1954.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A

***B8. Related Features:** N/A

B9a. Architect: N/A
b. Builder: Amadeo and Guiditta Lippi

***B10. Significance: Theme:** Housing **Area:** Galt
Period of Significance: 1910-1953 **Property Type:** Single-family residential **Applicable Criteria:** B and C

The following Significance Statement provides an evaluation of LR-01 using National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR) criteria. (See continuation sheet)

B11. Additional Resource Attributes: N/A

***B12. References:**

(See continuation sheet)

B13. Remarks: None

***B14. Evaluator:**
Nathan Hallam
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

***Date of Evaluation:** September 29, 2022



(This space reserved for official comments.)

P3a. Description (continued):

Irregular in plan, the house has a low-pitched, hipped roof with cross gables and decorative gable ornament, eaves with exposed rafter tails and decorative brackets, a hipped roof dormer, louvered gable vents, and composition shingle roofing. The house's character-defining feature, a rounded porch (now enclosed), wraps around house's north and west elevations; it originally shaded a porch with classical columns that supported a roof overhang. Walls clad in horizontal siding sit on a crawlspace foundation; patterned wood shingles decorate the gables. Fenestration consists of wood single-hung, aluminum sliding, and fixed single-pane windows with numerous vinyl replacements; many possess exterior awnings. Single-leaf entries on the west and south elevations provide access to the house; the original northern entry and porch steps are now enclosed along with the rest of the porch. Structural alterations that occurred after the close of the building's period of significance (i.e., after 1953) include the porch enclosure with a chimney addition venting an interior fireplace located within the enclosed porch and a second-story gable-roof addition on the west elevation. A concrete walk surrounds the house and leads to a rear patio. Landscaping consists of a lawn with mature shade trees and newly planted saplings.

B10. Significance (continued):

Historic Context of Galt

During the California Gold Rush, a Missourian named Chism Cooper Fuggitt established a station stop for freighters on the northern side of Dry Creek in southern Sacramento County. Fuggitt named the station "Liberty" for his hometown in Missouri. The station served freighters who transported goods from New Hope Landing in the Sacramento-San Joaquin Delta to gold camps in the Sierra Nevada. The station gradually became a small settlement with a school, church, hotel, boarding house, blacksmith shop, and a population of about 100. In 1861, Liberty became a stagecoach stop on the line between Sacramento and Stockton, putting it on the main transportation corridor through Sacramento and San Joaquin counties (Galt Area Historical Society 2022).

The Western Pacific Railroad, a Central Pacific subsidiary, began laying tracks south from Sacramento to Stockton in the spring of 1869. As the railroad approached Dry Creek, Dr. Obed Harvey, a local rancher and physician, acquired acreage along the right-of-way in Section 27 (T5N R6E), 1 mile north of Liberty (Davis 1890). Working with Western Pacific officials, Harvey subdivided the southeast quarter of Section 27 into a grid of streets and blocks and began selling town lots. Western Pacific officials added freight and passenger depots at the site. Residents of Liberty, bypassed by the railroad, grudgingly purchased lots in Harvey's townsite and arranged to have their houses and commercial buildings moved a mile north. Because it inherited Liberty's houses and buildings, Harvey's townsite immediately took on the look of an established community. A local rancher, John McFarland, built a brick building at the corner of 4th and B streets. U.S. postal officials established a post office in McFarland's building in June 1870 and gave McFarland the privilege of choosing a name. He chose "Galt" for his former neighborhood in Cambridge, Ontario, Canada (Galt Area Historical Society 2022).

Galt owed its existence to surrounding farms and ranches in southern Sacramento County. Stockyards south of the town's freight depot became a magnet for ranchers who shipped livestock and hogs on the railroad. Local farmers sold their grain at a mill in Galt; others deposited sacks of wheat at the town's grain warehouse. In 1879, southern Sacramento County farmers shipped more than 47,000 sacks of wheat from Galt in one quarter alone (Galt Area Historical Society 2022). Agricultural incomes sustained livelihoods in town. Farmers and ranchers obtained essential goods and services at Galt drug stores, general stores, and other shops that clustered along 4th Street (Sanborn Map Company 1884). Galt grew steadily through the late 19th century. By 1900 its population approached 1,000 and the town "boasted of some fine business houses, churches, schools, hotels and other buildings" (James McClatchy & Co. 1895:181). The Central Pacific Railroad absorbed the Western Pacific Railroad into its system in 1870; in 1885 the line through Galt became integrated into the Southern Pacific's vast western rail network, linking the town to major markets in California and beyond.

Like other Sacramento Valley towns, Galt prospered during the early 20th century as agriculture took on modern forms. Electricity arrived after 1890, and with it came electric groundwater pumps that supplied southern Sacramento County farmers with irrigation water. Drilling down only 15 to 20 feet, farmers near Galt found "pure good water…in superabundance" (James McClatchy & Co. 1895:182) With irrigation, low-value extensive grain farming and stock raising in southern Sacramento County gave way to high-value intensive tree, vine, and vegetable farming. Fruits and nuts yielded higher prices than wheat and meat; families that previously sustained livelihoods on 160 acres in grain or

livestock could now, with irrigation, make ends meet on 20 acres set out to orchards, vines, or field crops. Accordingly, many of Galt's earliest settlers after 1890 subdivided their large ranches into small farm units of 10, 20, and 40 acres. By 1895, many in Galt agreed that "the day of large farms [had] passed, and that for the good of the country there should be small holdings and better cultivation of the soil" (James McClatchy & Co. 1895:182). By 1902, Galt farmers had more than 1,000 acres set out to grapes. Most early viticulturalists in Galt produced Tokay table grapes but a handful of Italian growers such as Chris Boggiano, Columbus Lavagnino, and Amadeo Lippi experimented with black-skinned wine grapes; Lippi later emerged as Galt's leading winemaker (*San Francisco Chronicle* 1902).

Historic Context of the Lippi Family and Galt Winery

Eighteen-year-old Amadeo Lippi left his hometown of Lucca, Toscana, Italy in 1879. From Genoa he sailed to New York and then traveled by rail to California. In the Barbary Coast neighborhood of San Francisco he joined his father, Michaeli Lippi, who ran a boarding house at 8 Ohio Street. In the "narrow confines of Ohio street," Amadeo became assimilated to life in the U.S. in an area "thickly populated" by Italian immigrants (*San Francisco Examiner* 1884). Outsiders maligned the Barbary Coast as a haven for vice and crime, but Lippi found legitimate work as a porter delivering fruits and vegetables for A. Galli & Co, a San Francisco produce wholesaler (Ancestry 2022a). After three years in San Francisco, Amadeo Lippi moved to Sacramento to work at the Southern Pacific locomotive shops (Reed 1923).

Eighteen-year-old Guiditta Marengo, like Amadeo Lippi, left Italy in 1879. Boarding the same ship as Lippi, she and her mother and three siblings sailed from Genoa to New York and, like Lippi, made the long journey by rail to California. At a quiet home on a ranch 3 miles northeast of Galt, Guiditta and her siblings reunited with their father, Augustino Marengo, who had established a prosperous southern Sacramento County cattle ranch 10 years earlier (Reed 1923).

Amadeo Lippi and Guiditta Marengo exchanged wedding vows in Galt in 1886 (Reed 1923). The couple may have lived on the Marengo cattle ranch during the early years of their marriage. They may have also farmed fruits and vegetables on the ranch. In the summer of 1889, Amadeo established a wagon service that delivered fresh produce to customers in Galt, a business he likely modeled after A. Galli & Co. in San Francisco (*Galt Gazette* 1889).

In December 1891, Amadeo and Guiditta acquired a 12-acre farm south of town, opposite the Southern Pacific tracks (*Sacramento Union* 1891). The couple continued cultivating fruits and vegetables and selling produce locally. Initially Amadeo partnered with another Galt farmer, John Luchetti. Beginning in 1892, Lippi & Luchetti offered "choice fresh vegetables and fruit of every variety and description at reasonable figures" from a wagon that made "daily rounds" and delivered directly to customers' doorsteps; Lippi's farm south of town became known locally as the "Galt Gardens" (*Galt Gazette* 1892). Lippi and Luchetti did much to prove the efficacy of irrigated agriculture in Galt. In April 1893, the editors of the *Galt Gazette* recommended its readers "visit the vegetable gardens of Lippi & Luchetti, south of Galt, and there witness with their own eyes the practicability" of fruit and vegetable farming in Galt. "It will be remembered," the editors noted, "a few brief years ago that the tract of land upon which these gardens are situated was a parched and unprofitable piece of land… Today it is one of the most profitable pieces of land in cultivation" (*Galt Gazette* 1893).

In early 1894, Amadeo Lippi acquired John Luchetti's half-interest in the business, making Amadeo its sole proprietor (*Galt Gazette* 1894). The 1893 Sacramento County directory listed Amadeo as a "gardener" and the 1900 U.S. Census identified him as a "vegetable gardener" (Ancestry 2022b, 2022c). Later that year, Amadeo Lippi became a naturalized U.S. citizen. On their 12-acre farm south of Galt, Amadeo and Guiditta raised five children (Reed 1923).

After 1900, Lippi installed a modern groundwater irrigation system, built a large barn (LR-02), and began planting vines. Acquainted with winemaking during his youth in Lucca, Amadeo Lippi turned his energies to viticulture (Reed 1923). By 1902 he had 5 acres dedicated to wine grapes (*San Francisco Chronicle* 1902). With assistance from Guiditta and the couple's five children, Amadeo configured his barn to support a winemaking business; the barn became known as "Galt Winery." In September 1906, the *Galt Gazette* observed Lippi "buying large quantities of grapes at present and crushing many tons daily which he manufactures into wine." The *Gazette* also discussed Lippi's plans to expand his barn in the fall of 1906 to quadruple production (*Galt Gazette* 1906).

In February 1907, Adriano Mazzini, owner of a Sacramento wine shop and a connoisseur of California wines, inspected the Galt Winery and promptly ordered two carloads for immediate shipment to Chicago. Mazzini expressed surprise at the quality of Lippi's wines, admitting that "he did not think it was possible to manufacture such a perfect

type of either claret or Zinfandel" (*Galt Gazette* 1907a). Lippi subsequently emerged as Galt's leading winemaker and a major buyer of Galt wine grapes. When Timothy O'Shea, a Galt farmer, harvested 17 tons of Zinfandel grapes from his 1.5-acre vineyard in the fall of 1907, he sold 9 tons to Lippi and 8 tons to the Acampo Winery, five miles south of Galt (*Galt Gazette* 1907b). News items published in the *Galt Gazette* between 1907 and 1910 discussed Lippi shipping wines to San Francisco, Reno, Boston, Arizona, and New Jersey. A 1910 report praised Lippi as "Galt's leading wine manufacturer" (*Galt Gazette* 1910).

Amadeo and Guiditta's ranch became publicized as model for what turn-of-the-century farming families might accomplish on less than 40 acres in Galt. In the summer of 1907, James Conley, publisher of the *Galt Weekly Witness*, lauded Amadeo and Guiditta Lippi's ranch as a "one of Galt's small farms showing what is being done." Amadeo Lippi, Conley told readers, annually produced 10 tons of grapes and 50,000 gallons of wine; he also harvested $3,000 worth of vegetables, $300 of berries, and $250 of fruit and nuts, all of it sold locally—all of this on only 12 acres with the assistance of an electric groundwater pump to irrigate the entire operation (*Weekly Witness* 1907).

A profile of the Lippi family published a decade later noted that Guiditta "contributed much to her husband's success," indicating she took an active role in vegetable farming and winemaking (Reed 1923). The couple's oldest son, George, managed the winery's business affairs (*Weekly Witness* 1907). After 1910, the Galt Winery became renamed "Galt Wine Cellar" (*Galt Herald* 1912). Also in about 1910, Amadeo and Guiditta built a new and larger house (LR-01) on their 12-acre farm; contemporaries praised the house as a "comfortable residence with many modern conveniences" (Reed 1923). The new house accompanied an earlier dwelling built in c. 1890 at the Lippi Ranch (Figure 3).

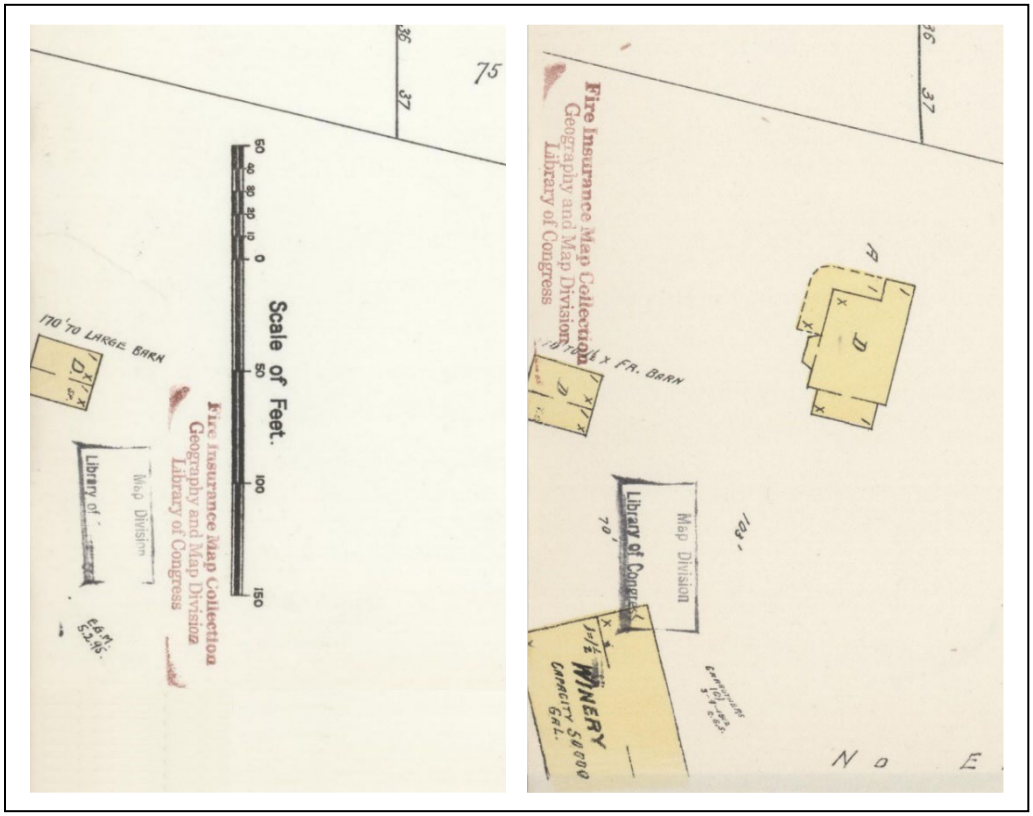


Figure 2. Sanborn Maps Showing Lippi Ranch in 1895 (left) and 1911 (right) (Sanborn Map Company 1895; 1911)

Besides winemaking, Amadeo Lippi took an active role in Galt civic affairs. In 1909, voters elected him to a two-year term on the Galt school board; his peers later praised him as "one of the best trustees the Galt district has had in a number of years" (*Galt Gazette* 1911). Lippi also served on various Catholic church committees and after 1920 served as vice president of the Bank of Galt (Galt Gazette 1919; 1920).

Tragedy struck the Lippi family in 1918 when Amadeo and Guiditta's oldest son, George Lippi, died in combat during the Argonne offensive in World War I. In 1920, the Galt Wine Cellar became shuttered at the onset of Prohibition. Tragedy struck again in 1922 when Amadeo and Guiditta's youngest son, Pio, a banker, died in an automobile accident. Amadeo Lippi died at his home in 1923 (Reed 1923). Guiditta died in 1928. She and Amadeo were survived by their three daughters (*Galt Herald* 1928).

Amadeo Lippi's cousin, Pompeo "Pete" Lippi, arrived in the United States in 1898. Beginning in 1909, he assisted winemaking activities at Galt Winery. After Guiditta's death in 1928, Pete leased the Lippi Ranch from Amadeo and Guiditta's daughters; after the repeal of Prohibition in 1933 he resumed commercial winemaking in the Lippi Ranch barn, doing business as the Galt Winery. Pete greatly increased the scale of production at the Galt Winery. By 1950 he produced 125,000 gallons of red table wine, all of it sold in barrels to larger commercial brands who bottled it under separate labels. Pete Lippi lived in the Lippi Ranch's main residence (LR-01) and maintained the property's trees and vineyards (*Sacramento Union* n.d.). He died in 1953, signaling the end of winemaking activities at Lippi Ranch (*Stockton Record* 1953).

After Pete Lippi's death, Amadeo and Guiditta's three surviving daughters sold the Lippi Ranch property to Amel David "Dave" Olson of South Dakota and his wife, Eugenia "Genie" (Puccinelli) Olson of Galt. Dave Olson served as a gunner's mate on the *USS Monterey* during World War II; after the war he reunited with his parents in California and in 1951 married Genie, a Galt High School English teacher. After completing his B.A. at Sacramento State College, Dave joined Genie on the Galt High School faculty as a social studies teacher (*Galt Herald* 2020).

Genie Olson was the granddaughter of Amadeo and Guiditta Lippi through the couple's youngest daughter, Rose (Lippi) Puccinelli. Raised and educated in Los Angeles, Genie Olson returned to Galt in 1949 to teach in her mother's hometown. Both Dave and Genie taught at local high schools until their retirement in 1989. During their retirement years, the couple became active in the Galt Area Historical Society (*Galt Herald* 2017). Dave and Genie did not farm or make wine at the Lippi Ranch property. Shortly after acquiring the property they made several modifications to the Lippi Ranch's main residence (LR-01), including a porch enclosure and second-story addition (Nunez 2023). In about 1960 the couple built a Ranch-style house (LR-04) on the property, which became their main residence. Genie Olson died in 2017. Dave Olson died in 2020.

Evaluation

NRHP/CRHR Criterion A/1

LR-01 served as the main residence of the Lippi Ranch from c. 1910 to 1953. Though it housed members of the Lippi family, it did not, as a single-family residence, shape the agricultural and viticultural history of Galt. There is nothing in the archival record to suggest that LR-01 is associated with events that have made a significant contribution to the broad patterns of Galt's history. It is not eligible for inclusion in the NRHP/CRHR under Criteria A/1.

NRHP/CRHR Criterion B/2

LR-01's builders, Amadeo and Guiditta Lippi, were farmers and winemakers in Galt from 1890 through the 1920s; Amadeo Lippi also served as a Galt school board trustee and briefly served as vice president of the Bank of Galt. Amadeo and Guiditta Lippi qualify as persons significant in Galt's past: as vegetable farmers they influentially applied modern methods of irrigated agriculture to demonstrate what Galt farmers might accomplish on small farms dedicated to the intensive cultivation of high-value fruits, vegetables, and nuts. The couple also demonstrated the efficacy of winemaking in Galt; contemporaries identified Amadeo Lippi as "Galt's leading wine manufacturer." For its association with Amadeo and Guiditta Lippi, influential farmers and winemakers in Galt, LR-01 is eligible for inclusion in the NRHP/CRHR under Criteria B/2 (see integrity discussion below).

NRHP/CRHR Criterion C/3

LR-01, a farmhouse, exhibits aspects of Queen Anne and National Folk architectural styles popular among upper-middle-class homebuyers during the early 20th century, a period of newfound rural affluence in California. LR-01's character-defining feature, its rounded porch, alludes to early modernism. Amadeo and Guiditta Lippi built LR-01 but their architect remains unknown. By representing multiple elements of popular early-20th-century upper-middle-class residential architectural styles in a rural California setting, LR-01 embodies the distinctive characteristics of a type and period. It is eligible for inclusion in the NRHP/CRHR under Criteria C/3 (see integrity discussion below).

NRHP/CRHR Criterion D/4

The information potential for LR-01 is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. It is not eligible for inclusion in the NRHP/CRHR under Criteria D/4.

Integrity

LR-01 possesses integrity of location, setting, feeling, and association relative to its period of significance, 1910 to 1953. It remains in its original location in a rural setting and conveys the aesthetic of a c. 1910 upper-middle-class farmhouse associated with the Lippi Ranch. LR-01 does not, however, possess integrity of design, materials, and workmanship. Extensive remodeling accomplished by Dave and Genie Olson after 1954 included the enclosure of LR-01's rounded porch, a chimney addition venting an interior fireplace located within the enclosed porch, and a second-story gable-roof addition on the west elevation. Multiple modern vinyl replacement windows appear throughout the house. The porch enclosure, a significant alteration to the house's character-defining feature, involved the removal of LR-01's original front entry, entry steps, and classical columns that supported a roof overhang. These alterations diminished LR-01's integrity of design, materials, and workmanship, compromising its overall ability to convey the significance it achieved under Criteria B/2 and C/3, making it not eligible for inclusion in the NRHP/CRHR.

B12. References (continued):

Ancestry.com. 2022a. "Amadio Lippi in the U.S., City Directories, 1822-1995," https://www.ancestry.com/discoveryui-content/view/217952291:2469, accessed September 16, 2022.

_____. 2022b. "A Lippi in the U.S., City Directories, 1822-1995," https://www.ancestry.com/discoveryui-content/view/214373432:2469, accessed September 16, 2022.

_____. 2022c. "Amadeo Lippi in the 1900 United States Federal Census, https://www.ancestry.com/discoveryui-content/view/15032963:7602, accessed September 16, 2022.

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_____. 1919. Galt Gets Priest. March 18, 1919.

_____. 1910. Brief News Items. November 19, 1910.

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_____. 1907a. Galt's Choice Wine in Demand. February 23, 1907.

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_____. 1893. Home Gardening. April 29, 1893.

_____. 1889. Fruit and Vegetables. May 4, 1889.

Galt Herald. 2020. "Dave Olson." March 18, 2020.

_____. 2017. "Eugenia Olson." March 17, 2017.

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_____. 1912. A. Lippi of the Galt Wine Cellar. April 26, 1912.

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San Francisco Examiner. 1884. “Shot and Stabbed,” February 18, 1884.

Sanborn Map Company. 1911. “Galt, Sacramento County, California.” https://www.loc.gov/item/sanborn00558_004/, accessed June 6, 2023.

_____. 1895. “Galt, Sacramento County, California.” https://www.loc.gov/item/sanborn00558_003/, accessed June 6, 2023.

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Stockton Record. 1953 “Saturday Rites for Galt Winery Owner.” October 1, 1953.

Weekly Witness. 1907. One of Galt’s Small Farms Showing What is Being Done. July 25, 1907.



Figure 3. Overview of LR-01. (view southeast; September 29, 2022)



Figure 4. LR-01 in c. 1915 (Galt Area Historical Society).

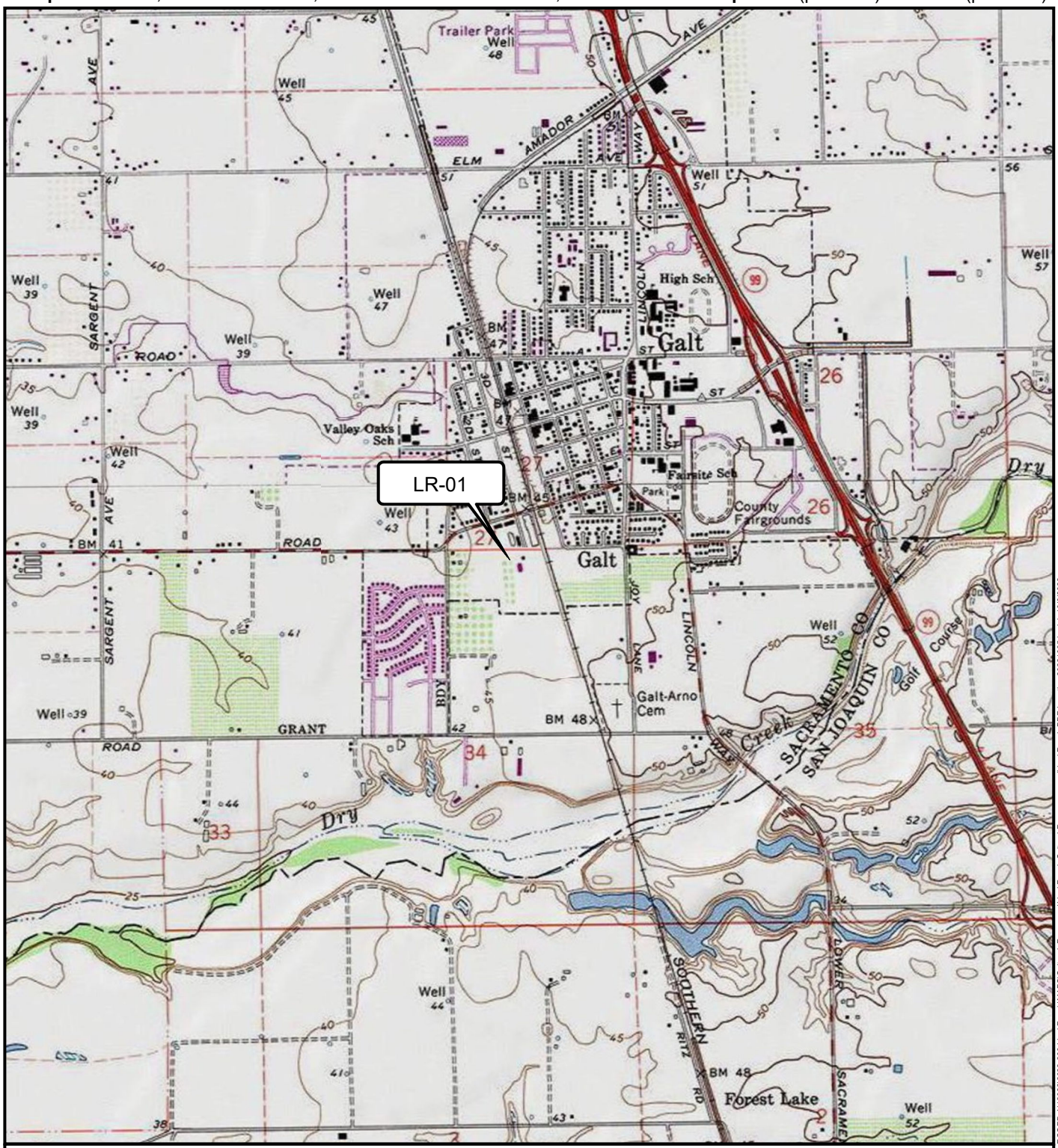
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI #
Trinomial

***Resource Name or #:** LR-01

***Map Name:** Galt, CA and Lodi North, CA ***Scale:** 1:24,000 ***Date of Map:** 1968 (p.r. 1980) and 1968 (p.r. 1976)



DPR 523K (1/95)

***Required Information**

0 1,000 2,000 4,000 Feet
0 250 500 1,000 Meters

ECORP: N:\2022\2022-203 Lippi Ranch\MAPS\Cultural_Resources\Lippi Ranch Cultural Resources.aprx\Lippi Ranch DPR Location 20221005-jwelsh 10/6/2022

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code | Reviewer | Date

 ***Resource Name or #:** LR-02

P1. Other Identifier:

***P2. Location:** ☒ **Not for Publication** ☐ **Unrestricted** ***a. County:** Sacramento

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Galt **Date:** 1980 **T**5N; **R**6E; Section 34 M.D.**B.M.**

c. Address: City: Galt Zip: 95632

d. UTM:

e. Other Locational Data:

***P3a. Description:**

LR-02 is a wood-frame saltbox barn built in c. 1900. Rectangular in plan, the barn has a medium-pitched front gable roof with metal roofing. Walls clad in vertical wood siding sit on a concrete perimeter foundation. The north elevation has sliding barn doors and a false front on the barn's expansion shed addition. The east elevation has sliding barn doors, a single-leaf entry, aluminum sliding windows, wall openings, and a roof dormer. The south elevation has modern vinyl sliding windows. The west elevation consists of an expansion shed addition with a metal roof, wood siding, and aluminum sliding windows. Barn lights set below the eaves illuminate the exterior. Signs indicating "Lippi" and "Galt Winery" remain evident on the barn. Structurally, the barn shows evidence of deterioration and poor condition in places.

***P3b. Resource Attributes:** HP33. Farm/ranch; HP8. Industrial building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Overview of LR-02
View south, September 29, 2022

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
c. 1900 (Sanborn maps)

***P7. Owner and Address:**
Anthony E. Nunez
628 3rd Street
Galt, CA 95677

***P8. Recorded by:**
Jessica Rebollo
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

***P9. Date Recorded:**
September 29, 2022

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
ECORP Consulting, Inc. 2022. Cultural Resources Inventory and Evaluation Report for Lippi Ranch, Sacramento County, California. Prepared for The True Life Companies

***Attachments:** ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 3S

***Resource Name or #** LR-02

B1. Historic Name: Galt Winery
B2. Common Name: N/A
B3. Original Use: Winery
B4. Present Use: Barn

***B5. Architectural Style:** Saltbox barn

***B6. Construction History:**
Amadeo and Guiditta Lippi built LR-02 in c. 1900 and expanded it in 1906.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A

***B8. Related Features:** N/A

B9a. Architect: N/A
b. Builder: Amadeo and Guiditta Lippi

***B10. Significance: Theme:** Viticulture **Area:** Galt
Period of Significance: 1910-1953 **Property Type:** Winery **Applicable Criteria:** A and B

The following Significance Statement provides an evaluation of LR-02 using National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR) criteria. (See continuation sheet)

B11. Additional Resource Attributes: N/A

***B12. References:**

(See continuation sheet)

B13. Remarks: None

***B14. Evaluator:**
Nathan Hallam
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

***Date of Evaluation:** September 29, 2022



(This space reserved for official comments.)

B10. Significance (continued):

Historic Context of Galt

During the California Gold Rush, a Missourian named Chism Cooper Fuggitt established a station stop for freighters on the northern side of Dry Creek in southern Sacramento County. Fuggitt named the station "Liberty" for his hometown in Missouri. The station served freighters who transported goods from New Hope Landing in the Sacramento-San Joaquin Delta to gold camps in the Sierra Nevada. The station gradually became a small settlement with a school, church, hotel, boarding house, blacksmith shop, and a population of about 100. In 1861, Liberty became a stagecoach stop on the line between Sacramento and Stockton, putting it on the main transportation corridor through Sacramento and San Joaquin counties (Galt Area Historical Society 2022).

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Galt owed its existence to surrounding farms and ranches in southern Sacramento County. Stockyards south of the town's freight depot became a magnet for ranchers who shipped livestock and hogs on the railroad. Local farmers sold their grain at a mill in Galt; others deposited sacks of wheat at the town's grain warehouse. In 1879, southern Sacramento County farmers shipped more than 47,000 sacks of wheat from Galt in one quarter alone (Galt Area Historical Society 2022). Agricultural incomes sustained livelihoods in town. Farmers and ranchers obtained essential goods and services at Galt drug stores, general stores, and other shops that clustered along 4th Street (Sanborn Map Company 1884). Galt grew steadily through the late 19th century. By 1900 its population approached 1,000 and the town "boasted of some fine business houses, churches, schools, hotels and other buildings" (James McClatchy & Co. 1895:181). The Central Pacific Railroad absorbed the Western Pacific Railroad into its system in 1870; in 1885 the line through Galt became integrated into the Southern Pacific's vast western rail network, linking the town to major markets in California and beyond.

Like other Sacramento Valley towns, Galt prospered during the early 20th century as agriculture took on modern forms. Electricity arrived after 1890, and with it came electric groundwater pumps that supplied southern Sacramento County farmers with irrigation water. Drilling down only 15 to 20 feet, farmers near Galt found "pure good water…in superabundance" (James McClatchy & Co. 1895:182) With irrigation, low-value extensive grain farming and stock raising in southern Sacramento County gave way to high-value intensive tree, vine, and vegetable farming. Fruits and nuts yielded higher prices than wheat and meat; families that previously sustained livelihoods on 160 acres in grain or

livestock could now, with irrigation, make ends meet on 20 acres set out to orchards, vines, or field crops. Accordingly, many of Galt's earliest settlers after 1890 subdivided their large ranches into small farm units of 10, 20, and 40 acres. By 1895, many in Galt agreed that "the day of large farms [had] passed, and that for the good of the country there should be small holdings and better cultivation of the soil" (James McClatchy & Co. 1895:182). By 1902, Galt farmers had more than 1,000 acres set out to grapes. Most early viticulturalists in Galt produced Tokay table grapes but a handful of Italian growers such as Chris Boggiano, Columbus Lavagnino, and Amadeo Lippi experimented with black-skinned wine grapes; Lippi later emerged as Galt's leading winemaker (*San Francisco Chronicle* 1902).

Historic Context of the Lippi Family and Galt Winery

Eighteen-year-old Amadeo Lippi left his hometown of Lucca, Toscana, Italy in 1879. From Genoa he sailed to New York and then traveled by rail to California. In the Barbary Coast neighborhood of San Francisco he joined his father, Michaeli Lippi, who ran a boarding house at 8 Ohio Street. In the "narrow confines of Ohio street," Amadeo became assimilated to life in the U.S. in an area "thickly populated" by Italian immigrants (*San Francisco Examiner* 1884).

Outsiders maligned the Barbary Coast as a haven for vice and crime, but Lippi found legitimate work as a porter delivering fruits and vegetables for A. Galli & Co, a San Francisco produce wholesaler (Ancestry 2022a). After three years in San Francisco, Amadeo Lippi moved to Sacramento to work at the Southern Pacific locomotive shops (Reed 1923).

Eighteen-year-old Guiditta Marengo, like Amadeo Lippi, left Italy in 1879. Boarding the same ship as Lippi, she and her mother and three siblings sailed from Genoa to New York and, like Lippi, made the long journey by rail to California. At a quiet home on a ranch 3 miles northeast of Galt, Guiditta and her siblings reunited with their father, Augustino Marengo, who had established a prosperous southern Sacramento County cattle ranch 10 years earlier (Reed 1923).

Amadeo Lippi and Guiditta Marengo exchanged wedding vows in Galt in 1886 (Reed 1923). The couple may have lived on the Marengo cattle ranch during the early years of their marriage. They may have also farmed fruits and vegetables on the ranch. In the summer of 1889, Amadeo established a wagon service that delivered fresh produce to customers in Galt, a business he likely modeled after A. Galli & Co. in San Francisco (*Galt Gazette* 1889).

In December 1891, Amadeo and Guiditta acquired a 12-acre farm south of town, opposite the Southern Pacific tracks (*Sacramento Union* 1891). The couple continued cultivating fruits and vegetables and selling produce locally. Initially Amadeo partnered with another Galt farmer, John Luchetti. Beginning in 1892, Lippi & Luchetti offered "choice fresh vegetables and fruit of every variety and description at reasonable figures" from a wagon that made "daily rounds" and delivered directly to customers' doorsteps; Lippi's farm south of town became known locally as the "Galt Gardens" (*Galt Gazette* 1892). Lippi and Luchetti did much to prove the efficacy of irrigated agriculture in Galt. In April 1893, the editors of the *Galt Gazette* recommended its readers "visit the vegetable gardens of Lippi & Luchetti, south of Galt, and there witness with their own eyes the practicability" of fruit and vegetable farming in Galt. "It will be remembered," the editors noted, "a few brief years ago that the tract of land upon which these gardens are situated was a parched and unprofitable piece of land… Today it is one of the most profitable pieces of land in cultivation" (*Galt Gazette* 1893).

In early 1894, Amadeo Lippi acquired John Luchetti's half-interest in the business, making Amadeo its sole proprietor (*Galt Gazette* 1894). The 1893 Sacramento County directory listed Amadeo as a "gardener" and the 1900 U.S. Census identified him as a "vegetable gardener" (Ancestry 2022b, 2022c). Later that year, Amadeo Lippi became a naturalized U.S. citizen. On their 12-acre farm south of Galt, Amadeo and Guiditta raised five children (Reed 1923).

After 1900, Lippi installed a modern groundwater irrigation system, built a large barn (LR-02), and began planting vines. Acquainted with winemaking during his youth in Lucca, Amadeo Lippi turned his energies to viticulture (Reed 1923). By 1902 he had 5 acres dedicated to wine grapes (*San Francisco Chronicle* 1902). With assistance from Guiditta and the couple's five children, Amadeo configured his barn to support a winemaking business; the barn became known as "Galt Winery." In September 1906, the *Galt Gazette* observed Lippi "buying large quantities of grapes at present and crushing many tons daily which he manufactures into wine." The *Gazette* also discussed Lippi's plans to expand his barn in the fall of 1906 to quadruple production (*Galt Gazette* 1906).

In February 1907, Adriano Mazzini, owner of a Sacramento wine shop and a connoisseur of California wines, inspected the Galt Winery and promptly ordered two carloads for immediate shipment to Chicago. Mazzini expressed surprise at the quality of Lippi's wines, admitting that "he did not think it was possible to manufacture such a perfect type of either claret or Zinfandel" (*Galt Gazette* 1907a). Lippi subsequently emerged as Galt's leading winemaker and a major buyer of Galt wine grapes. When Timothy O'Shea, a Galt farmer, harvested 17 tons of Zinfandel grapes from his 1.5-acre vineyard in the fall of 1907, he sold 9 tons to Lippi and 8 tons to the Acampo Winery, five miles south of Galt (*Galt Gazette* 1907b). News items published in the *Galt Gazette* between 1907 and 1910 discussed Lippi shipping wines to San Francisco, Reno, Boston, Arizona, and New Jersey. A 1910 report praised Lippi as "Galt's leading wine manufacturer" (*Galt Gazette* 1910).

Amadeo and Guiditta's ranch became publicized as model for what turn-of-the-century farming families might accomplish on less than 40 acres in Galt. In the summer of 1907, James Conley, publisher of the *Galt Weekly Witness*, lauded Amadeo and Guiditta Lippi's ranch as a "one of Galt's small farms showing what is being done." Amadeo Lippi, Conley told readers, annually produced 10 tons of grapes and 50,000 gallons of wine; he also harvested $3,000 worth of vegetables, $300 of berries, and $250 of fruit and nuts, all of it sold locally—all of this on only 12 acres with the assistance of an electric groundwater pump to irrigate the entire operation (*Weekly Witness* 1907).

A profile of the Lippi family published a decade later noted that Guiditta "contributed much to her husband's success," indicating she took an active role in vegetable farming and winemaking (Reed 1923). The couple's oldest son, George, managed the winery's business affairs (*Weekly Witness* 1907). After 1910, the Galt Winery became renamed "Galt Wine Cellar" (*Galt Herald* 1912). Also in about 1910, Amadeo and Guiditta built a new and larger house (LR-01) on their 12-acre farm; contemporaries praised the house as a "comfortable residence with many modern conveniences" (Reed 1923). The new house accompanied an earlier dwelling built in c. 1890 at the Lippi Ranch (Figure 3).

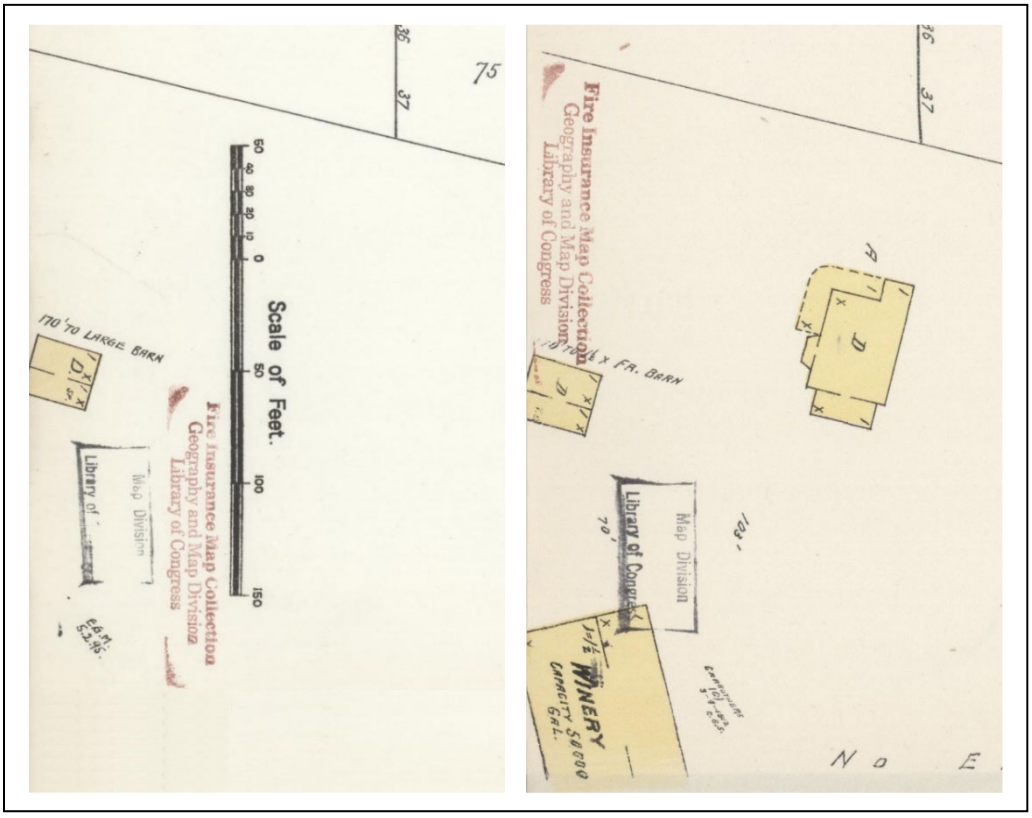


Figure 2. Sanborn Maps Showing Lippi Ranch in 1895 (left) and 1911 (right) (Sanborn Map Company 1895; 1911)

Besides winemaking, Amadeo Lippi took an active role in Galt civic affairs. In 1909, voters elected him to a two-year term on the Galt school board; his peers later praised him as "one of the best trustees the Galt district has had in a number of years" (*Galt Gazette* 1911). Lippi also served on various Catholic church committees and after 1920 served as vice president of the Bank of Galt (Galt Gazette 1919; 1920).

Tragedy struck the Lippi family in 1918 when Amadeo and Guiditta's oldest son, George Lippi, died in combat during the Argonne offensive in World War I. In 1920, the Galt Wine Cellar became shuttered at the onset of Prohibition. Tragedy struck again in 1922 when Amadeo and Guiditta's youngest son, Pio, a banker, died in an automobile accident. Amadeo Lippi died at his home in 1923 (Reed 1923). Guiditta died in 1928. She and Amadeo were survived by their three daughters (*Galt Herald* 1928).

Amadeo Lippi's cousin, Pompeo "Pete" Lippi, arrived in the United States in 1898. Beginning in 1909, he assisted winemaking activities at Galt Winery. After Guiditta's death in 1928, Pete leased the Lippi Ranch from Amadeo and Guiditta's daughters; after the repeal of Prohibition in 1933 he resumed commercial winemaking in the Lippi Ranch barn, doing business as the Galt Winery. Pete greatly increased the scale of production at the Galt Winery. By 1950 he produced 125,000 gallons of red table wine, all of it sold in barrels to larger commercial brands who bottled it under separate labels. Pete Lippi lived in the Lippi Ranch's main residence (LR-01) and maintained the property's trees and vineyards (*Sacramento Union* n.d.). He died in 1953, signaling the end of winemaking activities at Lippi Ranch (*Stockton Record* 1953).

After Pete Lippi's death, Amadeo and Guiditta's three surviving daughters sold the Lippi Ranch property to Amel David "Dave" Olson of South Dakota and his wife, Eugenia "Genie" (Puccinelli) Olson of Galt. Dave Olson served as a gunner's mate on the *USS Monterey* during World War II; after the war he reunited with his parents in California and in 1951 married Genie, a Galt High School English teacher. After completing his B.A. at Sacramento State College, Dave joined Genie on the Galt High School faculty as a social studies teacher (*Galt Herald* 2020).

Genie Olson was the granddaughter of Amadeo and Guiditta Lippi through the couple's youngest daughter, Rose (Lippi) Puccinelli. Raised and educated in Los Angeles, Genie Olson returned to Galt in 1949 to teach in her mother's hometown. Both Dave and Genie taught at local high schools until their retirement in 1989. During their retirement years, the couple became active in the Galt Area Historical Society (*Galt Herald* 2017). Dave and Genie did not farm or make wine at the Lippi Ranch property. Shortly after acquiring the property they made several modifications to the Lippi Ranch's main residence (LR-01), including a porch enclosure and second-story addition (Nunez 2023). In about 1960 the couple built a Ranch-style house (LR-04) on the property, which became their main residence. Genie Olson died in 2017. Dave Olson died in 2020.

Evaluation

NRHP/CRHR Criterion A/1

LR-02 facilitated the Galt Winery (also called the Galt Wine Cellar) from c. 1900 to 1920, and then again from 1933 to 1953. The Galt Winery, established by Amadeo Lippi in c. 1900 and operated by Pete Lippi after 1933, proved the efficacy of winemaking in Galt and remained a major buyer of Galt wine grapes for much of the first half of the 20th century. For its role in shaping the history of winemaking and viticulture in Galt, LR-02 is eligible for inclusion in the NRHP/CRHR under Criteria A/1.

NRHP/CRHR Criterion B/2

LR-02's builders, Amadeo and Guiditta Lippi, were farmers and winemakers in Galt from 1890 through the 1920s; Amadeo Lippi also served as a Galt school board trustee and briefly served as vice president of the Bank of Galt. Amadeo and Guiditta Lippi qualify as persons significant in Galt's past: as vegetable farmers they influentially applied modern methods of irrigated agriculture to demonstrate what Galt farmers might accomplish on small farms dedicated to the intensive cultivation of high-value fruits, vegetables, and nuts. The couple also demonstrated the efficacy of winemaking in Galt; contemporaries identified Amadeo Lippi as "Galt's leading wine manufacturer." For its association with Amadeo and Guiditta Lippi, influential farmers and winemakers in Galt, LR-02 is eligible for inclusion in the NRHP/CRHR under Criteria B/2 (see integrity discussion below).

NRHP/CRHR Criterion C/3

LR-02, a standard saltbox barn built by Amadeo and Guiditta Lippi in c. 1900 and expanded in 1906, does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. It is not eligible for inclusion in the NRHP/CRHR under Criteria C/3.

NRHP/CRHR Criterion D/4

The information potential for LR-02 is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. It is not eligible for inclusion in the NRHP/CRHR under Criteria D/4.

Integrity

LR-02 possesses integrity of location, setting, design, materials, workmanship, feeling, and association relative to its period of significance, 1900 to 1953. It remains in its original location, in a rural setting, with its saltbox barn design intact. Except for replacement windows, LR-02 retains most of its original construction materials. Though replacement windows diminish LR-02's integrity of materials, they alone do not compromise the building's overall integrity. Lastly, LR-02 conveys the aesthetic of a c. 1900 saltbox barn associated with the Galt Winery.

B12. References (continued):

Ancestry.com. 2022a. "Amadio Lippi in the U.S., City Directories, 1822-1995," https://www.ancestry.com/discoveryui-content/view/217952291:2469, accessed September 16, 2022.

_____. 2022b. “A Lippi in the U.S., City Directories, 1822-1995,” https://www.ancestry.com/discoveryui-content/view/214373432:2469, accessed September 16, 2022.

_____. 2022c. “Amadeo Lippi in the 1900 United States Federal Census, https://www.ancestry.com/discoveryui-content/view/15032963:7602, accessed September 16, 2022.

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_____. 1894. Dissolution of Copartnership. March 10, 1894.

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_____. 1893. Home Gardening. April 29, 1893.

_____. 1889. Fruit and Vegetables. May 4, 1889.

Galt Herald. 2020. “Dave Olson.” March 18, 2020.

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_____. 1928. “Pioneer Galt Woman Passed Away Tuesday,” July 6, 1928.

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James McClatchy & Co. 1895. *Sacramento County and its Resources: A Souvenir of the Bee*. James McClatchy & Co., Sacramento, CA.

Nunez, Mark. 2023. Personal Correspondence with Mark Nunez. June 1, 2023.

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Sacramento Union. n.d. “Has History of Patient Work,” c. 1950. On file at Galt Area Historical Society.

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San Francisco Chronicle. 1902. Each Section Has Plenteous Share. December 20, 1902.

San Francisco Examiner. 1884. “Shot and Stabbed,” February 18, 1884.

Sanborn Map Company. 1911. “Galt, Sacramento County, California.” https://www.loc.gov/item/sanborn00558_004/, accessed June 6, 2023.

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_____. 1884. “Galt, Sacramento County, California.” https://www.loc.gov/item/sanborn00558_001/, accessed November 24, 2022.

Stockton Record. 1953 “Saturday Rites for Galt Winery Owner.” October 1, 1953.

Weekly Witness. 1907. One of Galt’s Small Farms Showing What is Being Done. July 25, 1907.



Figure 3. Overview of LR-02. (view southeast; September 29, 2022)

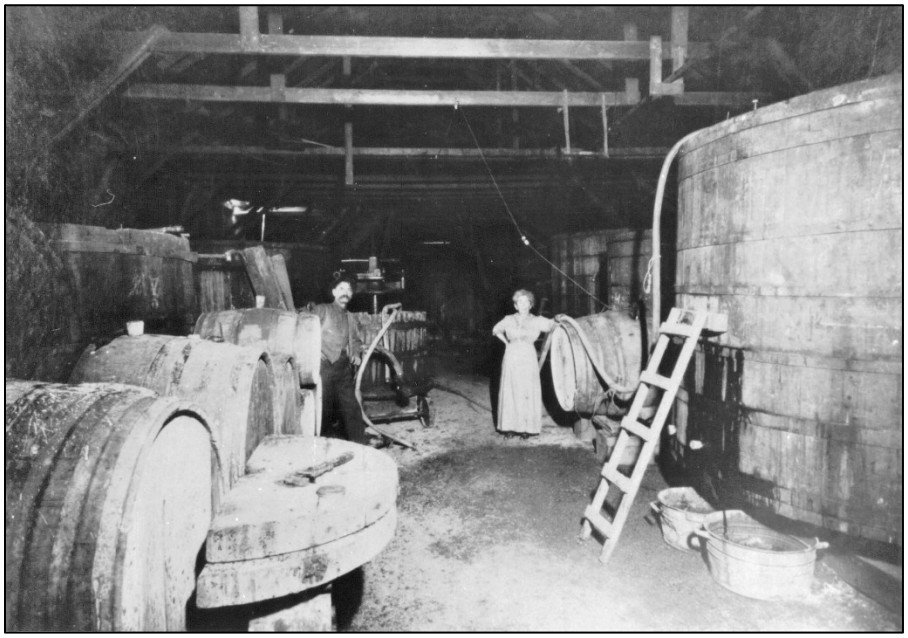


Figure 4. Amadeo and Guiditta Lippi Inside LR-02, c. 1910 (Galt Area Historical Society).

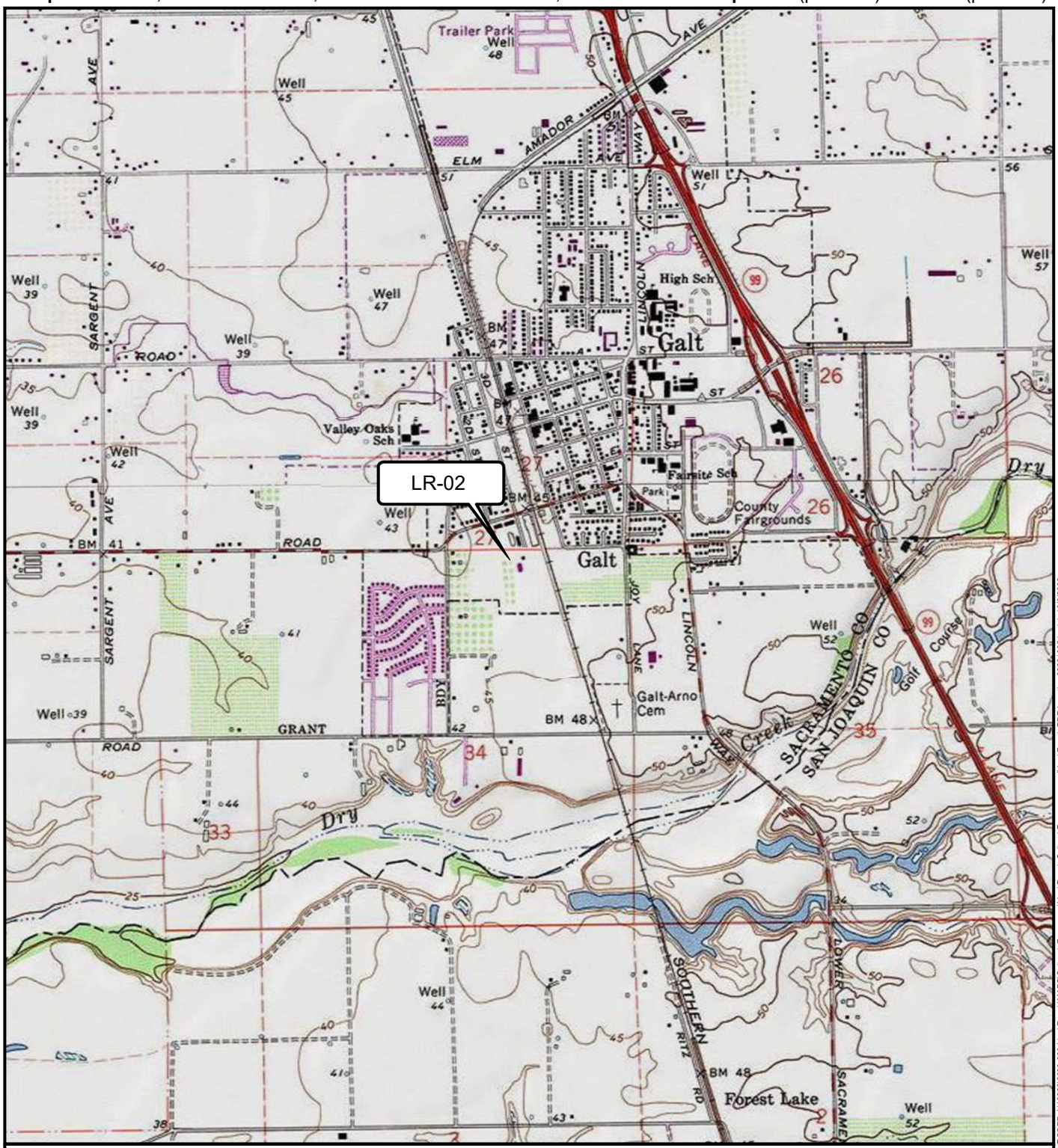
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI #
Trinomial

***Resource Name or #:** LR-02

***Map Name:** Galt, CA and Lodi North, CA ***Scale:** 1:24,000 ***Date of Map:** 1968 (p.r. 1980) and 1968 (p.r. 1976)



ECORP: N:\2022\2022-203 Lippi Ranch\MAPS\Cultural_Resources\Lippi Ranch Cultural Resources.aprx\Lippi Ranch DPR Location 20221005-jwelsh 10/6/2022

DPR 523K (1/95)

***Required Information**

0 1,000 2,000 4,000 Feet
0 250 500 1,000 Meters

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 8 ***Resource Name or #:** LR-03

P1. Other Identifier:

***P2. Location:** ☒ **Not for Publication** ☐ **Unrestricted** ***a. County:** Sacramento

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Galt **Date:** 1980 **T**5N; **R**6E; Section 34 M.D.**B.M.**

c. Address: City: Galt Zip: 95632

d. UTM:

e. Other Locational Data:

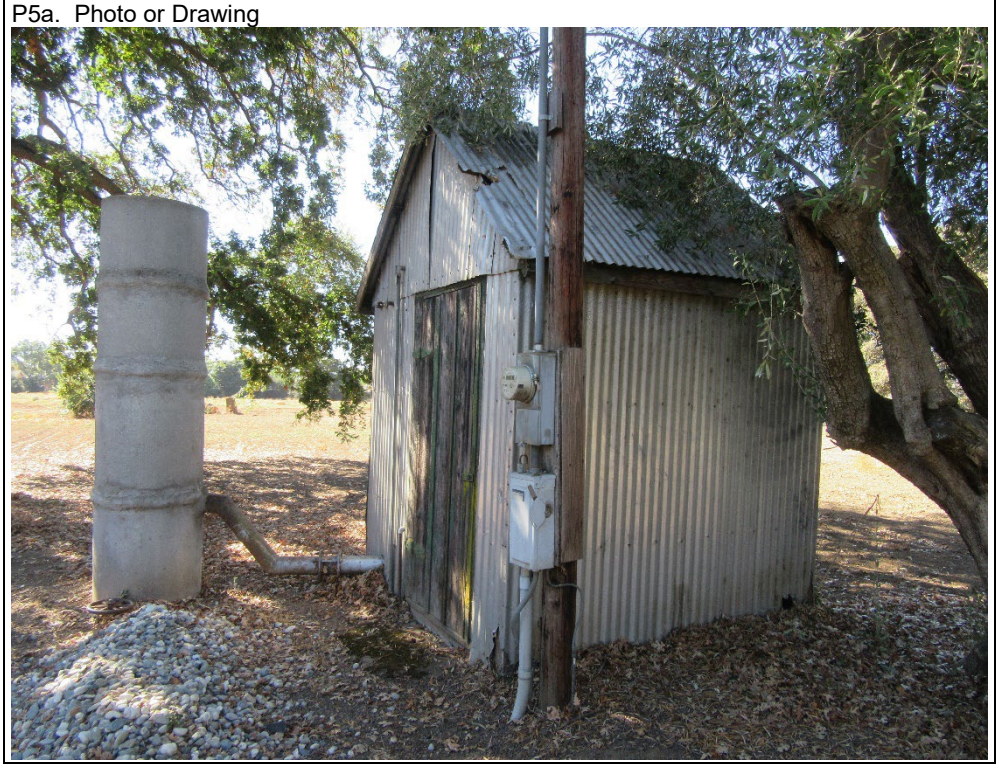
***P3a. Description:**

LR-03 is a wood-frame pumphouse built in c. 1950. Square in plan, the building has a steep-pitched gable roof with metal roofing. Walls clad in metal sheets sit on a concrete perimeter foundation. On the east elevation, a single-leaf wood door provides access to the pumphouse. Water pumped inside the house exits through an 8-inch metal pipe leading to an adjacent concrete standpipe that contains Lippi Ranch's irrigation system. An adjacent pole supports a distribution line, meter, and fuse box that powers the interior pump.

***P3b. Resource Attributes:** HP33. Farm/ranch; HP4. Ancillary building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Overview of LR-03
View south, September 29, 2022

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
c. 1950 (arial photography)

***P7. Owner and Address:**
Anthony E. Nunez
628 3rd Street
Galt, CA 95632

***P8. Recorded by:**
Jessica Rebollo
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

***P9. Date Recorded:**
September 29, 2022

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

ECORP Consulting, Inc. 2022. Cultural Resources Inventory and Evaluation Report for Lippi Ranch, Sacramento County, California. Prepared for The True Life Companies

***Attachments:** ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** LR-03

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Pumphouse
B4. Present Use: Pumphouse

***B5. Architectural Style:** N/A

***B6. Construction History:**
Pete Lippi built LR-03 in c. 1950

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A

***B8. Related Features:** N/A

B9a. Architect: N/A
b. Builder: Pete Lippi

***B10. Significance: Theme:** Irrigation **Area:** Galt
Period of Significance: 1950-1953 **Property Type:** Pumphouse **Applicable Criteria:** N/A

The following Significance Statement provides an evaluation of LR-03 using National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR) criteria. (See continuation sheet)

B11. Additional Resource Attributes: N/A

***B12. References:**

(See continuation sheet)

B13. Remarks: None

***B14. Evaluator:**
Nathan Hallam
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

***Date of Evaluation:** September 29, 2022



(This space reserved for official comments.)

B10. Significance (continued):

Historic Context of Galt

During the California Gold Rush, a Missourian named Chism Cooper Fuggitt established a station stop for freighters on the northern side of Dry Creek in southern Sacramento County. Fuggitt named the station "Liberty" for his hometown in Missouri. The station served freighters who transported goods from New Hope Landing in the Sacramento-San Joaquin Delta to gold camps in the Sierra Nevada. The station gradually became a small settlement with a school, church, hotel, boarding house, blacksmith shop, and a population of about 100. In 1861, Liberty became a stagecoach stop on the line between Sacramento and Stockton, putting it on the main transportation corridor through Sacramento and San Joaquin counties (Galt Area Historical Society 2022).

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Outsiders maligned the Barbary Coast as a haven for vice and crime, but Lippi found legitimate work as a porter delivering fruits and vegetables for A. Galli & Co, a San Francisco produce wholesaler (Ancestry 2022a). After three years in San Francisco, Amadeo Lippi moved to Sacramento to work at the Southern Pacific locomotive shops (Reed 1923).

Eighteen-year-old Guiditta Marengo, like Amadeo Lippi, left Italy in 1879. Boarding the same ship as Lippi, she and her mother and three siblings sailed from Genoa to New York and, like Lippi, made the long journey by rail to California. At a quiet home on a ranch 3 miles northeast of Galt, Guiditta and her siblings reunited with their father, Augustino Marengo, who had established a prosperous southern Sacramento County cattle ranch 10 years earlier (Reed 1923).

Amadeo Lippi and Guiditta Marengo exchanged wedding vows in Galt in 1886 (Reed 1923). The couple may have lived on the Marengo cattle ranch during the early years of their marriage. They may have also farmed fruits and vegetables on the ranch. In the summer of 1889, Amadeo established a wagon service that delivered fresh produce to customers in Galt, a business he likely modeled after A. Galli & Co. in San Francisco (*Galt Gazette* 1889).

In December 1891, Amadeo and Guiditta acquired a 12-acre farm south of town, opposite the Southern Pacific tracks (*Sacramento Union* 1891). The couple continued cultivating fruits and vegetables and selling produce locally. Initially Amadeo partnered with another Galt farmer, John Luchetti. Beginning in 1892, Lippi & Luchetti offered "choice fresh vegetables and fruit of every variety and description at reasonable figures" from a wagon that made "daily rounds" and delivered directly to customers' doorsteps; Lippi's farm south of town became known locally as the "Galt Gardens" (*Galt Gazette* 1892). Lippi and Luchetti did much to prove the efficacy of irrigated agriculture in Galt. In April 1893, the editors of the *Galt Gazette* recommended its readers "visit the vegetable gardens of Lippi & Luchetti, south of Galt, and there witness with their own eyes the practicability" of fruit and vegetable farming in Galt. "It will be remembered," the editors noted, "a few brief years ago that the tract of land upon which these gardens are situated was a parched and unprofitable piece of land… Today it is one of the most profitable pieces of land in cultivation" (*Galt Gazette* 1893).

In early 1894, Amadeo Lippi acquired John Luchetti's half-interest in the business, making Amadeo its sole proprietor (*Galt Gazette* 1894). The 1893 Sacramento County directory listed Amadeo as a "gardener" and the 1900 U.S. Census identified him as a "vegetable gardener" (Ancestry 2022b, 2022c). Later that year, Amadeo Lippi became a naturalized U.S. citizen. On their 12-acre farm south of Galt, Amadeo and Guiditta raised five children (Reed 1923).

After 1900, Lippi installed a modern groundwater irrigation system, built a large barn (LR-02), and began planting vines. Acquainted with winemaking during his youth in Lucca, Amadeo Lippi turned his energies to viticulture (Reed 1923). By 1902 he had 5 acres dedicated to wine grapes (*San Francisco Chronicle* 1902). With assistance from Guiditta and the couple's five children, Amadeo configured his barn to support a winemaking business; the barn became known as "Galt Winery." In September 1906, the *Galt Gazette* observed Lippi "buying large quantities of grapes at present and crushing many tons daily which he manufactures into wine." The *Gazette* also discussed Lippi's plans to expand his barn in the fall of 1906 to quadruple production (*Galt Gazette* 1906).

In February 1907, Adriano Mazzini, owner of a Sacramento wine shop and a connoisseur of California wines, inspected the Galt Winery and promptly ordered two carloads for immediate shipment to Chicago. Mazzini expressed surprise at the quality of Lippi's wines, admitting that "he did not think it was possible to manufacture such a perfect type of either claret or Zinfandel" (*Galt Gazette* 1907a). Lippi subsequently emerged as Galt's leading winemaker and a major buyer of Galt wine grapes. When Timothy O'Shea, a Galt farmer, harvested 17 tons of Zinfandel grapes from his 1.5-acre vineyard in the fall of 1907, he sold 9 tons to Lippi and 8 tons to the Acampo Winery, five miles south of Galt (*Galt Gazette* 1907b). News items published in the *Galt Gazette* between 1907 and 1910 discussed Lippi shipping wines to San Francisco, Reno, Boston, Arizona, and New Jersey. A 1910 report praised Lippi as "Galt's leading wine manufacturer" (*Galt Gazette* 1910).

Amadeo and Guiditta's ranch became publicized as model for what turn-of-the-century farming families might accomplish on less than 40 acres in Galt. In the summer of 1907, James Conley, publisher of the *Galt Weekly Witness*, lauded Amadeo and Guiditta Lippi's ranch as a "one of Galt's small farms showing what is being done." Amadeo Lippi, Conley told readers, annually produced 10 tons of grapes and 50,000 gallons of wine; he also harvested $3,000 worth of vegetables, $300 of berries, and $250 of fruit and nuts, all of it sold locally—all of this on only 12 acres with the assistance of an electric groundwater pump to irrigate the entire operation (*Weekly Witness* 1907).

A profile of the Lippi family published a decade later noted that Guiditta "contributed much to her husband's success," indicating she took an active role in vegetable farming and winemaking (Reed 1923). The couple's oldest son, George, managed the winery's business affairs (*Weekly Witness* 1907). After 1910, the Galt Winery became renamed "Galt Wine Cellar" (*Galt Herald* 1912). Also in about 1910, Amadeo and Guiditta built a new and larger house (LR-01) on their 12-acre farm; contemporaries praised the house as a "comfortable residence with many modern conveniences" (Reed 1923). The new house accompanied an earlier dwelling built in c. 1890 at the Lippi Ranch (Figure 3).

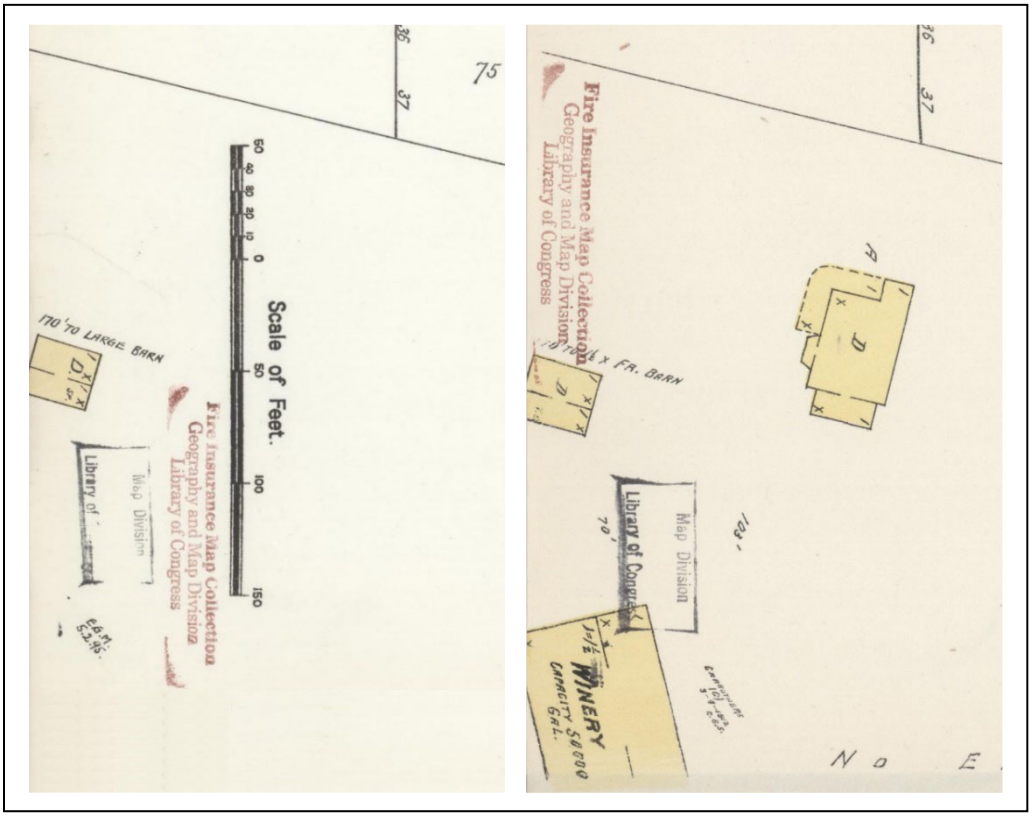


Figure 2. Sanborn Maps Showing Lippi Ranch in 1895 (left) and 1911 (right) (Sanborn Map Company 1895; 1911)

Besides winemaking, Amadeo Lippi took an active role in Galt civic affairs. In 1909, voters elected him to a two-year term on the Galt school board; his peers later praised him as "one of the best trustees the Galt district has had in a number of years" (*Galt Gazette* 1911). Lippi also served on various Catholic church committees and after 1920 served as vice president of the Bank of Galt (Galt Gazette 1919; 1920).

Tragedy struck the Lippi family in 1918 when Amadeo and Guiditta's oldest son, George Lippi, died in combat during the Argonne offensive in World War I. In 1920, the Galt Wine Cellar became shuttered at the onset of Prohibition. Tragedy struck again in 1922 when Amadeo and Guiditta's youngest son, Pio, a banker, died in an automobile accident. Amadeo Lippi died at his home in 1923 (Reed 1923). Guiditta died in 1928. She and Amadeo were survived by their three daughters (*Galt Herald* 1928).

Amadeo Lippi's cousin, Pompeo "Pete" Lippi, arrived in the United States in 1898. Beginning in 1909, he assisted winemaking activities at Galt Winery. After Guiditta's death in 1928, Pete leased the Lippi Ranch from Amadeo and Guiditta's daughters; after the repeal of Prohibition in 1933 he resumed commercial winemaking in the Lippi Ranch barn, doing business as the Galt Winery. Pete greatly increased the scale of production at the Galt Winery. By 1950 he produced 125,000 gallons of red table wine, all of it sold in barrels to larger commercial brands who bottled it under separate labels. Pete Lippi lived in the Lippi Ranch's main residence (LR-01) and maintained the property's trees and vineyards (*Sacramento Union* n.d.). He died in 1953, signaling the end of winemaking activities at Lippi Ranch (*Stockton Record* 1953).

After Pete Lippi's death, Amadeo and Guiditta's three surviving daughters sold the Lippi Ranch property to Amel David "Dave" Olson of South Dakota and his wife, Eugenia "Genie" (Puccinelli) Olson of Galt. Dave Olson served as a gunner's mate on the *USS Monterey* during World War II; after the war he reunited with his parents in California and in 1951 married Genie, a Galt High School English teacher. After completing his B.A. at Sacramento State College, Dave joined Genie on the Galt High School faculty as a social studies teacher (*Galt Herald* 2020).

Genie Olson was the granddaughter of Amadeo and Guiditta Lippi through the couple's youngest daughter, Rose (Lippi) Puccinelli. Raised and educated in Los Angeles, Genie Olson returned to Galt in 1949 to teach in her mother's hometown. Both Dave and Genie taught at local high schools until their retirement in 1989. During their retirement years, the couple became active in the Galt Area Historical Society (*Galt Herald* 2017). Dave and Genie did not farm or make wine at the Lippi Ranch property. Shortly after acquiring the property they made several modifications to the Lippi Ranch's main residence (LR-01), including a porch enclosure and second-story addition (Nunez 2023). In about 1960 the couple built a Ranch-style house (LR-04) on the property, which became their main residence. Genie Olson died in 2017. Dave Olson died in 2020.

Evaluation

NRHP/CRHR Criterion A/1

LR-03 housed an electric groundwater pump at the Lippi Ranch beginning in c. 1950. The pumphouse sheltered groundwater pumping activities at Lippi Ranch but did not, on its own, shape the agricultural and viticultural history of Galt. There is nothing in the archival record to suggest that LR-03 is associated with events that have made a significant contribution to the broad patterns of Galt's history. It is not eligible for inclusion in the NRHP/CRHR under Criteria A/1.

NRHP/CRHR Criterion B/2

Pete Lippi used LR-03 as a pumphouse from c. 1950 until his death in 1953. Pete Lippi was a winemaker in Galt who resumed winemaking at Lippi Ranch in 1933. He did not, however, singularly shape the history of Galt. There is nothing in the archival record to suggest that the resource is associated with persons significant in Galt's past. LR-03 is not eligible for inclusion in the NRHP/CRHR under Criteria B/2.

NRHP/CRHR Criterion C/3

LR-03, a front-gabled pumphouse with metal siding built by Pete Lippi in c. 1950, does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. It is not eligible for inclusion in the NRHP/CRHR under Criteria C/3.

NRHP/CRHR Criterion D/4

The information potential for LR-03 is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. It is not eligible for inclusion in the NRHP/CRHR under Criteria D/4.

Integrity

LR-03 possesses integrity of location, setting, design, materials, workmanship, feeling, and association relative to its period of significance, 1950 to 1953. It remains in its original location, in a rural setting, with its original design intact and evident. It retains its original construction materials and conveys the aesthetic of a c. 1950 pumphouse associated with the Lippi Ranch. Regardless of integrity, due to a lack of historical significance, LR-03 does not meet NRHP or CRHR eligibility criteria as an individual resource; it is also not listed on any Certified Local Government historic property register.

B12. References (continued):

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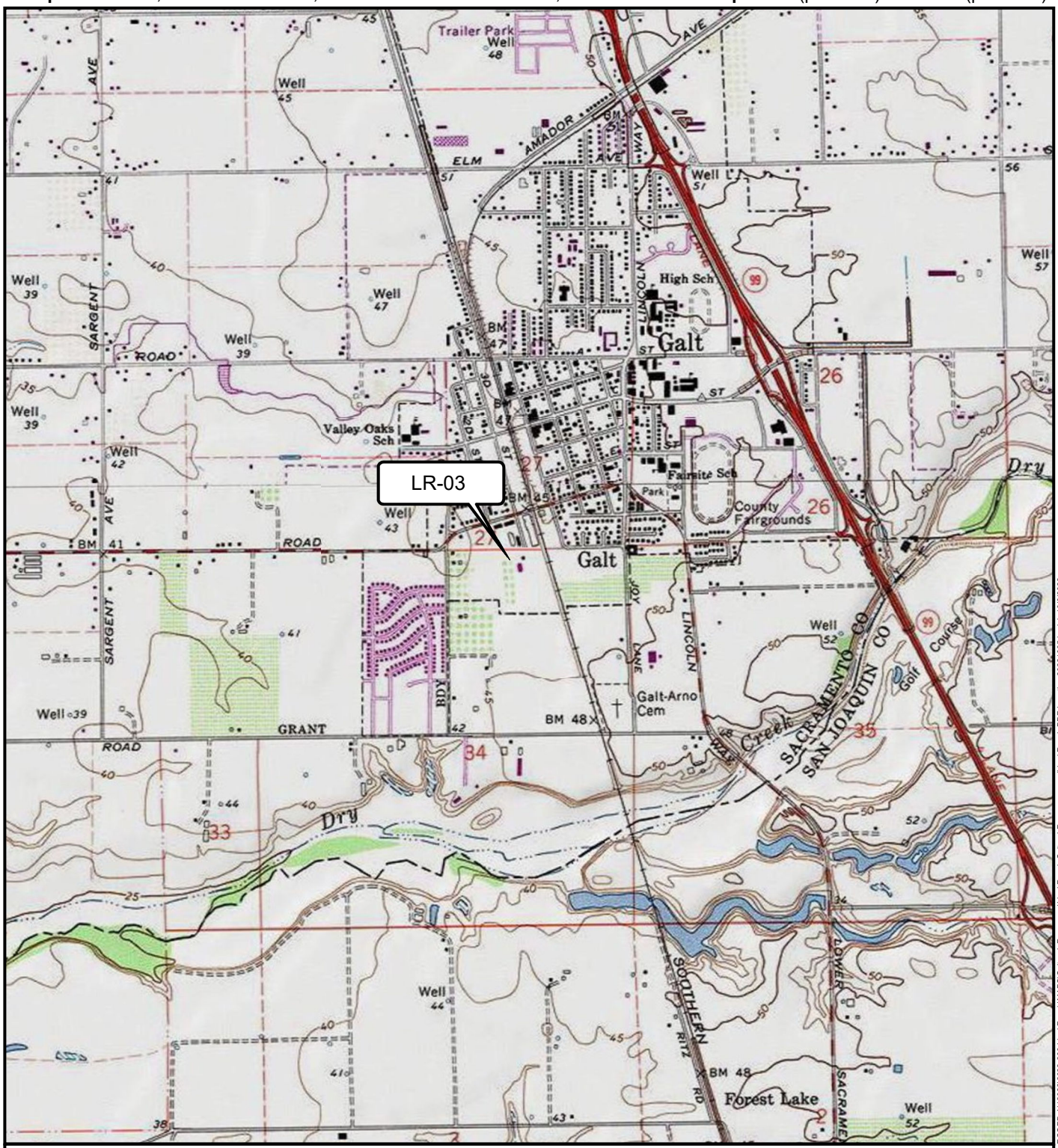
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI #
Trinomial

***Resource Name or #:** LR-03

***Map Name:** Galt, CA and Lodi North, CA ***Scale:** 1:24,000 ***Date of Map:** 1968 (p.r. 1980) and 1968 (p.r. 1976)



ECORP: N:\2022\2022-203 Lippi Ranch\MAPS\Cultural_Resources\Lippi Ranch Cultural Resources.aprx\Lippi Ranch DPR Location 20221005-jwelsh 10/6/2022

DPR 523K (1/95)

***Required Information**

0 1,000 2,000 4,000 Feet
0 250 500 1,000 Meters

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code | Reviewer | Date

 ***Resource Name or #:** LR-04

P1. Other Identifier:

***P2. Location:** ☒ **Not for Publication** ☐ **Unrestricted** ***a. County:** Sacramento
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** Galt **Date:** 1980 **T**5N; **R**6E; Section 34 M.D.**B.M.**
c. Address: 628 3rd Street City: Galt Zip: 95632
d. UTM:
e. Other Locational Data:

***P3a. Description:**
LR-04 is a wood-frame, one-story Ranch-style house built in c. 1960. Irregular in plan, the house has a medium-pitched, intersecting hipped roof with open, overhanging eaves and composition shingle roofing. Above the house's inset east (front) elevation, a roof overhang, supported by decorative iron posts, covers a concrete porch. Walls clad in stucco sit on a crawlspace foundation. The crawlspace exterior is clad in decorative stonework that extends around the base of the house. Two single-leaf entries provide access to the house's east (front) elevation. An exterior masonry chimney with stone veneer vents a fireplace on the west (rear) elevation; an interior masonry chimney exits the roof and vents an interior fireplace. A concrete slab surrounds the house and forms a rear patio accessed by a single-leaf entry and double sliding door entry. On the north elevation, concrete steps with stoop and handrailing lead to a single-leaf entry. Fenestration consists of vinyl replacements. A detached two-car garage, L-shaped in plan, sits immediately southeast of the main house; the garage shares architectural features with the main house; a roll-up garage door provides vehicular access. Landscaping consists of a lawn that surrounds the house, along with mature trees, including citrus and conifer varieties, and a mature rose garden immediately northeast of the house.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
View southwest, September 29, 2022

***P6. Date Constructed/Age and Sources:**
☒Historic ☐Prehistoric ☐Both
c. 1960, aerial photography

***P7. Owner and Address:**
Anthony E. Nunez
628 3rd Street
Galt, CA 95632

***P8. Recorded by:**
Jessica Rebollo
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

***P9. Date Recorded:**
September 29, 2022

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**
ECORP Consulting, Inc. 2022. Cultural Resources Inventory and Evaluation Report for Lippi Ranch. Sacramento County, California. Prepared for The True Life Companies.

***Attachments:** ☐NONE ☒Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** LR-04

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single-family residential
B4. Present Use: Single-family residential

***B5. Architectural Style:** Ranch

***B6. Construction History:**
Dave and Genie Olson built LR-04 in c. 1960.

***B7. Moved?** ☒**No** ☐**Yes** ☐**Unknown** **Date:** N/A **Original Location:** N/A

***B8. Related Features:** N/A

B9a. Architect: N/A
b. Builder: Dave and Genie Olson

***B10. Significance: Theme:** Housing **Area:** Galt
Period of Significance: 1960 **Property Type:** Single-family residential **Applicable Criteria:** N/A

The following Significance Statement provides an evaluation of LR-04 using National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR) criteria. (See continuation sheet)

B11. Additional Resource Attributes: N/A

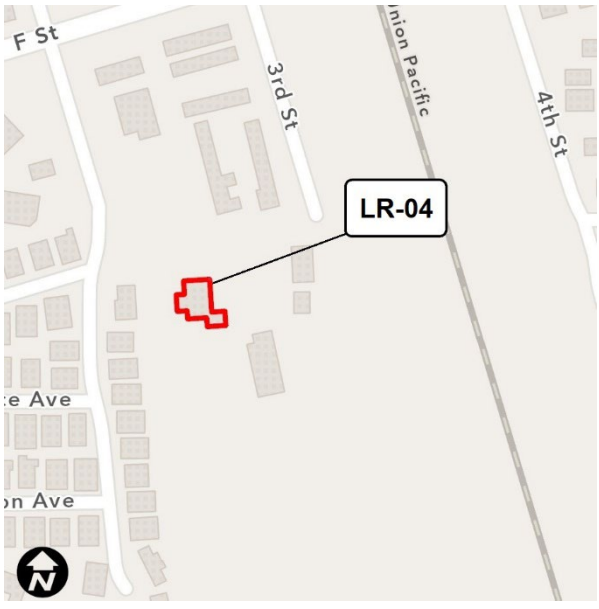
***B12. References:**

(See continuation sheet)

B13. Remarks: None

***B14. Evaluator:**
Nathan Hallam
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

***Date of Evaluation:** September 29, 2022



(This space reserved for official comments.)

B10. Significance (continued):

Evaluation

NRHP/CRHR Criterion A/1

LR-04 helped to meet increased demand for housing in Galt during the 1950s and 1960s, decades in which the population of the town more than doubled (Moffat 1996). However, LR-04 did not, on its own, shape patterns of residential development in Galt. There is nothing in the archival record to suggest that LR-04 is associated with events that have made a significant contribution to the broad patterns of Galt's history. It is not eligible for the NRHP/CRHR under Criteria A/1.

NRHP/CRHR Criterion B/2

Dave and Genie Olson, local educators, made LR-04 their home from c. 1960 through the 2010s. Both taught at Galt-area high schools until 1989; during their retirement years both became active with the Galt Area Historical Society. However, there is nothing in the archival record to suggest that the resource is associated with persons significant in Galt's past. LR-04 is not eligible for inclusion in the NRHP/CRHR under Criteria B/2.

NRHP/CRHR Criterion C/3

The Ranch-style house emerged as the dominant single-family residential form in California during the postwar period, 1945 to 1973. Built on large lots, one-story Ranch-style houses emphasized horizontality, with long, low, overhanging roofs, attached garages, rear patios, and bedrooms placed in ranges of wings to evoke rambling haciendas of the historic California countryside. The form became a symbol of the low-density postwar California suburb in an age of an expanding middle class, higher rates of homeownership, and increased demand for larger houses associated with the baby boom generation. "Throughout the United States, but especially in California, the architectural response to this demand for larger houses was the Ranch" (Caltrans 2011:71). The form was not rare; it proliferated throughout California. Dave and Genie Olson built LR-04 in c. 1960, but their architect remains unknown. LR-04 is a typical Ranch-style house with no character defining features. It does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. It is not eligible for inclusion in the NRHP/CRHR under Criteria C/3.

NRHP/CRHR Criterion D/4

The information potential for LR-04 is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. It is not eligible for inclusion in the NRHP/CRHR under Criteria D/4.

Integrity

LR-04 possesses integrity of location, setting, design, materials, workmanship, feeling, and association. It remains in its original location, in a rural setting, with its 1960s Ranch-style design intact and evident. It retains most of its original construction materials (despite the replacement of windows) and conveys the aesthetic of a 1960s Ranch-style house associated with increased demand for housing in Galt and other California cities during the time period. Regardless of integrity, due to lack of historical significance, LR-04 does not meet NRHP or CRHR eligibility criteria as an individual resource; it is also not listed on any Certified Local Government historic property register.

B12. References (continued):

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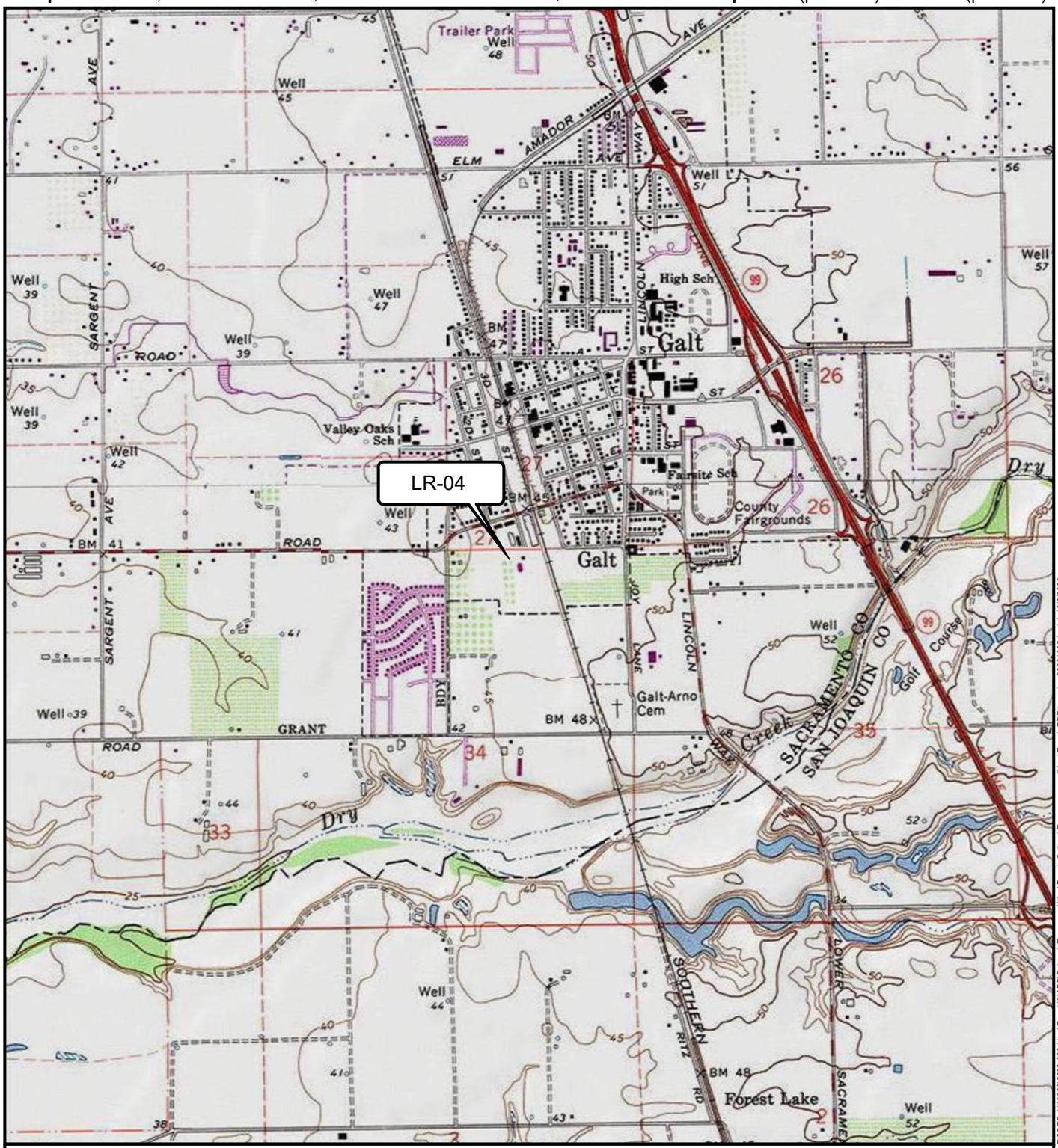
State of California - The Resources Agency
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LOCATION MAP

Primary #
HRI #
Trinomial

Page 4 **of** 4 ***Resource Name or #:** LR-04

***Map Name:** Galt, CA and Lodi North, CA ***Scale:** 1:24,000 ***Date of Map:** 1968 (p.r. 1980) and 1968 (p.r. 1976)



DPR 523K (1/95)

***Required Information**

0 1,000 2,000 4,000 Feet
0 250 500 1,000 Meters

ECORP: N:\2022\2022-203 Lippi Ranch\MAPS\Cultural_Resources\Lippi Ranch Cultural Resources.aprx\Lippi Ranch DPR Location 20221005-jwelsh 10/6/2022

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** LR-05

P1. Other Identifier:
***P2. Location:** ☒ **Not for Publication** ☐ **Unrestricted** ***a. County:** Sacramento
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** Galt **Date:** 1980 **T**5N; **R6E**; Section 34 M.D.**B.M.**
c. Address: 636 3rd Street City: Galt Zip: 95632
d. UTM:
e. Other Locational Data:

***P3a. Description:**
LR-05 is a wood-frame, two-story Dingbat-style apartment building built in c. 1965. Rectangular in plan, the building has a medium-pitched, side-gabled roof with overhanging eaves, louvered attic vents, and metal roofing. Walls clad in stucco sit on a crawlspace foundation. The building's ground level functions as a garage; three roll-up garage doors on the west elevation provide vehicular access; a man door to the right provides pedestrian entry. The building's upper level functions as living quarters. On the north and south elevations, upper-level decks supported by round metal posts and shaded by shed roofs lead to single-leaf entries. An exterior staircase provides pedestrian access to the north-elevation deck; a fixed ladder provides emergency egress to the south-elevation deck. On the west elevation, the upper level extends 2 feet out over the lower level as a structural overhang. Lower-level fenestration consists of original aluminum sliders. Upper-level fenestration consists of vinyl replacements shaded by awnings. Landscaping consists of a lawn that surrounds the building, along with mature trees including deciduous and conifer varieties.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
View east/northeast, September 29, 2022

***P6. Date Constructed/Age and Sources:**
☒Historic ☐Prehistoric ☐Both
c. 1965 (aerial photography)

***P7. Owner and Address:**
Anthony E. Nunez
628 3rd Street
Galt, CA 95632

***P8. Recorded by:**
Jessica Rebollo
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

***P9. Date Recorded:**
September 29, 2022

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**
ECORP Consulting, Inc. 2022. Cultural Resources Inventory and Evaluation Report for Lippi Ranch. Sacramento County, California. Prepared for The True Life Companies.

***Attachments:** ☐NONE ☒Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** LR-05

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Multi-family residential
B4. Present Use: N/A

***B5. Architectural Style:** Dingbat

***B6. Construction History:**
Dave and Genie Olson built LR-05 in c. 1965.

***B7. Moved?** ☒**No** ☐**Yes** ☐**Unknown** **Date:** N/A **Original Location:** N/A

***B8. Related Features:** N/A

B9a. Architect: N/A
b. Builder: Dave and Genie Olson

***B10. Significance: Theme:** Housing **Area:** Galt
Period of Significance: 1965 **Property Type:** Multi-family residential **Applicable Criteria:** N/A

The following Significance Statement provides an evaluation of LR-05 using National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR) criteria. (See continuation sheet)

B11. Additional Resource Attributes: N/A

***B12. References:**

(See continuation sheet)

B13. Remarks: None

***B14. Evaluator:**
Nathan Hallam
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

***Date of Evaluation:** September 29, 2022



(This space reserved for official comments.)

B10. Significance (continued):

Evaluation

NRHP/CRHR Criterion A/1

LR-05 helped to meet an increased demand for housing in Galt in the 1960s, a decade in which the population of the town increased rapidly (Moffat 1996). However, LR-05 did not, on its own, shape patterns of residential development in Galt. There is nothing in the archival record to suggest that LR-05 is associated with events that have made a significant contribution to the broad patterns of Galt's history. It is not eligible for the NRHP/CRHR under Criteria A/1.

NRHP/CRHR Criterion B/2

Decades of unidentifiable renters and guests occupied LR-05. However, there is nothing in the archival record to suggest that the resource is associated with persons significant in Galt's past. LR-05 is not eligible for inclusion in the NRHP/CRHR under Criteria B/2.

NRHP/CRHR Criterion C/3

The Dingbat-style apartment building emerged as a common multifamily residential form in California during the 1960s. The architectural critic Reyner Banham characterized dingbats as "simple rectangular forms and flush smooth surfaces, skinny steel columns and simple boxed balconies, and extensive overhangs to shelter four or five cars" (Banham 1971:157). Easy and cheap to build with little consideration given to design aesthetics, Dingbats remained popular in California until the aftermath of the 1971 San Fernando Earthquake, when building code revisions made them illegal to build. The Los Angeles Conservancy observes that 50 years later, the form remains "so common, in fact, that it often goes unnoticed" (Los Angeles Conservancy 2020). Dave and Genie Olson built LR-05, but their architect remains unknown. LR-05 does not embody the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction. It is not eligible for inclusion in the NRHP/CRHR under Criteria C/3.

NRHP/CRHR Criterion D/4

The information potential for LR-05 is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. It is not eligible for inclusion in the NRHP/CRHR under Criteria D/4.

Integrity

LR-05 possesses integrity of location, setting, design, materials, workmanship, feeling, and association. It remains in its original location, in a rural setting, with its 1960s Dingbat-style design intact and evident. It retains most of its original construction materials (despite the replacement of its upper-level windows) and conveys the aesthetic of a 1960s apartment building associated with increased demand for housing in Galt and other California cities during the time period. Regardless of integrity, due to lack of historical significance, LR-05 does not meet NRHP or CRHR eligibility criteria as an individual resource; it is also not listed on any Certified Local Government historic property register.

B12. References (continued):

Banham, Reyner. 1971. *Los Angeles: The Architecture of Four Ecologies*. Allen Lane, London.

Galt Herald. 2017. "Eugenia Olson." March 17, 2017.

_____. 2020. "Dave Olson." March 18, 2020.

Moffatt, Riley. 1996. *Population History of Western U.S. Cities and Towns, 1850-1990*. The Scarecrow Press, Lanham, MD.

Los Angeles Conservancy. 2020. "Hayworth Avenue Dingbats," https://www.laconservancy.org/locations/ hayworth-avenue-dingbats, accessed November 24, 2022.

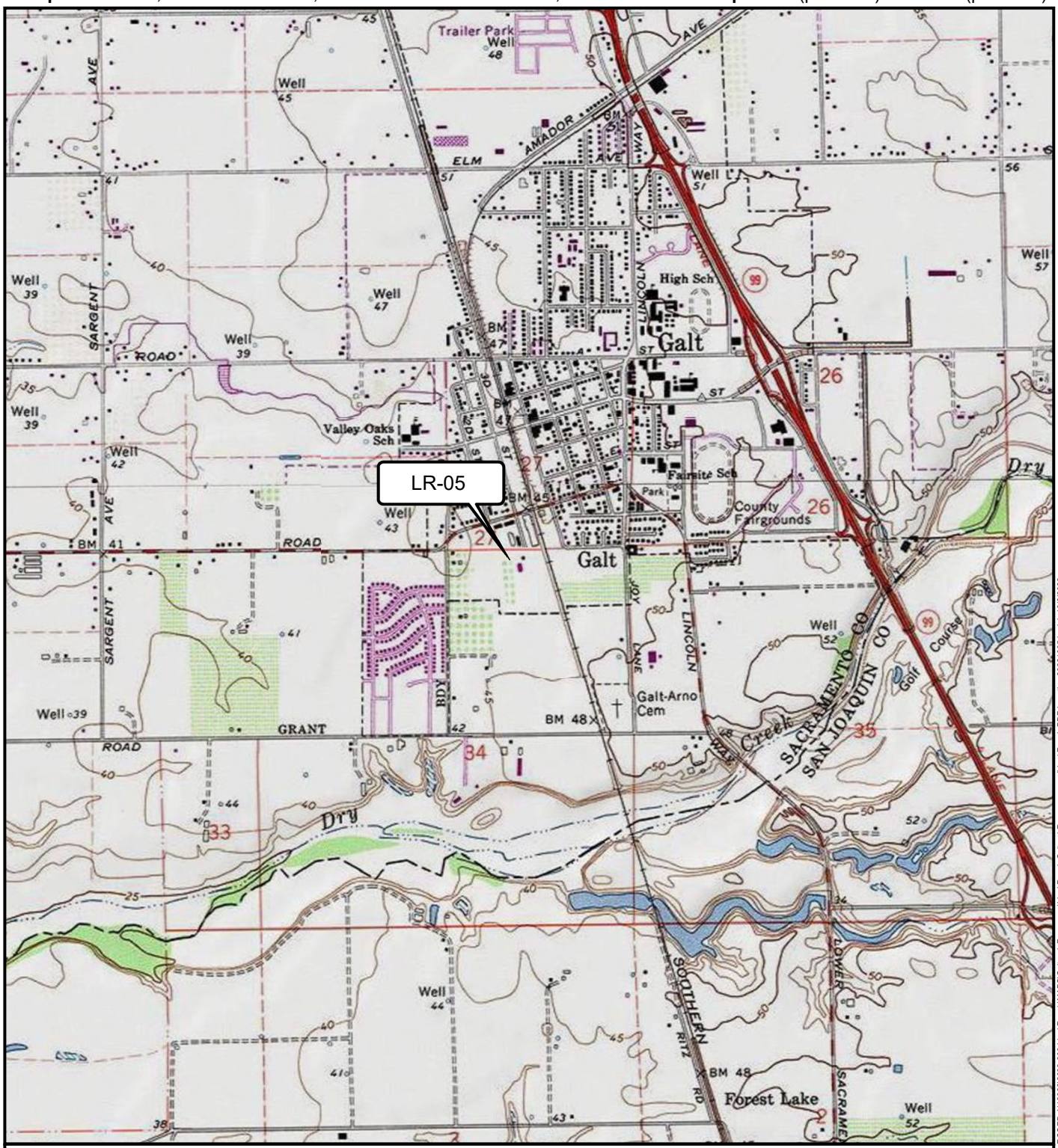
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI #
Trinomial

***Resource Name or #:** LR-05

***Map Name:** Galt, CA and Lodi North, CA ***Scale:** 1:24,000 ***Date of Map:** 1968 (p.r. 1980) and 1968 (p.r. 1976)



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DPR 523K (1/95)

***Required Information**

0 1,000 2,000 4,000 Feet
0 250 500 1,000 Meters