

CALIFORNIA ENVIRONMENTAL QUALITY ACT INITIAL STUDY

The Department of Toxic Substances Control (DTSC) has completed the following document for this Project in accordance with the California Environmental Quality Act (CEQA) [Pub. Resources Code, div. 13, § 21000 et seq] and accompanying Guidelines [Cal. Code Regs., tit. 14, § 15000 et seq].

PROJECT INFORMATION

PROJECT TITLE: Former Lamoure's Cleaners and Former Country Club Cleaners Visalia Dry Cleaner Investigation Project Removal Action Work Plan – Soil and Soil Vapor		SITE CODING: 101808
PROJECT ADDRESS: 2901 South Mooney Boulevard and 2000 West Whitendale Avenue	CITY: Visalia	COUNTY: Tulare
PROJECT SPONSOR: Department of Toxic Substances Control	CONTACT: Scott Yuen	PHONE: (559) 578-8176
APPROVAL ACTION UNDER CONSIDERATION BY DTSC: Removal Action Workplan		
STATUTORY AUTHORITY: California H&SC, Part 2 of Division 45		
DTSC PROGRAM/ADDRESS: Site Mitigation and Restoration Program 1515 Tollhouse Road Clovis, California 93611	CONTACT: Scott Yuen Engineering Geologist scott.yuen@dtsc.ca.gov	PHONE: (559) 578-8176

PROJECT DESCRIPTION:

The Department of Toxic Substances Control (DTSC) is considering approval of a Removal Action Workplan (RAW) for the remediation of soil and soil vapor impacts by volatile organic compounds (VOCs) at the Visalia Dry Cleaner Investigation Project (Project) in the City of Visalia (City). Contamination in the subsurface within the Project area by VOCs, primarily tetrachloroethene (PCE), is presumed to have resulted from spills and other handling processes from several former dry-cleaning facilities in the area. The four dry cleaner facilities, former Lamoure's Cleaners, former Country Club Cleaners, former Miller's Cleaners, and former Village Cleaners, and the associated groundwater monitoring well network are referred to as the "Project Site" (Figure 2). The focus of this RAW is primarily on the former Lamoure's Cleaners and the former Country Club Cleaners (Figure 3). Impacts identified near the former Miller's Cleaners are also addressed by this RAW. Impacts from the former Village Cleaners in the north part of the Site will be addressed separately in a future cleanup document (e.g., RAW).

The remediation activities would consist of installing and operating a soil vapor extraction (SVE) system at each of the former Lamoure's and Former Country Club Cleaners properties (refer to Figures 3 and 4). This remediation activity was selected because SVE is a widely available and proven technology although it requires some technical and administrative actions such as acquiring permits, procurement of equipment, and training personnel.

BACKGROUND:

The Project Site is located at 2901 South Mooney Boulevard and 2000 West Whitendale Avenue in the City of Visalia, California (refer to Figures 1 and 2). The Project Site includes the former Lamoure's Cleaners and former Country Club Cleaners properties which encompass approximately 0.32 acres and 0.25 acres, respectively.

As mentioned previously, this RAW focuses on the former Lamoure's and Country Club Cleaners. Lamoure's Cleaners was previously located in a three-unit commercial strip mall currently occupied by Touch of Roses florist shop (occupies 2 units) and Taj Mahal Indian and Mediterranean Market (occupies 1 unit). The former Lamoure's Cleaners property is bound to the north by West Monte Vista Avenue and commercial uses beyond, to the east by South Mooney Boulevard

and commercial uses beyond, to the south by a commercial use building, and to the west by vacant land. The former Country Club Cleaners still operates as a dry-cleaning facility and is now known as Miller's Club Cleaners. The Country Club Cleaners property is surrounded by commercial uses to the north, west, and south and by office and residential uses to the east.

Soil vapor and groundwater investigation data for the Site have shown that the highest reported PCE concentrations are generally found near the former Lamoure's Cleaners; as such, the former Lamoure's Cleaners is considered to be the primary source of PCE in the area. The former Miller's Cleaners is located west of Lamoure's; while there are PCE impacts seen at the former Miller's Cleaners property, these impacts are likely from the Lamoure's property and former Miller's Cleaners is not considered a significant, separate source. Former Country Club Cleaners and Former Village Cleaners also likely represent relatively smaller release sites where the contribution to Project area groundwater impacts has not been fully assessed.

A pilot test was conducted at the former Lamoure's Cleaners property in April 2024 to evaluate SVE as a potential remedial technology for that location. The pilot test demonstrated that SVE could effectively be used to remove VOCs from soil and soil vapor.

PROJECT ACTIVITIES:

As mentioned previously, two SVE systems (former Lamoure's and Country Club) are proposed to be constructed at two locations on the Project Site. Each SVE system is described in further detail below.

Former Lamoure's SVE System

The former Lamoure's SVE system would involve well installation activities and trenching along West Monte Vista Avenue, through the Former Miller's Cleaners property, and on South Mooney Boulevard (refer to Figure 3). Project activities would include:

- Constructing a full-scale SVE system, which would utilize the three existing SVE wells that were constructed for the pilot test and include the installation of six additional triple-nested SVE wells. Additional monitoring probes may also be installed to the west on Whitendale Avenue and northwest near the residential buildings.
- Utilizing three previous soil vapor monitoring (SVM) wells and two deep soil vapor probes that were installed during the pilot test to evaluate performance of the SVE system.
- Designing an SVE treatment system (TS) to extract and treat contaminated vapors and discharge treated vapors to the atmosphere. It is assumed that the TS would be constructed in the parking lot of the former Lamoure's Cleaner's property.
- Installing a below ground conveyance system, which would occur after construction of the new SVE wells and trenches and include a below ground piping network consisting of polyvinyl chloride (PVC) piping.

The SVE TS compound would house all process and control equipment, including the moisture knockout (KO) tank, the heat exchanger, the vacuum blower, the granular activated carbon (GAC) vessels, control panel, various monitoring and control equipment, and discharge piping. Refer to Figure 3 for the overall former Lamoure's SVE system layout. Construction anticipated for the installation of SVE wells and digging of trenches would include drill rig, excavator or backhoe, front end loader, crane, and compactor.

Installation of the SVE system and associated wells is expected to require construction permits, encroachment permits, and well installation permits. In addition, discharge of treated soil vapor would require an authority to construct (ATC) and a permit to operate (PTO) from the San Joaquin Valley Air Pollution Control District (Valley Air District).

Operation, maintenance, and monitoring (OM&M) associated with the SVE system would include collection of routine system operating parameters, routine maintenance of system equipment, management of knockout (KO) tank water, GAC replacement and disposal or regeneration, performance sampling and evaluation, and permit compliance sampling.

In total, the SVE system would be operated for approximately six years of continuous operation, followed by one year of optimization and rebound assessment (operational for a total of seven years).

Former Country Club SVE System

The former Country Club SVE system would involve well installation activities and setup of the overall SVE system in the onsite parking lot. The SVE system would be considered a temporary system because of the smaller amount of PCE mass present at this location of the Project Site (refer to Figure 4). Project activities would include:

- Mobilizing the SVE TS to the former Country Club site (equipment would be mounted on a trailer and include a blower, air/water separator, two GAC drums in series, and associated controls and monitoring equipment).
- Installing two triple-nested SVE wells and three nested soil vapor probes at the site.
- A temporary SVE TS would be mobilized to the former Country Club Cleaners site. The equipment would be mounted on a trailer and include a blower, air/water separator, two GAC drums in series, and associated controls and monitoring equipment. The SVE wells would be connected to the blower with above-ground pipe and hose; therefore, trenching would not be required. Refer to Figure 4 for the assumed location for the TS equipment and the overall SVE system layout.
- Operating the SVE system until PCE recovery in the extracted soil vapor reaches an asymptotic condition and the PCE concentration is reduced to below the commercial cleanup goal (approximately 3 weeks).

Following the initial SVE operation, the temporary SVE system would be demobilized from the Country Club site and rebound sampling of the SVE wells and soil vapor probes would be conducted to confirm the cleanup goals are met. If sampling shows that additional cleanup is necessary, the TS equipment would be remobilized to the Country Club site and temporary SVE would be conducted for an additional two to three weeks, followed by repeat soil vapor rebound sampling. For each rebound event, the subsurface would be allowed to equilibrate for approximately three months prior to sampling.

Installation of the SVE wells would require encroachment and well installation permits. Because the system would be temporary, a construction permit is not expected to be required. However, an ATC and PTO from Valley Air District would be required for the temporary operation.

OM&M associated with the temporary SVE system would include collection of routine system operating parameters, routine maintenance of system equipment, management of KO tank water, GAC replacement and disposal or regeneration, performance sampling and evaluation, and permit compliance sampling.

In total, the SVE system would be operated for a total of approximately three months over a period of one year.

PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED:

While DTSC is responsible for approving the overall remediation activities for the Project Site, other public agencies may be involved through permitting or consultation such as the State Water Resources Control Board, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and the City of Visalia.

NATIVE AMERICAN CONSULTATION:

DTSC complied with the 2014 Assembly Bill 52 (AB 52). DTSC provided written notification to nine individuals, representing five tribes, on the Tribal Consultation List from the Native American Heritage Commission (NAHC) regarding the Proposed Project on April 10, 2026. The notice included a brief Project description, Project location, and lead agency's contact information. The Santa Rosa Rancheria responded to the outreach request and recommended that consultation be deferred to the local Tribes in the area. No other Tribes responded to the outreach.

Based on the Project Site location, history, and absence of cultural resource findings during prior Site work, it is not likely that historical resources would be identified or impacted during remediation activities. However, if historical resources are discovered during remediation activities, then work would stop in that area until a qualified archaeologist or appropriately licensed professional can assess the significance of the find and, if necessary, develop appropriate response measures in consultation with the DTSC and other agencies and Native American representatives, as appropriate. Please refer to the Tribal Cultural Resources analysis (Section 18) for additional information.

REFERENCES USED:

Geosyntec. 2026. *Former Lamoure's Cleaners and Former Country Club Cleaners, Visalia Dry Cleaner Investigation Project, Removal Action Work Plan*. January 26, 2026.

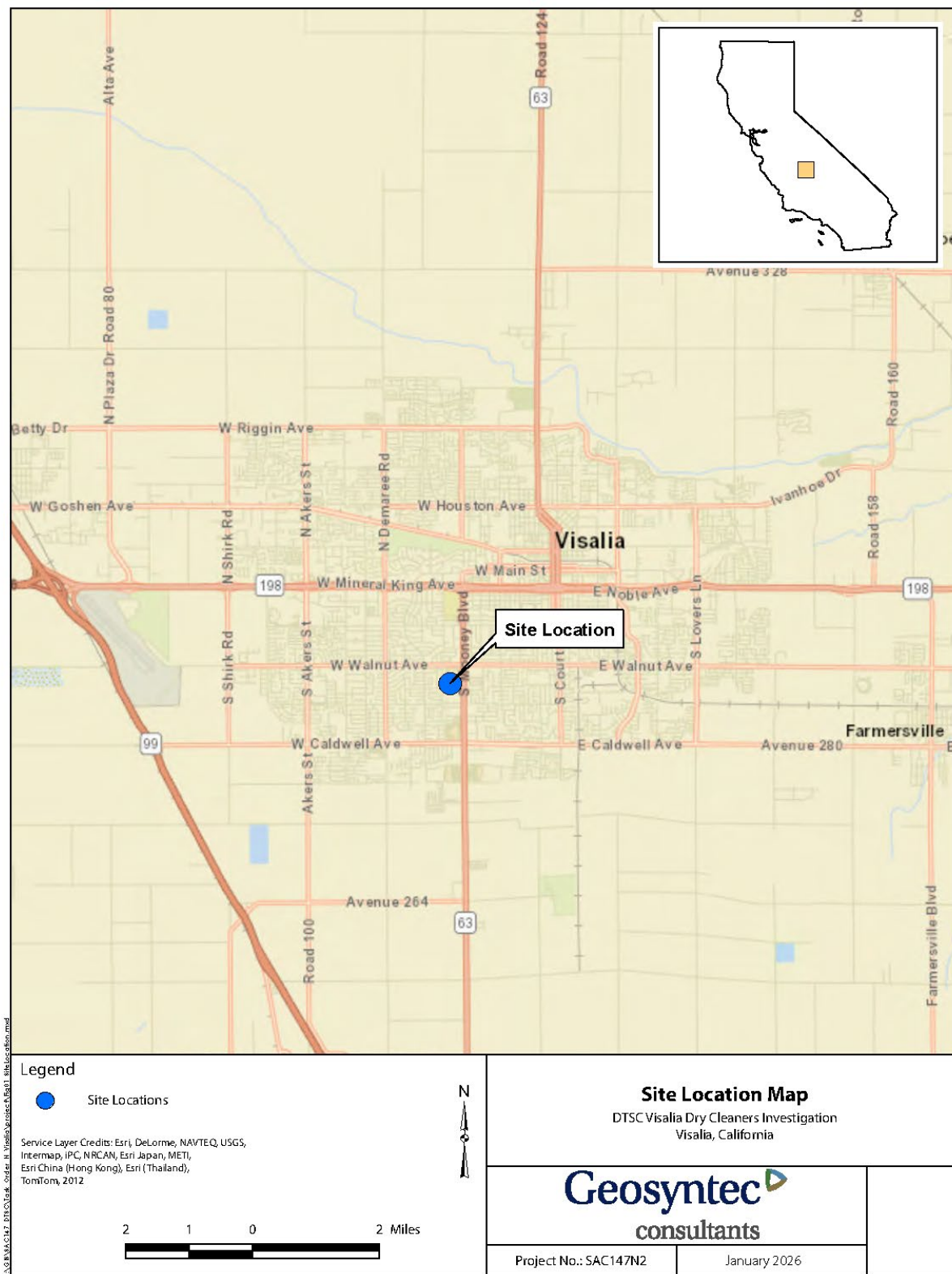


Figure 1
Project Site Location



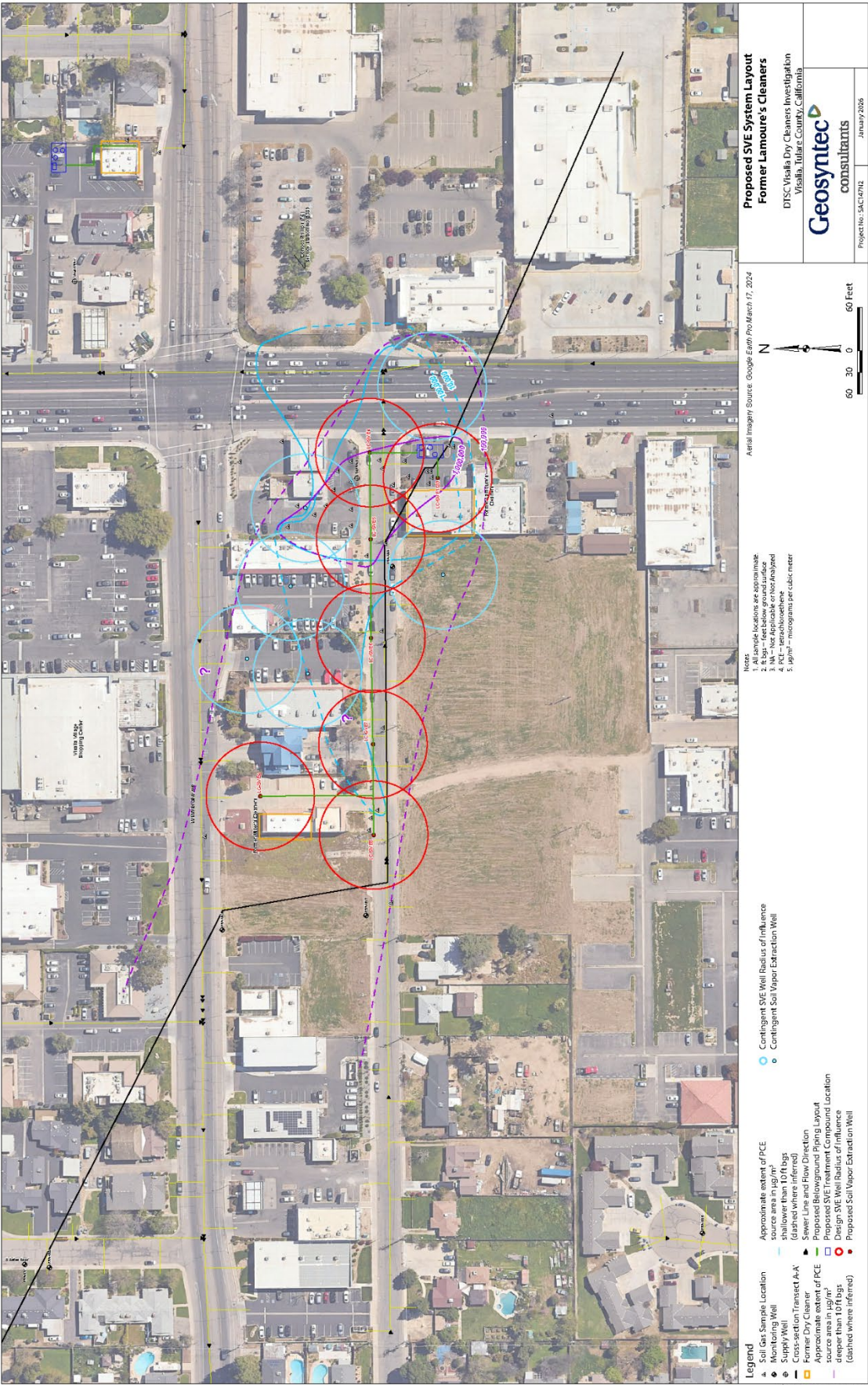


Figure 3
Former Lamoure's SVE System Plan

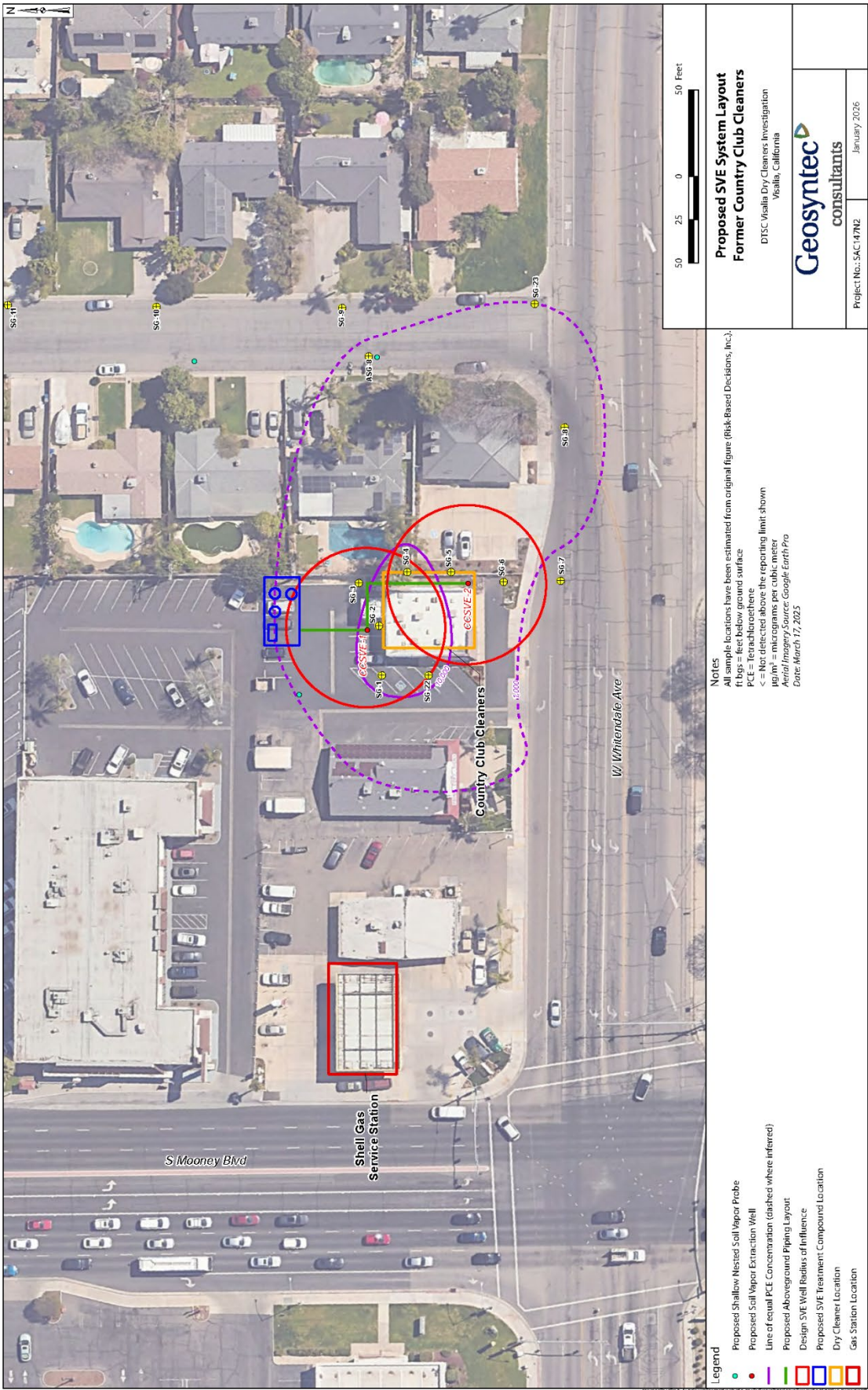


Figure 4
Former Country Club SVE System Plan

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist beginning on page 14. Please see the checklist beginning on page 14 for additional information.

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

SUMMARY OF MITIGATION

DTSC has determined that mitigation measure(s) would not be required beyond those actions incorporated as part of the Proposed Project to ensure that potential impacts would remain at a less-than-significant level.

DETERMINATION

On the basis of this initial evaluation:

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

CERTIFICATION

I hereby certify that the statements furnished above and in the attached documentation, present the data and information required for this initial study 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.

_____
Preparer's Signature

7/1/2026

Date_____
Scott Yuen
Preparer's Name_____
Project Manager
Preparer's Title_____
(559) 578-8176
Phone #

Ryan Mitchum for Steven Becker

Branch Chief Signature

7/1/2026

Date_____
Steven Becker
Branch Chief Name_____
Supervising Engineering Geologist
Branch Chief Title_____
(916) 869-5059
Phone #

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to Projects like the one involved (e.g., the Project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on Project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on a Project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-Site as well as on-Site, cumulative as well as Project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address Site-specific conditions for the Project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a Project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL IMPACT ANALYSIS

1. AESTHETICS				
Except as provided in Public Resources Code Section 21099, would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	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 a 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?	☐	☐	☐	☒

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

California Scenic Highway Program

The Scenic Highway Program allows county and city governments to apply to the California Department of Transportation (Caltrans) to establish a scenic corridor protection program which was created by the Legislature in 1963. Its purpose is to protect and enhance the natural scenic beauty of California highways and adjacent corridors through special conservation treatment.

City of Visalia General Plan

The Open Space and Conservation Element and Land Use Element in the Visalia 2030 General Plan, adopted October 14, 2014, does not contain any policies related to visual character that are applicable to the proposed remediation activities.

ENVIRONMENTAL SETTING (BASELINE):

The Project Site is located in the center of an existing urban area of the City of Visalia at 2901 South Mooney Boulevard and 2000 West Whitendale Avenue. An existing shopping center, including a florist and a food market, are currently located at 2901 South Mooney Boulevard. A dry-cleaning facility continues to operate at 2000 West Whitendale Avenue. Visible features of the Site are consistent with existing, surrounding urban area with commercial and residential uses.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The significance determination in this visual analysis is based on consideration of: (1) the extent of change related to visibility of the Project Site from key public vantage points; (2) the degree of visual contrast and compatibility in scale and character between Project activities and the existing surroundings; (3) conformance of the proposed Project with public policies regarding visual and urban design quality; and (4) potential adverse effects on scenic vistas and scenic resources.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

No Project-specific environmental studies related to aesthetic resources were prepared for the proposed Project. However, the methodology employed for assessing potential aesthetic impacts involved considering the existing viewshed and the Project activities that have the potential to change the Project-area visual character.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not Project activities would:

- a. Have a substantial adverse effect on a scenic vista?

Impact Analysis:

The proposed Project would implement remediation activities to address impacted soil involving installation and operation of an SVE system. Remediation activities would not require construction of any new, permanent above ground structures. However, the former Lamoure's SVE system would involve placing TS equipment (e.g., moisture knockout tank, heat exchanger, vacuum blower, granular activated carbon vessels, control panel, monitoring and control equipment, discharge piping) in the onsite parking lot. Similarly, the former Country Club system would be placed on the onsite parking lot and would include much of the same equipment as the former Lamoure's system although the equipment would be housed on a mobile treatment trailer. The TS equipment for both systems would be screened from offsite views with temporary fencing which would be compatible with existing views of surrounding commercial development. Therefore, no adverse effects on the view of the local vantage points or scenic vistas would occur. The nearest scenic vista (Sierra mountain range) is located approximately 20 miles to the east. The remediation activities would not result in any long-term adverse effects to a scenic vista.

Conclusion:

Components of the proposed remediation activities (temporary placement of TS equipment) would not have the potential to substantially affect the view of a scenic vista. Therefore, the Project would result in no impacts.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

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

Impact Analysis:

The nearest roadway to the Project Site that is officially designated as a California State Scenic Highway is a section of Route 180, located over 40 miles to the north from the Project Site. The nearest roadway to the Project Site that is identified as eligible for California State Scenic Highway Program is a segment of Route 198, located approximately 1.5 miles to the north from the Project Site (CalTrans 2026). There are no views of the Project Site from these sections of Route 180. The Project Site includes current and historic dry-cleaning facilities (now a commercial strip mall) that would not be considered a scenic resource. No scenic resources would be damaged with implementation of the proposed remediation activities.

Conclusion:

Scenic resources (e.g., trees, rock outcroppings, historic buildings) would not be disturbed or damaged through implementation of proposed remediation activities. Implementation of the proposed Project would not result in any impacts to scenic resources.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- 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?

Impact Analysis:

The Project site is located in an urbanized area of the City of Visalia, for which regulations governing scenic quality are found in the Open Space and Conservation Element and Land Use Element of the Visalia 2030 General Plan. Publicly accessible vantage points of the Project Site include adjacent roadways of South Mooney Boulevard and West Whitendale Avenue. The Project Site includes current and historic dry-cleaning facilities (now a commercial strip mall). The visual character of the Project Site currently reflects the site's long-term commercial uses.

Remediation activities would occur for approximately seven years at the former Lamoure's SVE site and three months at the former Country Club SVE site. Even though implementation of the proposed remediation activities would minimally alter the visual character or quality of the Project Site, the remediation activities would not conflict with any applicable zoning and other regulations governing scenic quality. In addition, upon completion of remediation activities (removal of TS equipment) would restore the Project Site to its pre-remediation condition.

Conclusion:

Based on the temporary nature of the remediation activities at the Project Site, no impact related to conflicting with applicable zoning and other regulations governing scenic quality at the Project Site would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Impact Analysis:

The proposed Project activities would be conducted during daytime hours (weekday hours of 6 a.m. and 7 p.m. and weekend hours of 9 a.m. and 7 p.m.). Work would not occur after sunset, and the proposed Project would not require any night-shift or swing-shift work. The nearest sensitive receptors (i.e., residences) to the former Lamoure's SVE system are located approximately 570 feet to the southeast. As for the former Country Club system, depending on the final onsite location determined for placement of the TS equipment, the nearest sensitive receptors (i.e., residences) could be located within 50 feet. However, views towards the Project Site are blocked by existing commercial buildings and sound wall, and these residents do not have direct views of the Project Site. The remediation activities would not introduce any new temporary or permanent sources of substantial light or glare that would adversely affect daytime or nighttime views in the area.

Conclusion:

Project activities would not require nor introduce a new temporary or permanent source of substantial light or glare that would adversely affect views in the Project area. Therefore, implementation of the proposed remediation activities would result in no impact.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

References Used:

California Department of Transportation (CalTrans). 2026. *California State Scenic Highways*. <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways> (Accessed March 18, 2026).

City of Visalia. 2026. *City of Visalia 2030 General Plan*. <https://www.visalia.gov/276/General-Plan-and-Specific-Plans> (Accessed March 18, 2026).

2. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	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?	☐	☐	☐	☒

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

No laws, ordinances, regulations, or standards protecting agriculture or forestry resources are applicable to the proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

The Project Site is not located in or near any agricultural or forestry resources. The Project Site has been used as current and historic dry-cleaning facilities (now a commercial strip mall).

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of agriculture or forestry resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the lack of agricultural or forestry resources in or near the Project Site, no environmental studies relating to agriculture or forestry resources were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not Project activities would:

- 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?

Impact Analysis:

The closest designated Farmland is over 1 mile from the Project Site (DRLP 2026). Project-related activities would remain within the Project Site boundaries. Therefore, no impact to designated Farmland would occur.

Conclusion:

Farmland would not be converted with implementation of the proposed remediation activities.

- ☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less Than Significant Impact
☒ No Impact

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

Impact Analysis:

There is no farmland or vacant/fallow lands located near the Project Site. Therefore, Project-related activities would not have the ability to conflict with any Williamson Act contracts. The Project Site is zoned for Mixed Use Commercial (C-MU) and would not conflict with any existing agricultural zoning. No impact would occur.

Conclusion:

Zoning for agricultural uses would not be affected with implementation of the proposed remediation activities.

- ☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less Than Significant Impact
☒ No Impact

- 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))?

Impact Analysis:

There is no land with existing zoning of forest land or timberland on the Project Site. Proposed remediation activities would not conflict with existing zoning or cause rezoning of forest land or timberland, as none exists within the Project Site boundaries. Therefore, there would be no impact to forest land or timberland.

Conclusion:

Zoning for forest land or timberland would not be affected with implementation of the proposed remediation activities.

- ☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less Than Significant Impact
☒ No Impact

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

Impact Analysis:

There are no forests or timberland on or near the Project Site and the proposed Project would not convert any land to forest or timberland. Therefore, there would be no impact.

Conclusion:

Forest land would not be converted with implementation of the proposed remediation activities.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

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

Impact Analysis:

The proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or agricultural land. Therefore, there would be no impact.

Conclusion:

Forest land and agricultural land would not be converted with implementation of the proposed remediation activities.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

References Used:

California Department of Conservation, Division of Land Resource Protection (DLRP). 2024. *California Important Farmland Finder*. <https://maps.conservation.ca.gov/DLRP/CIFF/> (Accessed March 18, 2026)

City of Visalia. 2026. *Interactive Zoning Map*. <https://experience.arcgis.com/experience/bff05c1d6b7b4c0fa23de98ca2d46cd6/> (Accessed March 18, 2026)

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	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?	☐	☐	☒	☐

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):***Federal Regulations***

Clean Air Act (1970): The Environmental Protection Agency (EPA) is responsible for implementing most aspects of the Clean Air Act, including setting National Ambient Air Quality Standards (NAAQS) for major air pollutants; setting hazardous air pollutant (HAP) standards; approving state attainment plans; setting motor vehicle emission standards; issuing stationary source emission standards and permits; and establishing acid rain control measures, stratospheric ozone (O₃) protection measures, and enforcement provisions. Under the Clean Air Act, NAAQS are established for the following criteria pollutants: O₃, carbon monoxide (CO), nitrous oxides (NO₂), sulfur oxides (SO₂), fine particulate matter less than 10 microns in size (PM₁₀), fine particulate matter less than 2.5 microns in size (PM_{2.5}), and lead. The NAAQS describe acceptable air quality conditions designed to protect the health and welfare of the citizens of the nation. States with areas that exceed the NAAQS must prepare a state implementation plan that demonstrates how those areas will attain the standards within mandated time frames.

Hazardous Air Pollutants: The 1977 federal Clean Air Act amendments required EPA to identify national emission standards for hazardous air pollutants to protect public health and welfare. HAPs include certain volatile organic chemicals, pesticides, herbicides, and radionuclides that present a tangible hazard, based on scientific studies of exposure to humans and other mammals.

State Regulations

California Clean Air Act: The federal Clean Air Act delegates the regulation of air pollution control and the enforcement of the NAAQS to the states. In California, the task of air quality management and regulation has been legislatively granted to California Air Resources Board (CARB), with subsidiary responsibilities assigned to air quality management districts and air pollution control districts at the regional and county levels. CARB has established California Ambient Air Quality Standards (CAAQS), which are generally more restrictive than the NAAQS. Air quality is considered “in attainment” if pollutant levels are continuously below the CAAQS and violate the standards no more than once each year.

Both the U.S. Environmental Protection Agency (USEPA) and the State of California established health-based Ambient Air Quality Standards (AAQS) for air pollutants, which are known as “criteria pollutants”. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. The federal criteria pollutants include ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), respirable particulate matter with a diameter of 10 microns or less (PM₁₀), fine particulate matter with a diameter of 2.5 microns or less (PM_{2.5}), and lead.

O₃ is formed by photochemical reactions between nitrogen oxides (NO_x) and volatile organic compounds (VOCs) rather than being directly emitted. O₃ is also the principal component of smog. Elevated O₃ concentrations may cause eye and respiratory infection; reduce resistance to lung infection; and may aggravate pulmonary conditions in persons with lung disease. O₃ is also damaging to vegetation and untreated rubber.

CO is formed by the incomplete combustion of fossil fuels, almost entirely from automobiles. It is a colorless, odorless gas that can cause dizziness, headaches, and fatigue.

NO₂ (a “whiskey brown”-colored gas) and nitric oxide (NO) (a colorless, odorless gas) are formed from combustion devices. These compounds are referred to as NO_x which is a primary component of the photochemical smog reaction. The severity of health effects of NO_x depends primarily on the concentration inhaled. Acute symptoms can include coughing, difficulty breathing, vomiting, headache, and eye irritation. Respiratory symptoms may also increase in severity after prolonged exposure.

SO₂ is a corrosive gas that is primarily formed from the combustion of fuels containing sulfur (such as from power plants) and heavy industry that use coal or oil as fuel. SO₂ irritates the respiratory tract and can result in lung disease and breathing problems for asthmatics. Atmospheric SO₂ also contributes to acid rain.

Lead is found in old paints and coatings, plumbing, and a variety of other materials including gasoline anti-knock additives. Once in the bloodstream, lead can cause damage to the brain, nervous system, and other body systems. Children are highly susceptible to the effects of lead. However, lead emissions have significantly decreased due to the near elimination of the use of leaded gasoline.

Particulate matter is the term used for a mixture of solid particles and liquid droplets found in the air. Respirable particulate matter (i.e., PM₁₀) derives from a variety of sources including road dust from paved and unpaved roads; diesel soot; combustion products; tire and brake abrasion; construction operations; and fires. Fuel combustion and certain industrial processes are primarily responsible for fine particle (i.e., PM_{2.5}) levels. Coarse particles (PM₁₀) can accumulate in the respiratory system and aggravate health problems such as asthma. PM_{2.5} can deposit itself deep in the lungs and may contain substances that are harmful to human health.

The State of California Air Resources Board (CARB) has established standards for the federal criteria pollutants that are generally more restrictive than the national AAQS, and additional standards for atmospheric sulfates, vinyl chloride, hydrogen sulfide, and visibility. Regional air quality is defined by whether the area has attained or not attained State and federal air quality standards, as determined by air quality data from various monitoring stations. Areas that are considered in “nonattainment” are required to prepare plans and implement measures that will bring the region into “attainment”. When an area has been reclassified from nonattainment to attainment for a federal standard, the status is identified as “maintenance”, and there must be a plan and measures established that will keep the region in attainment for the following ten years.

Air Toxics Program: Toxic air contaminants (TACs) are a diverse group of air pollutants that may cause or contribute to an increase in deaths or serious illness or that may pose a present or potential hazard to human health. TACs may be emitted from a variety of common sources, including motor vehicles, gasoline stations, dry cleaners, industrial operations, painting operations, and research and teaching facilities. TACs are different than the “criteria” pollutants previously discussed in that AAQS have not been established for them. TACs occurring at extremely low levels may still affect health, and it is typically difficult to identify levels of exposure that do not produce adverse health effects. TAC impacts on human health are described by having carcinogenic risk and being chronic (of long duration) or acute (severe but of short duration). Diesel particulate matter (diesel PM) is a TAC and is responsible for the majority of California’s known cancer risk from outdoor air pollutants.

The effects from air pollution can be significant, both in the short-term during smog alerts, but also from long-term exposure to pollutants. Even though the majority of the populace can overcome short-term air quality health concerns, selected segments of the population are more vulnerable to its effects. Specifically, young children, elderly, and persons with existing health problems are most susceptible to respirator complications.

The CARB has identified more than 700 TACs, which are air pollutants that may cause or contribute to increased mortality, serious illness, or adverse health effects. TACs can result in both cancer and non-cancer health effects including impacts to the respiratory, nervous, liver, kidney, and reproductive systems. The significance of health impacts depends on the toxicity of the contaminant, the magnitude and duration of exposure, and the proximity of exposed individuals.

As related to PCE (contamination in the subsurface within the Project area), PCE is a chlorinated solvent that has been identified by CARB as a TAC. Exposure to elevated concentrations of PCE may result in neurological effects, including dizziness, headaches, and impaired coordination, as well as effects on the liver and kidneys. Long-term exposure has also been associated with an increased risk of cancer. Because PCE is volatile, it can migrate from contaminated soil and groundwater into soil vapor and potentially affect indoor or outdoor air quality if not properly controlled. In addition to site-

related contaminants, diesel particulate matter (DPM) emitted from construction equipment is a TAC and is often the primary contributor to construction-related cancer risk and non-cancer health hazards. DPM has been identified by CARB as a human carcinogen and may contribute to respiratory and cardiovascular effects.

The Legislature enacted the Air Toxics “Hot Spots” Information and Assessment Act of 1987 (AB 2588) to address public concern over the release of TACs into the atmosphere. AB 2588 law requires facilities emitting toxic substances to provide local air pollution control districts with information that will allow an assessment of the air toxics problem, identification of air toxics emissions sources, location of resulting hotspots, notification of the public exposed to significant risk, and development of effective strategies to reduce potential risks to the public over 5 years.

Local Regulations

San Joaquin Valley Air Pollution Control District CEQA Guidelines and Thresholds: The San Joaquin Valley Air Pollution Control District (Valley Air District) published Guidance for Assessing and Mitigating Air Quality Impacts in 2015. The purpose of the guidelines is to provide technical guidance for the review of air quality impacts from proposed projects located in the boundaries of the Valley Air District. The guide provides uniform procedures for assessing potential air quality impacts of proposed projects and for preparing the air quality section of environmental documents (Valley Air District 2015). In this section, air quality is evaluated against numbers set forth in the Valley Air District guidance.

ENVIRONMENTAL SETTING (BASELINE):

The Project Site is located in the San Joaquin Valley Air Basin (SJVAB) which is a 250-mile-long, bowl-shaped region covering eight counties in California, including Tulare County, where the city of Visalia is located. Air quality in SJVAB is determined by such natural factors as topography, meteorology, and climate, along with the presence of existing air pollution sources and ambient conditions.

The SJVAB is long and shaped like a narrow bowl. The sides and southern boundary of the "bowl" are bordered by mountain ranges including the Sierras and the Central Coast. The Valley's weather conditions include frequent periods of high pressure, temperature inversions, long, hot summers, and stagnant, foggy winters, all of which are conducive to the formation and retention of air pollutants. The bowl-shaped Valley collects and holds emissions caused by the activities of the Valley's four million residents and their three million vehicles, as well as vehicles from other areas traveling on Highway 99 and Interstate 5. In addition, pollutants are also transported into the Valley from the Bay Area and the Sacramento Valley. These characteristics cause the San Joaquin Valley to be unusually susceptible to significant air pollution problems.

The San Joaquin Valley is in attainment for NAAQS and the CAAQS for the following pollutants: carbon monoxide, nitrogen dioxide, sulfur dioxide, lead, and sulfates. The San Joaquin Valley is in non-attainment for PM_{2.5} and ozone with respect to both NAAQS and CAAQS. Lastly, the San Joaquin Valley is in non-attainment for PM₁₀ with respect to CAAQS (Valley Air District 2026).

The Project Site is located within the Valley Air District which is primarily responsible for enforcing air quality standards, in accordance with standards set by the California Air Resources Board (CARB) and the United States Environmental Protection Agency.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The 2015 Valley Air District Air Quality Thresholds of Significance-Criteria Pollutants for maximum annual air emissions are shown in Table 3.1 below. If Project-related average daily emissions are below these thresholds, the impacts are considered less than significant, even if peak days have emissions greater than the thresholds.

TABLE 3.1
THRESHOLDS OF SIGNIFICANCE FOR
CRITERIA AIR POLLUTANTS

Criteria Pollutant or Precursor	Maximum Annual Emissions, tons per year (tpy)
CO	100
NO _x	10
ROG	10
SO _x	27
PM ₁₀ ¹	15
PM _{2.5} ¹	15

Notes:

CO = carbon monoxide

NO_x = nitrogen oxideSO_x = sulfur oxidePM₁₀ = particulate matter less than 10 microns in sizePM_{2.5} = particulate matter less than 2.5 microns in size

ROG = reactive organic gases

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the lack of air emissions that would be generated by the remediation activities, no environmental studies relating to air emissions were prepared for the proposed Project. It is noted that discharge of treated soil vapor from the proposed SVE systems would require an authority to construct (ATC) and a permit to operate (PTO) from the Valley Air District.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not Project activities would:

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

Impact Analysis:

Construction-related activities would require the short-term operation of construction equipment (e.g., drill rig, excavator or backhoe, front end loader, crane, compactor) for installation of SVE wells and for digging trenches to lay piping in. Installation of the SVE wells would also require encroachment and well installation permits. Overall, the proposed Project would not result in generating air emissions that would be regulated by the Valley Air District Air Quality Thresholds of Significance-Criteria Pollutants because construction activities would be temporary and have minimal ground disturbing activities. Lastly, the discharge of treated soil vapor from operation of the SVE systems would require an ATC and a PTO from the Valley Air District.

Conclusion:

Project-related ground disturbing activities would be temporary and minimal and would not result in generating substantial air emissions that are regulated by the Valley Air District. The remediation activities would not conflict with or obstruct implementation of any Valley Air District's air quality attainment plan. Therefore, Project impacts are considered less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

- b. Result in 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.

Impact Analysis:

The Project Site is in non-attainment for PM_{2.5} and ozone with respect to both NAAQS and CAAQS (Valley Air District, 2026). Construction-related activities would require the short-term operation of construction

equipment (e.g., drill rig, excavator or backhoe, front end loader, crane, compactor) for installation of SVE wells and for digging trenches to lay piping in. Installation of the SVE wells would also require encroachment and well installation permits. Overall, the proposed Project would not result in generating air emissions that would be regulated by the Valley Air District Air Quality Thresholds of Significance-Criteria Pollutants because construction activities would be temporary and have minimal ground disturbing activities. Lastly, the discharge of treated soil vapor from operation of the SVE systems would require an ATC and a PTO from the Valley Air District.

Conclusion:

Project-related ground disturbing activities would be temporary and minimal and would not result in generating substantial air emissions that are regulated by the Valley Air District. Therefore, implementation of the proposed Project would result in a less-than-significant impact to the net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

c. Expose sensitive receptors to substantial pollutant concentrations?

Impact Analysis:

The CARB defines sensitive receptors as land uses where occupants (e.g., children, elderly, asthmatics, people with cardiovascular disease) who are at a heightened risk of negative health outcomes due to exposure to air pollution. For the purposes of this analysis, the locations where these populations can typically congregate (e.g., residences, schools, hospitals) are considered sensitive receptor locations. Remediation activities associated with implementing the proposed Project would take place in an area zoned for Mixed Use Commercial and residential uses.

The closest sensitive receptors (Crestwood Elementary School) are located approximately 0.5 miles distant to the Project Site. However, activities associated with the proposed remediation activities would not generate any substantial pollutant concentrations. In addition, dust emissions during earthwork activities (e.g., trenching) would be managed and controlled to prevent fugitive dust emissions primarily through soil wetting. Lastly, the discharge of treated soil vapor from operation of the SVE systems would require an ATC and a PTO from the Valley Air District. Therefore, the Project would not have the ability to expose sensitive receptors to substantial pollutant concentrations.

Conclusion:

Schools are located within 1 mile from the Project Site. However, implementation of remediation activities would not involve activities with the potential to expose sensitive receptors to substantial pollutant concentrations and a less-than-significant impact would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

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

Impact Analysis:

Implementation of remediation activities has the potential to generate minimal odors during the operation of construction equipment (e.g., drill rig, excavator, compactor), such as those experienced from diesel engine exhaust. The closest receptor of odors are residences located approximately 570 feet to the southeast of the former Lamoure's SVE system and could be located within 50 feet of the former Country Club SVE system. Drill rigs temporarily operated for installing SVE wells would use Tier 4 engines on all construction equipment. Currently, Tier 4 diesel engine standards are the strictest EPA emissions requirement for off-highway diesel engines. This requirement regulates the amount of PM, or black soot, and NO_x that can be emitted from an off-highway diesel engine. Specifically, Tier 4 compliant engines significantly reduce emissions of PM and NO_x relative to previous emissions standards whereby Tier 4 compliant engines reduce emissions by over

95 percent for most agricultural and construction equipment. The temporary use of Tier 4 engines on all construction equipment is considered sufficient to substantially reduce the ability for a resident to discern an odor originating from the Project Site (i.e., diesel exhaust fumes) from the overall air space.

Conclusion:

Project-related odors during construction activities would not be discernable by the closest receptors (i.e., residences) because of the temporary use of Tier 4 engines on all construction equipment (e.g., drill rig, excavator, compactor). Therefore, implementation of the remediation activities would not result in other emissions that could adversely affect a substantial number of people.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

References Used:

- San Joaquin Valley Air Pollution Control District (Valley Air District). March 19, 2015. *Guidance for Assessing and Mitigating Air Quality Impacts*. <https://www.valleyair.org/permitting/ceqa/> (Accessed March 18, 2026)
- San Joaquin Valley Air Pollution Control District (Valley Air District). 2026. *Ambient Air Quality Standards & Attainment Status*. <https://www.valleyair.org/air-quality-information/ambient-air-quality-standards-valley-attainment-status/> (Accessed March 18, 2026)

4. BIOLOGICAL RESOURCES

Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	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, U.S. Fish and Wildlife Service, or NOAA Fisheries?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. 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 native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
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 Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

Applicable statutes and regulations to the Proposed Project include:

Federal Endangered Species Act (ESA): (16 United States Code (USC) § 1531-1544, 50 Code of Federal Regulations (CFR) Part 17). The Federal ESA provides a program for the conservation of threatened and endangered plants and animals and the habitats in which they are found.

Federal Migratory Bird Treaty Act (MBTA): (16 USC § 703-712, 50 CFR Part 21). The MBTA makes it illegal to take, possess, import, export, transport, sell, purchase, barter, or offer for sale, purchase, or barter, any migratory bird, or the parts, nests, or eggs of such a bird except under the terms of a valid Federal permit.

California Endangered Species Act (CESA): (Fish and Game Code (FGC) chapter 1.5, sections 2050-2115.5, California Code of Regulations (CCR), title 14, chapter 6, § 783.0-787.9). CESA protects or preserves all native species of fishes, amphibians, reptiles, birds, mammals, invertebrates, and plants, and their habitats, threatened with extinction and those experiencing a significant decline which, if not halted, would lead to a threatened or endangered designation.

CESA states that all native species of fishes, amphibians, reptiles, birds, mammals, invertebrates, and plants, and their habitats, threatened with extinction and those experiencing a significant decline which, if not halted, would lead to a threatened or endangered designation, will be protected or preserved.

Additionally, the California FGC § 3503 prohibits the take, possession, or needless destruction of the nest or eggs of any bird; and § 3513 prohibits the take or possession of any migratory non-game bird or part thereof as designated in the MBTA. Any birds in the orders Falconiformes or Strigiformes (birds of prey, such as hawks and owls) are protected under FGC 3503.5, which makes it unlawful to take, possess, or destroy their nest or eggs.

ENVIRONMENTAL SETTING (BASELINE):

The Project Site is paved and is surrounded by vacant land and commercial and residential uses. There are no wetlands or suitable habitat on the Project Site.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of biological resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Reconnaissance-level biological resources surveys were not conducted because of the urban nature of the Project Site and nearby areas.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not Project activities would:

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

Impact Analysis:

The Project Site consists of existing commercial land uses (dry cleaner, florist, food market) along with parking areas, limited landscaping, and sidewalks. Urban commercial and residential development surrounding the Project Site and other activities in the general Project vicinity has reduced or, in some cases, eliminated connectivity to undisturbed natural habitats in the area. It is noted that the land adjacent to the former Lamoure's SVE system is vacant, but the vacant lot appears heavily disturbed and lacks any sustainable biological habitat. However, some animals have adapted to these urban types of conditions and are expected to traverse the Project Site such as raptors and other birds protected by the MBTA and California FGC. However, the Project Site does not contain any habitat suitable for nesting birds. As a result, implementation of the remediation activities would not result in any disturbance of a biological habitat (such as trees with potential for nesting birds). There would be no impact to special status species.

Conclusion:

The Project Site does not contain suitable habitat for candidate, sensitive, or special status species. Therefore, proposed remediation activities would have no potential to adversely affect special status species.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- 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 Game or US Fish and Wildlife Service?

Impact Analysis:

The Project Site does not contain any riparian habitat or sensitive natural community. The site is completely disturbed and is surrounded by urban commercial and residential areas. Implementation of remediation activities would not result in direct disturbance of any riparian habitat or sensitive natural community (EPA 2026). There would be no impact.

Conclusion:

Riparian habitat is not located on the Project Site and implementation of proposed remediation activities would not have the potential to effect on any riparian habitat or other sensitive natural community.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- 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?

Impact Analysis:

Remediation activities would not occur in any wetland areas and would only occur on the Project Site. The site is completely disturbed and is surrounded by urban commercial and residential areas. Implementation of remediation activities would not result in direct disturbance of any wetlands (EPA 2026). There would be no impact.

Conclusion:

Wetlands are not located on the Project Site and implementation of remediation activities would not have the potential to affect any state or federally protected wetlands.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

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

Impact Analysis:

Based on the temporary nature and duration of the remediation activities and the location of the Project Site, which is a heavily disturbed, urban commercial and residential setting, the proposed Project would not have the potential to interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

Conclusion:

There are no established native resident or migratory wildlife corridors, or native wildlife nursery sites located on or near the Project Site. The remediation activities would have no impact.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

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

Impact Analysis:

There are no biological resources on the Project Site that are protected by local policies or ordinances.

Conclusion:

Implementation of the proposed remediation activities would not conflict with any local policies or ordinances for the purpose of protecting biological resources.

- ☐ Potentially Significant Impact

- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

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

Impact Analysis:

The Project Site is not located in any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The proposed remediation activities would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Conclusion:

The proposed remediation activities would not have the potential to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

References Used:

Environmental Protection Agency (EPA). 2026. *NEPAssist*. <https://nepassisttool.epa.gov/nepassist/nepamap.aspx> (Accessed March 18, 2026).

5. CULTURAL RESOURCES				
Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

The definition of historical resources can be found in PRC §21084.1 and 14 CCR § 15064.5. Unique archaeological resources are defined in PRC § 21083.2 and 14 CCR § 15064.5.

If human remains are found on the Project Site, the County Coroner will make the determination of origin and disposition, pursuant to Public Resources Code (PRC) § 5097.98. If the remains are determined to be Native American, the Coroner would notify the Native American Heritage Commission (NAHC) (per Health and Safety Code (HSC) 7050.5(c)). The NAHC would identify and notify the person(s) who might be the most likely descendent, who would make recommendations for the appropriate and dignified treatment of the remains (PRC Div. 5 section 5097.98). The descendants shall complete their inspection and make recommendations for treatment within 48 hours of being granted access to the Site (CEQA Guidelines, CCR section 15064.5(e); HSC section 7050.5).

ENVIRONMENTAL SETTING (BASELINE):

There are numerous archaeological Sites located within the San Joaquin Valley Basin that have been recorded with the Archaeological Inventory Report, Northwest Information Center (NWIC) at California State University Sonoma. Such sites may include prehistoric Tribal archaeological sites, historic-period archeological sites, historic built-environment or structural resources, cultural features, cultural landscapes, sacred landscapes, sacred places, objects with cultural value to Tribes, and in some cases, human remains. However, the Project Site has been previously disturbed and is located in a largely urbanized area. Therefore, the Project site is not anticipated to contain sensitive archaeological resources.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

To be eligible for the California Register, a prehistoric or historic-period property must be significant at the local, state, and/or federal level under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. 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. Has yielded, or may be likely to yield, information important in prehistory or history.

A resource eligible for the California Register must meet one of the criteria of significance described above and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the lack of undisturbed areas on or near the Project Site, no environmental studies relating to cultural resources were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not Project activities would:

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

Impact Analysis:

Historical resources, as defined by 14 CCR section 15064.5, have not been identified at the Project Site. The Project Site includes current and historic dry-cleaning facilities (now a commercial strip mall). Based on the Project Site location, history, and absence of resource findings during prior ground disturbing activities on the site, it is highly unlikely that historical resources would be identified or impacted.

Conclusion:

The proposed Project would not include demolition, elimination, or manipulation of a historical resource. In addition, the finding of a historical resource during implementation of the remediation activities is unlikely based on the Project Site history and conditions, and absence of findings during previous onsite development. Therefore, the proposed Project would not cause a substantial adverse change in the significance of a known historical resource.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Impact Analysis:

Archaeological resources, as defined by 14 CCR section 15064.5, have not been identified at the Project Site. The Project Site includes current and historic dry-cleaning facilities (now a commercial strip mall). Based on the Project Site location, history, and absence of resource findings during prior ground disturbing activities on the site, it is highly unlikely that archaeological resources would be identified or impacted. In addition, there is no unique geologic feature at the Project Site and the presence of a unique paleontological resource in the proposed Project work area is unlikely. However, if archaeological resources are discovered during the proposed remediation activities, then ground disturbing activities within 25 feet would stop until a qualified archaeologist or appropriately licensed professional can assess the significance of the find and, if necessary, develop appropriate response measures in consultation with the DTSC, City of Visalia, and other agencies and Native American representatives.

Conclusion:

The proposed Project would not include demolition, elimination, or manipulation of an archaeological resource. In addition, the finding of an archaeological resource during implementation of the remediation activities is unlikely based on the Project Site history and conditions, and absence of findings during prior onsite work. Therefore, the proposed Project would not cause a substantial adverse change in the significance of a known archaeological resource.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

- c. Disturb any human remains, including those interred outside of dedicated cemeteries?

Impact Analysis:

There are no known human remains on or near the Project Site and given the previous disturbance of the Project Site and the surrounding area, the potential for such remains to be present is considered extremely low. If human remains are encountered, the County Coroner would be immediately notified. No further ground disturbing activities shall occur within 25 feet of the work area until the County Coroner has made a determination of origin and disposition, pursuant to PRC § 5097.98. If the remains are determined to be Native American, the Coroner would notify the NAHC (per Health and Safety Code 7050.5(c)) and the County Coordinator of Indian Affairs.

Conclusion:

Implementation of remediation activities is not expected to encounter or disturb any human remains, including those interred outside of dedicated cemeteries. If human remains are encountered, procedures will be followed to prevent disturbing the remains and ensure compliance with applicable codes and regulations.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

References Used:

California State Parks, Office of Historic Preservation. *California Historical Resources Information System*.
Available at: https://ohp.parks.ca.gov/?page_id=1068 (Accessed June 25, 2026).

6. ENERGY				
Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	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?	☐	☐	☐	☒

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

In 2015, Governor Brown signed Senate Bill 350 to codify climate, clean energy, and energy efficiency goals. The regulations focus on generating energy through renewable sources and increasing the energy efficiency of buildings.

ENVIRONMENTAL SETTING (BASELINE):

Electrical power is provided to the Project Site by Southern California Edison (SCE) and natural gas is provided by Southern California Gas Company (SoCalGas). SCE obtains its electricity supplies from a diverse mix of energy sources, with over 48% coming from carbon-free sources (e.g., wind, solar, nuclear, large hydropower) and the remaining sourced from natural gas and other unspecified sources. SoCalGas obtains its natural gas supplies from natural gas fields in onshore and offshore fields in California and from sources outside of California (e.g., New Mexico, West Texas, Canada).

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of energy resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the lack of significant increase in energy demand from the Project Site due to wasteful, inefficient, or unnecessary consumption, no environmental studies relating to energy resources were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not Project activities would:

- a. Result in potentially significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?

Impact Analysis:

To implement the proposed Project, it is expected that construction equipment (e.g., drill rig, excavator, compactor) would use petroleum fuels (diesel and gasoline products) and the TS equipment would use on-site electricity. Construction of SVE wells and trenches would last for approximately three weeks. Operation of the TS equipment would occur over an approximate seven-year timeframe at the former Lamoure's SVE site and for a total of approximately three months at the former Country Club SVE site. Because of the short construction period, the wasteful, inefficient, or unnecessary use of petroleum fuels would not occur. Over the long-term, implementation of the proposed Project would not result in adding any new facilities that would substantially increase the demand for energy resources.

Conclusion:

The proposed Project would not add new facilities that could substantially increase the demand for energy resources. Construction activities would use equipment in accordance with manufacturer's specifications. Therefore, implementation of the proposed remediation activities would not result in wasteful, inefficient, or unnecessary consumption of energy resources. In addition, implementation of proposed remediation activities would not result in a new permanent energy demand.

☐ Potentially Significant Impact

- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

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

Impact Analysis:

In 2015, Governor Brown signed Senate Bill 350 to codify climate, clean energy, and energy efficiency goals. The regulations focus on generating energy through renewable sources and increasing the energy efficiency of buildings. Implementation of proposed remediation activities would not result in constructing any new buildings that would increase the demand for energy resources, renewable or otherwise.

Conclusion:

The proposed Project would not construct new facilities or permanent structures and would not generate any new energy demands. Therefore, the proposed Project would not conflict with or obstruct any state or local plan for renewable energy or energy efficiency.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

References Used:

California Legislative Information. 2015. *SB-350 Clean Energy and Pollution Reduction Act of 2015*. October. https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201520160SB350 (Accessed March 18, 2026).

7. GEOLOGY AND SOILS				
Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	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 or 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 18-1-B 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 waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

No laws, ordinances, regulations, or standards protecting geological or soil resources are applicable to the proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

The Project site is located in the San Joaquin Valley and in the southern portion of the Great Valley Geomorphic Province. The Great Valley Geomorphic Province is an elongated, northwest-trending structural trough, bounded by the Cascade Ranges to the north, the Sierra Nevada to the east, the Coast Ranges to the west, and the Transverse Ranges to the south. The Great Valley is approximately 450 miles long and 50 miles wide. According to the Geologic Map of California, the Great Valley is backfilled with Quaternary-age sediments, originating from the Sierra Nevada and Coast Ranges. The geology underlying the sediments is characterized as thick sequences of sedimentary materials of Jurassic through Holocene age.

Project site soils predominantly consist of layers of silty sand, sand, silts, and clay to a depth of 300 feet below ground surface (bgs).

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of geological and soils resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Site lithology has been characterized through investigations completed as part of the site investigations. Soil samples were also collected and characterized.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not Project activities would:

- 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 or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Impact Analysis:

The Project Site is located over 20 miles from the San Andreas Earthquake Fault Zone. In addition, no known earthquake fault crosses the Project Site (CGS 2026). Site workers would only be present for a short duration during proposed remediation activities (approximately 3 weeks) and, therefore, the potential for exposure to substantial risk of injury to people would be limited.

Conclusion:

The Project Site is not identified as being near an Earthquake Fault Zone. In addition, the risk of loss, injury, or death involving from onsite ruptures would be limited because of the short duration of Project activities that would reduce the potential exposure of people or structures to significant impacts from fault rupture associated effects.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- ii) Strong seismic ground shaking?

Impact Analysis:

The Project Site is not located in a seismically active area and the site would not be exposed to moderate to strong shaking in the event of an earthquake in the region (CGS 2026). Implementation of remediation activities would require the use of heavy equipment (e.g., drill rig, excavator, compactor) and would place numerous workers onsite. Site workers would only be present for approximately 3 weeks; therefore, the potential for substantial risk or injury to people from seismic ground shaking would be limited.

Conclusion:

Even though the Project Site is not located in a seismically active area and the site would not be exposed to moderate to strong shaking if an earthquake occurred, the remediation activities would occur for a short duration (approximately 3 weeks) that would reduce the potential exposure of people or structures to significant impacts from strong seismic ground shaking.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

iii) Seismic-related ground failure, including liquefaction?

Impact Analysis:

The Project Site is not located in a Liquefaction Zone and, therefore, does not have a high liquefaction susceptibility (CGS 2026). Due to liquefaction, which generally occurs at depths shallower than 50 feet bgs, soils may lose their ability to support structures. However, proposed remediation activities would not involve building new structures.

Site workers would only be present for the short Project duration (approximately 3 weeks); therefore, the potential for substantial risk or injury to people would be limited and would not expose people or structures to significant impacts from seismic-related ground failure, including liquefaction.

Conclusion:

The Project Site is not located in a high liquefaction susceptible area and remediation activities would not involve activities that would place buildings or people at risk of loss, injury, or death at significant risk if liquefaction.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☒ No Impact

iv) Landslides?

Impact Analysis:

The Project Site is not located in an area that could be adversely affected by landslides (CDC 2026). In addition, the proposed remediation activities would be performed on a flat area and there is little potential for substantial risk or injury from landslides.

Conclusion:

No landslide impacts from the on the site or nearby areas would occur relating to placing people or buildings at risk loss, injury, or death involving landslides.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

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

Impact Analysis:

The proposed remediation activities would not substantially increase the amount of potential soil erosion by preventing storm water runoff contact and water intrusion into the soil. The proposed SVE wells and trenches would not substantially affect the coverage of impermeable surfaces on the Project Site. Therefore, substantial soil erosion or the loss of topsoil would not occur with implementation of the proposed remediation activities.

Conclusion:

Remediation activities associated with the proposed Project would not increase the potential for soil erosion or loss of topsoil on the Project Site. Impacts related to soil erosion and loss of topsoil would be considered less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

- 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?

Impact Analysis:

The Project Site is flat with very little relief; therefore, the potential for slope instability, lateral spreading, or collapse are minimal. The soils beneath the Project Site would not be subject to subsidence because remediation activities would not involve the removal of groundwater. In addition, remediation of the Project Site would not involve any activities that could result in liquefaction of existing onsite soils (process by which saturated, unconsolidated soil or sand is converted into a suspension during an earthquake). The vibrations associated with the proposed work, such as operation of drill rigs or excavators, would be incapable of approximating those necessary to cause liquefaction.

Conclusion:

Characteristics of existing soils on the Project Site would not be unstable or become unstable as a result of implementing the proposed Project. This would be considered a less-than-significant impact.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

- d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Impact Analysis:

Expansive soils are characterized by their ability to undergo volume change due to variations in moisture content. The proposed Project area is located on an area underlain by silty sand, sand, silts, and clay to a depth of 300 feet bgs. Clay is a type of soil that exhibits expansive characteristics. However, implementation of proposed remediation activities would not involve construction of new structures or facilities. Therefore, the remediation would not create a substantial direct or indirect risk to life or property.

Conclusion:

Proposed remediation activities would not result in any new structures or facilities being placed on expansive soils. Therefore, substantial risk to life or property from expansive soils would not occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- 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?

Impact Analysis:

The proposed Project activities would not require the use of septic tanks or alternative wastewater disposal systems nor involve construction of such new systems.

Conclusion:

The use or construction of septic tanks or alternative wastewater disposal systems are not part of the proposed remediation activities. No impact involving septic tanks or alternative wastewater disposal systems as a result of onsite soils would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- f. Directly or indirectly destroy a unique paleontological resources or site unique feature?

Impact Analysis:

The Project Site includes current and historic dry-cleaning facilities (now a commercial strip mall). There are no unique geologic features at the site and the presence of a unique paleontological resource in the proposed Project work area is unlikely. The proposed Project is not expected to encounter or destroy any unique paleontological resources or geological features.

Conclusion:

There is no unique geologic feature at the site and the presence of a unique paleontological resource in the proposed Project work area is unlikely.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

References Used:

Geosyntec. 2026. *Former Lamoure's Cleaners and Former Country Club Cleaners, Visalia Dry Cleaner Investigation Project, Removal Action Work Plan*. January 26, 2026.

California Department of Conservation, California Geological Survey (CGS). 2026. *Earthquake Zones of Required Investigation*. <https://maps.conservation.ca.gov/cgs/EQZApp/app/> (Accessed March 18, 2026).

International Conference of Building Officials. 1994. *Uniform Building Code, Seventh Printing*. May 1.

8. GREENHOUSE GAS EMISSIONS				
Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	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 gases?	☐	☐	☐	☒

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

The San Joaquin Valley Air Pollution Control District (Valley Air District) regulates greenhouse gases (GHGs), primarily through its Climate Change Action Plan (CCAP) adopted in 2008, focusing on assessing and reducing project-specific GHG emissions under CEQA requirements. Although the California Air Resources Board (CARB) leads on climate policy, the Valley Air District requires stationary sources to implement Best Performance Standards (BPS) to mitigate climate impacts.

ENVIRONMENTAL SETTING (BASELINE):

Greenhouse gases are global pollutants, unlike criteria air pollutants that are of regional or local concern. The largest anthropogenic source of GHGs is the combustion of fossil fuels, which results primarily in emissions of carbon dioxide (CO₂). Other GHGs include methane, nitrous oxide, fluorinated gases, ozone, and sulfur hexafluoride. To account for the differences of the warming effects of various GHGs, emissions are standardized into carbon dioxide equivalents (CO₂e).

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The Valley Air District acknowledges a current absence of numerical thresholds and recommends a tiered approach to establish the significance of the GHG impacts on the environment based on the following:

- i. If a project complies with an approved GHG emission reduction plan or GHG mitigation program which avoids or substantially reduces GHG emissions within the geographic area in which the project is located, then the project would be determined to have a less-than-significant individual and cumulative impact for GHG emissions.
- ii. If a project does not comply with an approved GHG emission reduction plan or mitigation program, it would be required to implement Best Performance Standards (BPS).
- iii. If a project is not implementing BPS, it should demonstrate that its GHG emissions would be reduced or mitigated by at least 29 percent compared to Business as Usual (BAU).

Based on (i) above, analysis relies on the South Coast Air Quality Management District (SCAQMD) guidance which identifies a threshold of 10,000 metric tons of carbon dioxide equivalent per year (MTCO₂eq/year) for GHG for construction emissions amortized over a 30-year project lifetime, plus annual operation emissions. If Project-related average daily emissions are below this threshold, the impacts are considered less than significant, even if peak days have emissions over the thresholds.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the lack of air emissions (including GHGs) that would be generated by the remediation activities, no environmental studies relating to air emissions were prepared for the proposed Project. It is noted that discharge of treated soil vapor from the SVE systems would require an authority to construct (ATC) and a permit to operate (PTO) from the Valley Air District.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not Project activities would:

- a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Impact Analysis:

Construction-related activities would require the short-term operation of construction equipment (e.g., drill rig, excavator or backhoe, front end loader, crane, compactor) for installation of SVE wells and for digging trenches to lay piping in. Overall, the proposed Project would not result in generating GHGs that could exceed GHG thresholds because construction activities would be temporary (approximately 3 weeks in duration) and have minimal ground disturbing activities. Lastly, even though the discharge of treated soil vapor from operation of the SVE systems is not expected to include GHGs, the discharges would nonetheless require an ATC and a PTO from the Valley Air District. Implementation of the remediation activities would not result in significant adverse impacts from GHG emissions in the Project area.

Conclusion:

Project-related ground disturbing activities would be temporary and minimal and would not result in generating substantial GHGs that are regulated by the Valley Air District. The remediation activities would not generate GHG emissions, either directly or indirectly, that would have a significant impact on the environment. Therefore, Project impacts are considered less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

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

Impact Analysis:

The Valley Air District is responsible for regulating GHG emissions in the Project area. Construction-related activities would require the short-term operation of construction equipment (e.g., drill rig, excavator or backhoe, front end loader, crane, compactor) for installation of SVE wells and for digging trenches to lay piping in. Installation of the SVE wells would also require encroachment and well installation permits. Overall, the proposed Project would not result in generating GHGs that could exceed GHG thresholds because construction activities would be temporary (approximately 3 weeks in duration) and have minimal ground disturbing activities. Lastly, even though the discharge of treated soil vapor from operation of the SVE systems is not expected to include GHGs, the discharges would nonetheless require an ATC and a PTO from the Valley Air District. Therefore, the remediation activities would not conflict with any goals set by the Valley Air District to achieve its implementation of Assembly Bill 32 pertaining to global warming.

Conclusion:

The operation of construction equipment during implementation of remediation activities at the Project Site would be short-term and temporary and would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs. All remediation activities would be performed in compliance with the Valley Air District rules and policies. No impact related to conflict with a GHG reduction plan would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

References Used:

San Joaquin Valley Air Pollution Control District (Valley Air District). March 19, 2015. *Guidance for Assessing and Mitigating Air Quality Impacts*. <https://www.valleyair.org/permitting/ceqa/> (Accessed March 18, 2026)

Ecometrica 2012. *Greenhouse Gases, CO₂, CO₂e, and Carbon: What Do All These Terms Mean?* August 2012. Matthew Brander

9. HAZARDS AND HAZARDOUS MATERIALS				
Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	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 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 a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):***Federal laws and regulations:***

- Resource Conservation and Recovery Act (RCRA) Title 42 United States Code and 40 Code Federal Regulations (CFR) Parts 260-279. More specifically, hazardous waste generators are governed by 40 CFR part 262, subpart E and transporters of hazardous waste governed by 40 CFR part 263. RCRA gives EPA the authority to control hazardous waste from the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid waste.
- The U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration regulates the transport of hazardous materials through Title 49 of the Code of Federal Regulations, Subchapter C.

State laws and regulations:

- Hazardous Waste Control Law (Health and Safety Code (HSC) Chapter 6.5) and 22 California Code of Regulations (CCR). The law establishes regulations and incentives which ensure that the generators of hazardous waste employ technology and management practices for the safe handling, treatment, recycling, and destruction

of their hazardous wastes prior to disposal. Article 6 of HSC Chapter 6.5 discusses the transportation of hazardous waste.

- California Vehicle Code: Divisions 2, 6, 12, 13, 14, 15 also apply to transportation of hazardous materials.

ENVIRONMENTAL SETTING (BASELINE):

The Project Site includes current and historic dry-cleaning facilities (now a commercial strip mall). Contamination in the subsurface in the Project area by volatile organic compounds (VOCs), primarily tetrachloroethene (PCE), is presumed to have resulted from spills and other handling processes from several former dry-cleaning facilities in the area.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of hazards and hazardous materials effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Human health and ecological risk assessments performed for the Project Site are summarized in the *Former Lamoure's Cleaners and Former Country Club Cleaners, Visalia Dry Cleaner Investigation Project, Removal Action Work Plan* (Geosyntec 2026).

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not Project activities would:

- a. Create a significant hazard to the public or the environment throughout the routine transport, use, or disposal of hazardous materials?

Impact Analysis:

Hazardous materials used during implementation of remediation activities would include fuels and oils for standard operation of construction equipment (e.g., drill rig, excavator, compactor). Proper storage and disposal and compliance with applicable laws and regulations governing the management of hazardous materials and hazardous waste would minimize potential impacts associated with the use of such materials. Construction activities are estimated to occur over an anticipated 3-week period during use and transport of hazardous materials, and management and/or transport of waste generated would occur.

The proposed Project would implement remediation activities to address impacted soil and soil vapor by operating two SVE systems to remediate VOC impacted soil and soil vapor beneath the former Lamoure's Cleaners and former Country Club Cleaners. The SVE systems would also include installation of SVE wells and trenching ditches for laying of piping.

The routine management, storage, and transport of materials would be consistent with all applicable federal and state laws. Any storage of hazardous or impacted materials would occur in a designated material-handling area with secondary containment. In addition, the proposed Project would implement a Health and Safety Plan (HASP) which would describe, in detail, how potential for exposures would be minimized for all personnel who enter the Project Site and how migration of contaminated materials beyond the area would be prevented.

Conclusion:

The adherence to the HASP and standard practices, implementation of remediation activities would not create a significant hazard to the public or the environment throughout the routine transport, use, or disposal of hazardous materials. Project-related impacts would be less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

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

Impact Analysis:

Implementation of remediation activities at the Project Site have the slight potential to release hazardous materials into the environment during disturbance of contaminated soils during installation of SVE wells and trenching and from an accidental release of fuel, oil, or maintenance chemicals from construction equipment. During construction activities, potential spills or releases of hazardous materials would be minimized through the following:

- Preparation and implementation of a HASP including requirements for workers and other construction management components, and
- Implementation of best management practices to reduce erosion, sediment, and pollution levels in storm water runoff discharged from the site to storm drains during construction activities.

Conclusion:

Remediation activities would be required to adhere to the requirements of hazardous waste management plans (i.e., HASP) and to implement standard practices (e.g., contaminant control measures, erosion control). Therefore, the proposed Project potential to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment would be less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

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

Impact Analysis:

There are no schools located within one-quarter mile of the Project Site. The closest school to the Project Site is Crestwood Elementary located approximately 0.5 miles to the west. The remediation activities would not involve activities that would disturb the existing contaminated soils in such a way that could impact offsite areas, including any school. Potential releases of hazardous materials would be minimized through adherence to the requirements of a site-specific HASP which would also protect students within one-quarter mile of the Project site from potentially hazardous emissions or handle hazardous or acutely hazardous materials.

Conclusion:

Remediation activities at the Project Site would not occur within one-quarter mile of a school. Activities associated with the remediation activities would not disturb the existing contaminated soils in such a way that could impact offsite areas, including schools. The proposed Project would adhere to the requirements of a site-specific HASP which would substantially reduce the potential for emissions of hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of school to a less-than-significant level.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

- 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?

Impact Analysis:

The Project Site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. However, the purpose of the remediation activities is to clean up contaminated soil and soil

vapor on the Project Site. Therefore, proposed activities would not create a significant hazard to the public or the environment.

Conclusion:

The Project Site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The proposed remediation activities would remove, not create, a significant hazard to the public or the environment. Therefore, no impact would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- 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?

Impact Analysis:

The Project Site is not located within two miles of any public airport or public use airport. The closest airport to the site is Visalia Municipal Airport which is located approximately 4 miles to the west.

Conclusion:

The remediation activities would not occur in an area located within an airport land use plan nor within two miles of a public airport or public use airport. Therefore, implementation of the proposed Project would not result in a safety hazard or excessive noise for people residing or working in the Project area.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- f. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

Impact Analysis:

A site-specific HASP will be developed and implemented which outlines the actions to protect workers during remediation activities in the event of an emergency during remediation activities. The HASP will include contingency plans for spills, fires, or other emergencies during construction activities.

The transportation of equipment and materials to and from the Project Site has the potential to impair implementation or interfere with the existing emergency response plan and/or evacuation plan. The HASP will include a stop-work authority requirement for all work locations and workers and grants any worker the ability to stop work if an unsafe condition is identified that could cause substantial harm or imminent danger to health and safety of workers, the public, or the environment. As a result, if actions described in the HASP were to be implemented in response to an emergency, Project management would be able to immediately suspend equipment operation until the emergency response is completed or the evacuation order is lifted.

As described previously, the proposed Project would involve construction activities along West Monte Vista Avenue to dig trenches for laying of underground piping associated with the former Lamoure's SVE system. This activity would occur adjacent to Visalia Fire Department Station 52 and would have the potential to temporarily impact access to/from the fire station onto West Monte Vista Avenue. However, emergency vehicles at the fire station (e.g., fire truck, ambulance) exit the station onto West Whitendale Avenue and would not be impeded by construction activities along West Monte Vista Avenue. However, if emergency vehicles needed to access West Monte Vista Avenue, the HASP would allow for the suspension of equipment operations to allow for response to an emergency.

Conclusion:

The proposed Project would implement a HASP that would allow for suspending construction activities (e.g., trenching) that could impair implementation of an adopted emergency response plan or emergency evacuation plan (such as emergency vehicle movements). Impacts to an adopted emergency response plan or emergency evacuation plan are considered less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

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

Impact Analysis:

The Project Site is not located in an area with environmental conditions conducive to wildland fires. The Project Site is in an area lacking dry vegetation (urban area). It is noted that the land adjacent to the former Lamoure's SVE system is vacant, but the vacant lot appears heavily disturbed and lacks any vegetation conducive of causing a wildland fire. Although construction equipment has a minimal potential to spark a fire during remediation activities, the existing environmental conditions would inhibit the potential for a wildland fire that exposes people or structures to a significant risk of loss, injury or death to occur.

Conclusion:

Impacts from wildland fires during implementation of remediation activities are considered less than significant because existing environmental conditions (lack of dry vegetation) would limit the potential for starting a wildland fire.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

References used:

Geosyntec. 2026. *Former Lamoure's Cleaners and Former Country Club Cleaners, Visalia Dry Cleaner Investigation Project, Removal Action Work Plan*. January 26, 2026.

10. HYDROLOGY AND WATER QUALITY				
Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	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 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?	☐	☐	☐	☒

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

The State Water Resources Control Board and the Regional Water Quality Control Boards (collectively Water Boards) share authority to implement the Federal Clean Water Act (CWA, 33 U.S.C. §1251 et seq.) and California's Porter-Cologne Water Quality Control Act (California Water Code, Section 7). The CWA establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters.

The Water Boards enforce waste discharge requirements through National Pollutant Discharge Elimination System (NPDES) permits. The Porter-Cologne Act mandates the Regional Water Board to develop, adopt and implement a Basin Plan for the Region. The City of Visalia is located in the Tulare Lake Basin. The Water Quality Control Plan for the Tulare Lake Basin (often referred to as the Tulare Lake Basin Plan) covers the Tulare Basin. Maintained by the Central Valley Regional Water Quality Control Board, the current edition of the Tulare Lake Basin Plan was significantly updated in 2018 to include salt and nitrate control programs.

The following are also applicable:

- The State Board published a resolution (SWRCB Resolution No. 88-63, as revised by Resolution No. 2006-0008) adopting policy regarding sources of drinking water where exceptions are provided for waters meeting certain criteria.
- The U.S. Environmental Protection Agency promulgated numeric water quality criteria for priority toxic pollutants and other water quality standards provisions to be applied to inland surface waters, enclosed bays and estuaries in California (California Toxics Rule, CTRs).
- A California Stormwater Construction General Permit is required for construction Projects disturbing more than 1 acre. The legally responsible person is required to electronically file permit registration documents consisting of a notice of intent, risk assessment, site map, stormwater pollution prevention plan (SWPPP), annual fee, and signed certification statement through the State Water Board's Storm Water Multi-Application and Report Tracking System.

ENVIRONMENTAL SETTING (BASELINE):

The Tulare Lake Basin comprises the drainage area of the San Joaquin Valley south of the San Joaquin River. Surface water from the Tulare Lake Basin only drains north into the San Joaquin River in years of extreme rainfall. This essentially closed basin is situated in the topographic horseshoe formed by the Diablo and Temblor Ranges on the west, by the San Emigdio and Tehachapi Mountains on the south, and by the Sierra Nevada Mountains on the east and southeast.

The Tulare Lake Basin encompasses approximately 10.5 million acres, of which approximately 3.25 million acres are in federal ownership. Kings Canyon and Sequoia National Parks and substantial portions of Sierra, Sequoia, Inyo, and Los Padres National Forests are included in the Tulare Lake Basin. Valley floor lands (those having a land slope of less than 200 feet per mile) make up slightly less than one-half of the total basin land area. The maximum length and width of the Tulare Lake Basin are about 170 miles and 140 miles, respectively.

The Project Site contains storm drains or culverts that drain to nearby creeks or other surface water bodies. The Project Site is composed of mostly impermeable surfaces (e.g., buildings, pavement) and is surrounded by more impermeable areas associated with urban development. It is noted that the land adjacent to the former Lamoure's SVE system is vacant and lacks any hydrologic features. Because of the existing developed features on the Project Site, storm water runoff would most likely be free of sediment.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of hydrology and water quality effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

The hydrogeological conditions have been characterized through investigations completed as part of the Site investigations. Groundwater samples were also collected and characterized.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not Project activities would:

- a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Impact Analysis:

The objectives of the remediation activities include improving water quality conditions by removing and treating contaminated soil and soil vapor on the Project site. The treatment of contaminated soil and soil vapor as part of the remediation activities would also result in improvement to the groundwater quality and would not violate any water quality standards or water discharge requirements.

Conclusion:

The remediation activities are anticipated to improve groundwater quality and result in the overall reduction of contaminants in on-site soils. Project activities would not violate any water quality standards, waste discharge requirements, or otherwise substantially degrade surface or groundwater quality. Impacts are considered to be less than significant.

☐ Potentially Significant Impact

☐ Less Than Significant With Mitigation Incorporated

☒ Less Than Significant Impact

☐ No Impact

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

Impact Analysis:

Groundwater would not be extracted as part of implementation of the remediation activities. Groundwater beneath the Project Site would remain isolated. Implementation of the remediation activities would not result in reducing groundwater discharge because the Project Site is currently covered with impervious surfaces. Operation of SVE systems, including installation of SVE wells and trenching, would not substantially change the overall amount of impervious surfaces on the Project Site. Therefore, implementation of the remediation activities would not substantially interfere with the overall recharge of the Tulare Lake Basin.

Conclusion:

Implementation of the remediation activities would not interfere substantially with groundwater recharge of the Tulare Lake Basin. A less-than-significant impact is expected to occur.

☐ Potentially Significant Impact

☐ Less Than Significant With Mitigation Incorporated

☒ Less Than Significant Impact

☐ No Impact

- 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;

Impact Analysis:

Construction activities at the Project Site would result in a land disturbance of less than one acre. Therefore, activities would not require a National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity (General Permit) issued by the California State Water Resources Control Board (SWRCB). In addition, earthwork activities are not anticipated to substantially alter grading or drainage patterns of the Project Site, nor cause substantial changes to the amount of surface run-off, which would exceed the capacity of existing stormwater drainage systems. However, temporary stormwater management best management practices (BMPs) would be implemented during construction activities to prevent erosion and sedimentation. Prior to the start of construction activities, any stormwater drain inlets on or adjacent to the Project Site would be protected with sedimentation control measures (e.g., berms, sandbags) to prevent release of sediment or other materials to surface waters. In addition, all material stockpiles shall be covered with plastic and surrounded by fiber rolls during construction activities. Lastly, soil wetting for dust control would be conducted in a manner to minimize run-off from the Project Site.

Overall, operation of SVE systems, including installation of SVE wells and trenching, would not substantially increase or decrease the paved surface area of the site from existing conditions. Runoff from the Project Site would not substantially change and would continue to be managed in accordance with all applicable laws and regulations.

Conclusion:

Implementation of the remediation activities would not result in any substantial changes to onsite drainage patterns. Therefore, the remediation activities would not substantially alter the existing drainage pattern of the overall Project Site or Project area in a manner which would result in substantial erosion or siltation on- or offsite. Consequently, impacts are considered to be less than significant.

☐ Potentially Significant Impact

☐ Less Than Significant With Mitigation Incorporated

☒ Less Than Significant Impact

☐ No Impact

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

Impact Analysis:

Construction of SVE systems, including installation of SVE wells and trenching, would not substantially increase or decrease the paved surface area of the site from existing conditions. The existing storm water runoff at the Project Site would continue to occur in the same manner as currently experienced.

Conclusion:

The remediation activities would not alter the overall, existing drainage patterns on the Project Site and, therefore, it would not substantially alter the rate or amount of surface runoff in a manner which would result in flooding on- or offsite. Impacts related to flooding are considered to be less than significant.

☐ Potentially Significant Impact

☐ Less Than Significant With Mitigation Incorporated

☒ Less Than Significant Impact

☐ No Impact

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

Impact Analysis:

Construction and operation of SVE systems, including installation of SVE wells and trenching, would not substantially increase or decrease the paved surface area of the Project Site from existing conditions. The existing storm water runoff at the Project Site would continue to occur in the same manner as currently experienced, including continuing to prevent polluted runoff. Further discussion regarding drainage is provided under impact 10(c) above.

Conclusion:

Implementation of remediation activities would not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

☐ Potentially Significant Impact

☐ Less Than Significant With Mitigation Incorporated

☒ Less Than Significant Impact

☐ No Impact

(iv) impede or redirect flood flows?

Impact Analysis:

According to the Federal Emergency Management Agency (FEMA) Flood Map, the Project Site does not lie within a 100-year flood hazard area (EPA 2026). In addition, the remediation activities would not involve building any structures which could impede or redirect flood flows.

Conclusion:

Activities associated with remediation activities would not construct any structures which could impede or redirect flood flows. Therefore, no impact would occur.

☐ Potentially Significant Impact

☐ Less Than Significant With Mitigation Incorporated

☐ Less Than Significant Impact

☒ No Impact

- d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation?

Impact Analysis:

The Project Site is not located in an area at risk from tsunami inundation (CDC 2026). The Project Site is not susceptible to seiche inundation because there are no major landlocked bodies of water within or near the Project Site.

Conclusion:

Implementation of remediation activities would not occur in an area at risk to seiche or from tsunami inundation. Therefore, the potential for release of pollutants from the Project Site would not occur. No impact would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

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

Impact Analysis:

The objectives of the remediation activities include improving water quality conditions through treatment of contaminated soil and soil vapor at the Project Site. Overall, remediation activities would decrease the potential for contaminants to migrate from soil to groundwater.

Conclusion:

Implementation of remediation activities would not violate any water quality standards or water discharge requirements identified in any water quality control plan or sustainable groundwater management plan.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

References Used:

California Department of Conservation (CDC). 2026. *Department of Conservation Tsunami Inundation Map*. <https://www.conservation.ca.gov/cgs/tsunami/maps>. (Accessed March 18, 2026).

Environmental Protection Agency (EPA). 2026. *NEPAssist*. <https://nepassisttool.epa.gov/nepassist/nepamap.aspx> (Accessed March 18, 2026).

11. LAND USE AND PLANNING				
Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	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?	☐	☐	☐	☒

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

City of Visalia Zoning Code provides restrictions and regulations on land uses and identifies the Project Site as Mixed Use Commercial Zone (C-MU). Similarly, the City of Visalia General Plan designates the land use of the Project Site as Commercial Mixed Use.

ENVIRONMENTAL SETTING (BASELINE):

The City of Visalia General Plan refers to the Project Site as an area that provides needed flexibility in retail and service formats and clustering. In addition, the Commercial Mixed Use designation allows for housing thereby increasing efficiency and convenience for both residents and businesses.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of land use and planning resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the lack of land use changes in or near the Project Site, no environmental studies relating to land use and planning were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not Project activities would:

- a. Physically divide an established community?

Impact Analysis:

There are no residential areas or developed community on the Project Site. Implementation of the remediation activities would not physically divide the nearby established community. Specifically, the components of the former Country Club SVE system would be completely contained onsite, including new SVE wells and aboveground piping, and would not extend into nearby commercial or residential areas.

The former Lamoure's SVE system would involve installing new SVE wells and underground piping in West Monte Vista Avenue extending approximately 180 feet west of South Mooney Boulevard. Even though components of the former Lamoure's SVE system (i.e., underground piping, SVE wells) would be located away and extend outward from the TS equipment, these components would not affect the ongoing uses of the nearby commercial area.

Conclusion:

Remediation activities would not have the potential to physically divide an established community because the existing uses on and near the Project Site (established community) would not change with implementation of the SVE systems. No impact would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact

☒ No Impact

- 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?

Impact Analysis:

The remediation activities are intended to be a remedy to previous environmental effects (e.g., operation of SVE systems). Implementation of the remediation activities would not conflict with land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect but would improve the existing environment.

Conclusion:

The remediation activities would remedy previous environmental effects and would not conflict with land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. No impact would occur.

☐ Potentially Significant Impact

☐ Less Than Significant With Mitigation Incorporated

☐ Less Than Significant Impact

☒ No Impact

References Used:

City of Visalia. *Municipal Code*. 2026. https://codelibrary.amlegal.com/codes/visalia/latest/visalia_ca/0-0-0-34167 (Accessed March 19, 2026).

City of Visalia. 2026. *City of Visalia 2030 General Plan*. <https://www.visalia.gov/276/General-Plan-and-Specific-Plans> (Accessed March 19, 2026).

12. MINERAL RESOURCES				
Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	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?	☐	☐	☐	☒

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

No laws, ordinances, regulations, or standards protecting mineral resources are applicable to the proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

The Project Site is located in an urban, developed area of the City of Visalia which has been identified as Urban Land by the California Department of Conservation and has been designated as Commercial Mixed Use in the City of Visalia General Plan.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of mineral resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the lack of mineral resources in or near the Project Site, no environmental studies relating to mineral resources were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not Project activities would:

- 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?

Impact Analysis:

The Project Site is located in an urban, developed area and no known mineral resources of value to the region and the residents of the state exist on the site.

Conclusion:

Installation and operation of SVE systems would not prevent access to potential mineral resources if the Project Site and surrounding area are ever reclassified. Therefore, no impacts would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- b. 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?

Impact Analysis:

The Project Site is located in an urban, developed area and is not located in an area identified as a mineral resource area.

Conclusion:

The Project Site is not likely to contain significant mineral deposits and the remediation activities would not prevent access to mineral resources if the Project Site and surrounding area are ever reclassified. Therefore, no impacts would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

13. NOISE				
Would the Project result in:	Potentially Significant Impact	Less Than Significant with Mitigation	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?	☐	☐	☐	☒

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

The Safety and Noise Element of the City of Visalia General Plan's purpose is to identify the noise sources in the City, and establish policies and programs to mitigate their potential impacts through both preventative and responsive measures. This Element also guides the location of industrial land uses and transportation facilities because they are common sources of excessive noise levels. Lastly, this Element guides the location of particularly noise-sensitive uses (e.g., residences, schools, churches, hospitals) so that they may be less affected by noise.

The City's Community Noise Equivalent Level (CNEL) reflects noise exposure over an average day with weighting to reflect the increased sensitivity to noise during the evening and night. The Element also states that maximum noise levels of 60 decibels (dB) are considered "normally acceptable" for unshielded residential development, while noise levels from 60 dB to 70 dB fall within the "conditionally unacceptable" range, and noise levels in the 70 to 75 dB range are considered "normally unacceptable." The City determined that noise levels from stationary noise sources that exceed 45 dBA during the nighttime (10 p.m. to 7 a.m.) at a property line are unacceptable (Table 8-4 of the Safety and Noise Element).

The City of Visalia Municipal Code (Section 8.36.040, Exterior noise standards – Fixed noise sources) addresses noise impacts that are created by a fixed noise source, such as an SVE system. The regulations state that it is unlawful to create any noise which causes the exterior noise level, when measured at the property line of any affected sensitive land use (e.g., residential), to exceed any of the categorical noise levels standards shown in the table below.

Noise Level Standards, dBA			
Category	Cumulative Number of minutes in any one-hour time period	Evening and Daytime 6 a.m. to 7 p.m.	Nighttime 7 p.m. to 6 a.m.
1	30	50	45
2	15	55	50
3	5	60	55
4	1	65	60
5	0	70	65

Source: Visalia Municipal Code Section 8.36.040 Exterior Noise Standards – Fixed Noise Sources

In addition to the above exterior noise level requirements, the City of Visalia Municipal Code regulations further reduce the maximum noise level allowed at the property line by 5 additional dB for pure tone noises, which includes mechanical equipment (Section 8.36.040(C)).

ENVIRONMENTAL SETTING (BASELINE):

The Project Site is located in an urban, developed area of the City of Visalia and currently designated for Commercial Mixed Use development, which includes residential use, as part of the City's General Plan. Existing ambient noise in the area of the Project Site includes commercial activities and vehicle trips along nearby roads (e.g., West Whitendale Avenue, South Mooney Boulevard).

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

Based on discussion between DTSC staff and the City of Visalia, and for purposes of this analysis, noise effects may be considered significant if Project activities would result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project Site in excess of City noise level standard of 40 dB CNEL at a property line of a sensitive land use (e.g., residential) (Section 8.36.040 of the City of Visalia Municipal Code) or adjusted so as to equal the ambient noise level (City of Visalia Municipal Code Section 8.36.040(B)). In addition, noise effects may be considered significant if Project activities would result in generation of excessive ground-borne vibration or ground-borne noise levels.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

As identified previously, the City uses CNEL for regulating noise levels throughout the city. CNEL is the average equivalent sound level over a 24-hour period, with a penalty added for noise during the nighttime hours of 7:00 p.m. to 10:00 p.m. and of 10:00 p.m. to 7:00 a.m. During the evening period, 5 dB is added to take into account the decrease in community background noise between the hours of 7:00 p.m. to 10:00 p.m. During the nighttime period, 10 dB is added to take into account the decrease in community background noise between the hours of 10:00 p.m. to 7:00 a.m.

The noise modeling for the proposed remediation activities were analyzed based on noise level measurements taken from the pilot SVE system at the Lamoure's site to those proposed as part of the Project (M. Albrecht, personal communication, January 22, 2026). Equivalent noise levels created by a similar SVE system would be between 75 and 80 dBA when measured at 3 feet or 58 dBA when measured at 36 feet from the TS equipment. It is noted that the 36-foot distance refers to the potential, estimated distance between the TS equipment associated with the County Club SVE system and the closest habitable structure (residence to the east). To reflect a conservative analysis, a reasonable worst-case scenario assumed the TS equipment associated with the County Club SVE system would be located within 10 feet of a sensitive land use (residential) property line (reflective of the City of Visalia noise level standard described above).

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not Project activities would result in:

- 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?

Impact Analysis:

The proposed Project would operate TS equipment associated with an SVE system at two locations within the Project Site (former Lamoure's SVE system and former County Club SVE system) (refer to Figure 3 and Figure 4). The TS equipment at the former Lamoure's SVE system would be placed in the parking lot and be located approximately 570 feet distant from the nearest sensitive receptors (i.e., residences) located to the southeast. The TS equipment at the former Country Club SVE system would also be placed in the parking lot but could be located within 10 feet of the property line of the nearest sensitive receptor (i.e., residences) located to the east.

Operation of the TS equipment on the Project Site would occur continually (24 hours per day, 7 days per week) for approximately seven years at the former Lamoure's SVE site and for a total of approximately three months at the former Country Club SVE site. Based on the assumed levels created by the TS equipment (58 dBA at 36 feet), the noise levels would attenuate to approximately 34 dBA at 570 feet and 69 dBA at 10 feet (former Lamoure's SVE system and former Country Club system, respectively) (Omni Calculator 2026).

The City of Visalia Municipal Code (Section 8.36.040, Exterior noise standards – Fixed noise sources) requires noise levels created by operation of the TS equipment to not exceed 40 dBA at the nearest property line of any affected sensitive land use (e.g., residential). Based on the predicted noise level, noise levels created during operation of the former Lamoure's SVE system (34 dBA) would not exceed the City's noise requirement. However, based on the predicted noise level, noise levels created during operation of the former Country Club SVE system (69 dBA) would exceed the City's noise requirement.

To mitigate noise impacts from operation of the proposed TS equipment as part of the County Club SVE system, the following mitigation measure is required to ensure compliance with the City's 40 dBA noise limit at the property line of the nearest affected sensitive land use (residential).

Mitigation Measure NOI-1: Operational Noise Reduction

The contractor shall design and implement noise control measures to ensure that stationary noise generated by the former Country Club SVE system does not exceed 40 dBA at any adjacent residential property line or adjusted so as to equal the ambient noise level (City of Visalia Municipal Code Section 8.36.040(B)).

Based on the system's estimated noise level of 58 dBA at 36 feet, the unmitigated noise level at a property line 10 feet away would be approximately 69 dBA. To achieve the City's 40 dBA limit, a total noise reduction of at least 29 dBA is required. The contractor shall implement one or more of the following:

- Acoustic Enclosure: House the SVE blower and motor within a high-performance sound-attenuating enclosure.
- Sound Barriers: Install a permanent noise barrier or "sound wall" between the SVE unit and the property line. The barrier must be tall enough to break the line-of-sight between the noise source and the receiver and should have a minimum Sound Transmission Class (STC) rating of 25 or higher.
- Mufflers/Silencers: Equip the SVE exhaust stack with high-grade industrial silencers or mufflers to reduce discharge noise.
- Strategic Siting: If feasible, increase the distance between the SVE system and the property line, as noise attenuates at a rate of approximately 6 dB per doubling of distance for a point source.

Prior to full-scale operation, the contractor shall conduct a noise compliance test. A qualified acoustic professional shall measure the noise levels at the property line to verify that the SVE system meets the 40 dBA threshold or equal the ambient noise level. If levels exceed this limit, additional insulation or shielding shall be installed until compliance is achieved.

If the contractor determines the required noise levels cannot be achieved, the contractor shall apply to the City of Visalia for a Variance (Section 8.36.090 of the City of Visalia Municipal Code).

Conclusion:

Noise levels created during Project operation could exceed noise level requirements of the City of Visalia Municipal Code (Section 8.36.040) because of the close proximity of TS equipment associated with the former Country Club SVE system to sensitive land uses (residential). Implementation of mitigation measure NOI-1 would require application of noise reduction measures to ensure noise levels created by the TS equipment would not exceed the City's regulations or apply for a variance from the City's noise regulations (Section 8.36.090 of the City of Visalia Municipal Code). Therefore, potential noise impacts would be reduced to less than significant with mitigation incorporated.

- ☐ Potentially Significant Impact
- ☒ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☐ No Impact

b. Generation of excessive ground-borne vibration or ground-borne noise levels?**Impact Analysis:**

Implementation of remediation activities would require the use of heavy construction equipment (e.g., excavator, compactor) at the Project Site. Specifically, the former Lamoure's SVE system would involve well installation activities and trenching along West Monte Vista Avenue and through the Former Miller's Cleaners property (refer to Figure 3). Following construction of the new SVE wells and associated vaults, a below ground conveyance system would be installed for the former Lamoure's system. It is noted that the former Country Club SVE system would also involve well installation activities but include an above-ground conveyance system (no trenching involved).

Ground-borne vibration and noise generated by the use of an excavator and/or compactor for trenching associated with the former Lamoure's system would not be felt at the nearest sensitive receptor (i.e., residences) because of the potential distance to construction activities (approximately 570 feet to the southeast). Therefore,

ground-borne vibration and ground-borne noise levels would not occur at levels that would be considered excessive because the ground would substantially attenuate vibration and noise. Temporary vibration levels during construction activities are anticipated to not be noticed at nearby receptors (i.e., residences).

Conclusion:

Construction equipment used during proposed remediation activities (trenching associated with the former Lamoure's system) would not generate excessive ground-borne vibration or noise felt because of the distance (570 feet) to the nearest noise receptor (i.e., residence). The proposed Project would have a less than significant impact.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

- 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?

Impact Analysis:

The Project Site is not located within an airport land use plan, vicinity of a private airstrip, or within two miles of a public airport or public use airport. The closest airport to the site is Visalia Municipal Airport which is located approximately 4 miles to the west.

Conclusion:

The remediation activities would not the potential to expose people residing or working in the Project area to excessive noise levels generated by a nearby airport or airfield. No impact would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

References Used:

- City of Visalia. 2026. *Municipal Code*. https://codelibrary.amlegal.com/codes/visalia/latest/visalia_ca/0-0-0-26479#JD_8.36.060 (Accessed March 24, 2026).
- Federal Highway Administration (FHWA). February 15, 2006. *Roadway Construction Noise Model*. https://www.fhwa.dot.gov/environment/noise/construction_noise/rcnm/ (Accessed March 19, 2026).
- Omni Calculator. 2026. *Distance Attenuation Calculator*. <https://www.omnicalculator.com/physics/distance-attenuation> (Accessed March 24, 2026)

14. POPULATION AND HOUSING				
Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

No laws, ordinances, regulations, or standards protecting population and housing resources are applicable to the proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

City of Visalia Zoning Code provides restrictions and regulations on land uses and identifies the Project Site as Mixed Use Commercial Zone (C-MU). Similarly, the City of Visalia General Plan designates the land use of the Project Site as Commercial Mixed Use.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of population and housing resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the lack of housing on the Project Site, no environmental studies relating to population and housing resources were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not Project activities would:

- Induce substantial unplanned population growth in area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Impact Analysis:

Implementation of the remediation activities are intended to clean up contaminated soil and soil vapor. Remediation of contaminated soil and soil vapor would not change the underlying use of the site or nearby areas for commercial or residential uses and would not allow for increased population growth.

Conclusion:

The proposed Project would not have the potential to allow for future population growth. No impact would occur.

- ☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less Than Significant Impact
☒ No Impact

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

Impact Analysis:

Implementation of the remediation activities are intended to clean up contaminated soil and soil vapor at the Project Site. Remediation of contaminated soil and soil vapor would not require removing any existing people or housing.

Conclusion:

The proposed Project would not have the potential to displace substantial numbers of existing people or housing.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

References Used:

City of Visalia. *Municipal Code*. 2026. https://codelibrary.amlegal.com/codes/visalia/latest/visalia_ca/0-0-0-34167 (Accessed March 19, 2026).

City of Visalia. 2026. *City of Visalia 2030 General Plan*. <https://www.visalia.gov/276/General-Plan-and-Specific-Plans> (Accessed March 19, 2026).

15. 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	Less Than Significant Impact	No Impact
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☒	☐

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

No laws, ordinances, regulations, or standards protecting public services resources are applicable to the proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

City of Visalia Zoning Code provides restrictions and regulations on land uses and identifies the Project Site as Mixed Use Commercial Zone (C-MU). Similarly, the City of Visalia General Plan designates the land use of the Project Site as Commercial Mixed Use.

Public parks located within 1 mile of the Project Site includes Rotary Park (1 mile north), Blain Park (1 mile east), Stonebrook Park (½ mile southeast), Perry Family Park (1 miles south), and Crestwood Park (½ mile west). There are five schools located within 1 mile of the Project Site including Davisadero Middle (1 mile north), Mountain View Elementary (1 mile east), Cottonwood Creek Elementary (1 mile south), Crestwood Elementary (½ mile west), and Royal Oaks Elementary (1 mile north). Visalia Police Department is located approximately 2 miles to the north of the Project site. Visalia Fire Station 52 is located approximately 300 feet northwest of the former Lamoure's SVE site. Kaweah Health Medical Center is located approximately 2 miles north of the Project Site. Lastly, the Visalia Public Library is located approximately 2 miles to the north of the Project site.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of public services resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the less than significant impact of the Project Site to public services resources, no environmental studies relating to public services resources were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not Project activities would:

Result in substantial adverse physical impacts associated with the provision of new or physically altered government 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 following public services:

Fire protection?**Impact Analysis:**

The closest fire station to the Project Site is Visalia Fire Department Station 52, located at 2224 West Monte Vista Avenue in Visalia. The drive distance between the Project Site and Station 52 is approximately 300 feet. Potential demands on fire protection services may increase slightly during the installation of the SVE systems as a result of unforeseen events related to the scope of work. However, ongoing adherence to procedures and practices identified in the site-specific health and safety plan (HASP) would reduce the potential for incidents to occur that would require a fire district response.

As described previously, the proposed Project would involve construction activities along West Monte Vista Avenue for to dig trenches for laying of underground piping associated with the former Lamoure's SVE system. This activity would occur adjacent to Visalia Fire Department Station 52 and would have the potential to temporarily impact access to/from the fire station onto West Monte Vista Avenue. However, emergency vehicles at the fire station (e.g., fire truck, ambulance) exit the station onto West Whitendale Avenue and would not be impeded by construction activities along West Monte Vista Avenue.

In addition, the proposed Project would prepare and implement a traffic control plan (TCP) in accordance with the requirements of the City of Visalia Engineering Department prior to the start of construction. The TCP would include comprehensive details of traffic control (e.g., temporary signage, cones or barriers, flaggers), a circulation diagram; interim parking changes; and phasing of work, as applicable. Temporary lane closure and use of trench plates would likely be required along West Monte Vista Avenue during trenching activities.

Conclusion:

Ongoing adherence to procedures and practices identified in the site-specific HASP would reduce the potential for incidents to occur that would require response from fire protection services. In addition, a TCP would be approved and implemented to control traffic during construction activities. After completion of remediation activities, the proposed Project would not cause an increase in demand on fire protection, as compared to the current demand.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

Police protection?**Impact Analysis:**

The Project Site is located in the jurisdiction of the City of Visalia's Police Department. Potential demands on law enforcement or emergency response services could increase slightly during the installation of the SVE systems as a result of unforeseen events or circumstances. However, risks to human health and safety would be minimized through ongoing adherence to procedures and practices identified in the site-specific HASP.

Conclusion:

Ongoing adherence to procedures and practices identified in the site-specific HASP would reduce the need for police protection services. After completion of remediation activities, the Project would not cause an increase in demand on police protection, as compared to current demand.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

Schools?**Impact Analysis:**

The proposed Project would not result in an increase in population or associated increase in demand on any school.

Conclusion:

Remediation activities would not create a demand for existing or new school facilities. No impact to school facilities would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

Parks?**Impact Analysis:**

The nearest neighborhood parks to the Project Site are Stonebrook Park and Crestwood Park (each located ½ mile distant). The proposed Project would not result in an increase in population or associated increase in demand on parks.

Conclusion:

Remediation activities would not create a demand for existing or new park facilities. No impact to park facilities would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

Other public facilities?**Impact Analysis:**

The closest hospital to the Project Site is the Kaweah Health Medical Center located approximately 2 miles to the north at 400 West Mineral King Avenue in Visalia. Installation of the SVE systems could result in a slight increase in demand for services at the hospital. The potential for incidents requiring medical attention would be minimized through adherence with the site-specific HASP.

Conclusion:

Ongoing adherence to procedures and practices identified in the site-specific HASP would reduce the need for other public facilities and services. After remediation activities complete, the Project would not cause an increase in demand on other public facilities and services, as compared to current demand.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

References Used:

- City of Visalia. *Municipal Code*. 2026. https://codelibrary.amlegal.com/codes/visalia/latest/visalia_ca/0-0-0-34167 (Accessed March 19, 2026).
- City of Visalia. 2026. *City of Visalia 2030 General Plan*. <https://www.visalia.gov/276/General-Plan-and-Specific-Plans> (Accessed March 19, 2026).

16. RECREATION				
	Potentially Significant Impact	Less Than Significant with Mitigation	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?	☐	☐	☐	☒

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

No laws, ordinances, regulations, or standards related to recreational resources are applicable to the proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

Public parks located within 1 mile of the Project Site includes Rotary Park (1 mile north), Blain Park (1 mile east), Stonebrook Park (½ mile southeast), Perry Family Park (1 miles south), and Crestwood Park (½ mile west).

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of recreational resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the lack of impacts to recreational resources in or near the Project Site, no environmental studies relating to recreational resources were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

- 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?

Impact Analysis:

The nearest neighborhood parks to the Project Site are Stonebrook Park and Crestwood Park (each located ½ mile distant). Implementation of remediation activities would not directly increase the permanent resident population in the area because no habitable structures are planned as part of the Project.

Conclusion:

The proposed Project would not increase the use of existing neighborhood and regional parks, other recreational parks, or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated. No impact to the use of existing neighborhood and regional parks or other recreational facilities would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- b. Does the Project include recreational facilities or require construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Impact Analysis:

The Project Site does not contain any recreational facilities. Implementation of remediation activities would not involve or require construction or expansion of any recreational facilities.

Conclusion:

The proposed Project would not construct or cause the need for construction of additional recreational facilities. No impact to existing or need for additional recreational facilities would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

17. TRANSPORTATION				
Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	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) Would the Project 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?	☐	☐	☐	☒

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):***Federal laws and regulations:***

- Resource Conservation and Recovery Act (RCRA) Title 42 United States Code Subtitle C and 40 Code Federal Regulations (CFR) Parts 260-279. More specifically, transporters of hazardous waste are governed by 40 CFR part 263. RCRA gives EPA the authority to control hazardous waste from the generation, transportation, treatment, storage, and disposal of hazardous waste.
- The U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration regulates the transport of hazardous materials through Title 49 of the Code of Federal Regulations, Subchapter C.

State laws and regulations:

- Hazardous Waste Control Law (Health and Safety Code (HSC) Chapter 6.5) and 22 California Code of Regulations (CCR). The law establishes regulations and incentives which ensure that the generators of hazardous waste employ technology and management practices for the safe handling, treatment, recycling, and destruction of their hazardous wastes prior to disposal. Article 6 of HSC Chapter 6.5 discusses the transportation of hazardous waste.
- California Vehicle Code: Divisions 2, 6, 12, 13, 14, 15 also apply to transportation of hazardous materials.

Local laws and regulations:

The Tulare County Association of Governments (TCAG) is designated by the Federal government as the Metropolitan Planning Organization (MPO) that oversees the regional transportation plan for the city of Visalia and Tulare County. The TCAG maintains a Congestion Management Process (CMP) designed to monitor and manage traffic congestion on key regional roadways. This collaborative process integrates with TCAG's Regional Transportation Plan (RTP) and is updated every four years, fulfilling federal requirements for metropolitan regions.

ENVIRONMENTAL SETTING (BASELINE):

West Whitendale Avenue, South Mooney Boulevard, and West Monte Vista Avenue provide the main access routes into the Project Site.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of transportation resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance. LOS has been the standard by which transportation impacts of major developments and changes to roads were measured. LOS was formally defined in the 1965 Highway Capacity Manual as a "qualitative measure of the effect of a number of factors, which include speed and travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience, and operating cost". It is better understood today that LOS does not accurately reflect vehicle travel as it only focuses on

individual local intersections and roadway segments and not on the entire vehicle trip. In 2013, the State of California passed Senate Bill (SB) 743 which required the Office Planning and Research (OPR) to amend the CEQA Guidelines to provide an alternative to LOS for evaluating transportation impacts. LOS was replaced with Vehicle Miles Traveled (VMT) as “the most appropriate metric of a Project’s potential transportation impacts”. VMT data are used primarily by transportation agencies, environmental agencies, and consultants to perform a variety of functions such as allocating resources, estimating vehicle emissions, computing energy consumption, and assessing traffic impacts.

The CEQA Guidelines identify VMT as the appropriate metric for evaluating transportation impacts because it reflects changes in long-term travel behavior and greenhouse gas emissions associated with a project’s operation. Temporary construction traffic does not alter long-term travel patterns or induce additional vehicle travel after construction is complete. Accordingly, construction-related trips are not considered a transportation impact under a VMT analysis.

Section 15064.3(b) of the CEQA Guidelines states the following:

(b) Criteria for Analyzing Transportation Impacts.

- (1) Land Use Projects. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, Projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the Project area compared to existing conditions should be presumed to have a less than significant transportation impact.
- (2) Transportation Projects. Transportation Projects that reduce, or have no impact on, vehicle miles traveled should be presumed to cause a less than significant transportation impact. For roadway capacity Projects, agencies have discretion to determine the appropriate measure of transportation impact consistent with CEQA and other applicable requirements. To the extent that such impacts have already been adequately addressed at a programmatic level, such as in a regional transportation plan EIR, a lead agency may tier from that analysis as provided in Section 15152.
- (3) Qualitative Analysis. If existing models or methods are not available to estimate the vehicle miles traveled for the particular Project being considered, a lead agency may analyze the Project’s vehicle miles traveled qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc. For many Projects, a qualitative analysis of construction traffic may be appropriate.
- (4) Methodology. A lead agency has discretion to choose the most appropriate methodology to evaluate a Project’s vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a Project’s vehicle miles traveled, and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revisions to model outputs should be documented and explained in the environmental document prepared for the Project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the less than significant impact to transportation resources in or near the Project Site, no environmental studies relating to transportation resources were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not Project activities would:

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

Impact Analysis:

The remediation activities would not affect public roadways or substantially affect the overall circulation system in the long-term because they are temporary. The proposed Project would add minimal traffic to roadways during the anticipated 3-week SVE construction period due to delivery of materials and supplies to the site and workers traveling to and from the site.

Overall, installation of the SVE systems would not substantially increase the traffic on any public street. In addition, the proposed Project would prepare and implement a traffic control plan (TCP) in accordance with the requirements of the City of Visalia Engineering Department prior to the start of construction. The TCP would include comprehensive details of traffic control (e.g., temporary signage, cones or barriers, flaggers), a circulation diagram; interim parking changes; and phasing of work, as applicable. Temporary lane closure and use of trench plates would likely be required along West Monte Vista Avenue during trenching activities.

During SVE construction, periodic movement of heavy equipment (drill rig, excavator, compactor) would occur along West Monte Vista Avenue to drill new SVE wells and to dig trenches for laying of underground piping. These activities would have the potential to temporarily impact the normal traffic flow and access to business parking areas. All other movement of heavy equipment would occur onsite either at the former Lamoure's SVE site or at the former Country Club SVE site. However, the proposed Project would not have any long-term effects on congestion levels.

There is Class II bike lane along West Whitendale Avenue adjacent to the former Country Club SVE site. There are no bike lanes along South Mooney Boulevard or West Monte Vista Avenue in the Project area. The nearest bus line (Visalia Transit Route #1A and #R1A) operates along South Mooney Boulevard near the Project Site. The temporary disruption of traffic along West Monte Vista Avenue during implementation of remediation activities would not affect any program, plan, ordinance or policy relating to these transportation facilities.

Conclusion:

The proposed Project would not incorporate any activities, short-term or long-term, that would have the ability to conflict with any program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities in the Project area.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?**Impact Analysis:**

VMT is a measure used in transportation planning for a variety of purposes. It measures the amount of travel for all vehicles in a geographic region over a given period of time, typically a one-year period. VMT is calculated by adding all the miles driven by all the cars and trucks on all the roadways in a region. This metric plays an integral role in the transportation planning, policy-making, and revenue estimation processes due to its ability to indicate travel demand and behavior. VMT may also be used to evaluate conformity assumptions, adjust travel demand forecasts, and identify pavement maintenance needs.

Implementation of the remediation activities would not generate additional long-term vehicle trips or change circulation patterns in the Project area. No permanent employees or residents would be added at the Project Site as a result of the remediation activities. During remediation activities, a limited number of vehicle trips would occur, such as construction worker trips and deliveries of equipment and materials to the Project Site. Given the limited number and temporary nature of these trips, there would be no conflict with or inconsistencies with provisions of the CEQA guidelines pertaining to VMT.

Conclusion:

The remediation activities would not conflict with or be inconsistent with Section 15064.3(b) of the CEQA Guidelines. There would be no impact.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

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

Impact Analysis:

The proposed Project involves remediation activities to address soil and soil vapor contamination. The remediation activities would not contain a design feature or incompatible use that would substantially increase traffic hazards because the activities would not alter the public roadways system.

Conclusion:

Implementation of the remediation activities would not include any design features or incompatible uses which would substantially increase hazards. No impacts related to increased hazards due to a geometric design feature or incompatible uses would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- d. Result in inadequate emergency access?

Impact Analysis:

The remediation activities would not affect emergency access to/from the Project Site in the long-term because these activities would not substantially change the overall circulation system on- or offsite. In addition, all construction equipment (drill rig, excavator, compactor) would be located and stored onsite and would not have the potential to block access roads.

Conclusion:

Emergency access to/from the Project Site would not change with implementation of remediation activities. No impacts related to inadequate emergency access would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

18. TRIBAL CULTURAL RESOURCES

Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and Project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

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	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), or	☐	☐	☒	☐
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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

Tribal Cultural Resources are defined in PRC Div. 13 Section 21074. California Assembly Bill 52 (AB 52) specifies that any Project for which a Notice of Preparation, Notice of Mitigated Negative Declaration or Notice of Negative Declaration is filed on or after July 1, 2015, the Lead agency must provide formal notification within 14 days of determining that an application for a Project is complete or of a decision to undertake a Project to the designated contact or tribal representative of the affiliated California Native American tribes. The tribe that is traditionally and culturally affiliated to the geographic area where a Project is located must have requested that the lead agency in question provide notification to the tribe (PRC 21081.3.1).

If remains are found on site, the County Coroner will make the determination of origin and disposition, pursuant to Public Resources Code (PRC) § 5097.98. If the remains are determined to be Native American, the Coroner would notify the NAHC (per Health and Safety Code 7050.5(c)). The NAHC would identify and notify the person(s) who might be the most likely descendent, who would make recommendations for the appropriate and dignified treatment of the remains (PRC Div. 5 section 5097.98). The descendants shall complete their inspection and make recommendations for treatment within 48 hours of being granted access to the Site (CEQA Guidelines, CCR section 15064.5(e); HSC section 7050.5).

ENVIRONMENTAL SETTING (BASELINE):

There are no known tribal cultural resources, as defined in PRC Div. 13 Section 21074, on the Project Site or in its immediate vicinity. The Project Site includes current and historic dry-cleaning facilities (now a commercial strip mall). DTSC complied with the 2014 Assembly Bill 52 (AB 52). DTSC provided written notification to nine individuals, representing five tribes, on the Tribal Consultation List from the Native American Heritage Commission (NAHC) regarding the Proposed Project on April 10, 2026. The notice included a brief Project description, Project location, and lead agency's

contact information. The Santa Rosa Rancheria responded to the outreach request and recommended that consultation be deferred to the local Tribes in the area. No other Tribes responded to the outreach.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

Tribal cultural resources are defined as either 1) sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historical Resources (California Register) or listed in a local register of historical resources or 2) a resource determined by the lead agency, in its discretion and supported by substantial evidence, is a tribal cultural resource (LCI 2017).

To be eligible for the California Register, a prehistoric or historic-period property must be significant at the local, state, and/or federal level under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. 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. Has yielded, or may be likely to yield, information important in prehistory or history.

A resource eligible for the California Register must meet one of the criteria of significance described above and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the unlikely potential for unknown tribal cultural resources to be located on the Project Site, no environmental studies relating to tribal cultural resources were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

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

Impact Analysis:

There are no known tribal cultural resources, as defined in PRC Section 21074, on the Project Site or in its immediate vicinity. As described in the Baseline Environmental Conditions, the Project Site includes current and historic dry-cleaning facilities (now a commercial strip mall). Based on the Project Site location, history, and absence of cultural resource findings during previous development activities, it is not likely that historical resources would be identified or impacted during remediation activities. However, if tribal cultural resources are discovered during remediation activities, work would stop in that area until a qualified archaeologist or appropriately licensed professional can assess the significance of the find and, if necessary, develop appropriate response measures in consultation with the DTSC and other agencies and Native American representatives, as appropriate.

Specifically, in the event of discovery of human remains during ground-disturbing activities, work within 25 feet of the discovery shall stop immediately and the County Coroner shall be notified to determine its origin. The County Coroner would determine disposition within 48 hours. If the remains are Native American, the County Coroner would be responsible for contacting the NAHC within 24 hours. The NAHC would identify and notify the person(s) who might be the most likely descendant, who would make recommendations for the appropriate and dignified treatment of the remains (PRC Div. 5 section 5097.98). The descendants shall complete their inspection and make recommendations for treatment within 48 hours of being granted access to the Site (CEQA Guidelines, CCR section 15064.5(e); HSC section 7050.5).

In the event of discovery of potential cultural or archaeological resources, remediation activities would be immediately suspended in the immediate area and surrounding 25 feet along with contacting and informing the DTSC Project Manager (Scott Yuen at (559) 578-8176; scott.yuen@dtsc.ca.gov). After discussion with

their Tribal Chairperson or respective Cultural Resources Managers or Tribal Historic Preservation Officers and in collaboration with DTSC (including the Office of Environmental Equity) and the property owner, any measures deemed necessary to record and/or protect the cultural or archaeological resource(s) would be implemented.

Conclusion:

The proposed Project would not include the demolition, elimination, or manipulation of a known tribal cultural resource. In addition, the finding of an unknown tribal cultural resource during implementation of remediation activities is unlikely based on the site history and conditions and absence of findings during prior development. However, the proposed Project is subject to existing regulations that would be implemented if discovery of unknown tribal cultural resource were uncovered during remediation activities. The proposed Project would not cause a substantial adverse change in the significance of a tribal cultural resource and impacts would be less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

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

Impact Analysis:

There are no known tribal cultural resources, as defined in PRC Section 21074, on the Project Site or in its immediate vicinity. The Project Site includes current and historic dry-cleaning facilities (now a commercial strip mall).

On April 10, 2026, DTSC formally notified nine individuals, representing five tribes identified in the NAHC listing. The Santa Rosa Rancheria responded to the outreach request and recommended that consultation be deferred to the local Tribes in the area. No other Tribes responded to the outreach. The Tribes did not identify any known tribal cultural resources that may be affected by the proposed Project.

As previously stated, the Project Site has been previously disturbed and no information regarding the presence of known tribal cultural resources has been provided to the DTSC from the contacted tribes or from cultural resource surveys or records.

Conclusion:

As no known tribal cultural resources occur at the Project Site or would be affected by the proposed Project, and implementation of the contingency set forth in Section 18 (a)(i) and (ii) would reduce impacts to unknown tribal cultural resources during remediation activities, impacts would be less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

References Used:

Governor's Office of Land Use and Climate Innovation (LCI). 2017. *Technical Advisory, AB 52 and Tribal Cultural Resources in CEQA*. June 2017.

19. UTILITIES AND SERVICE SYSTEMS				
Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	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?	☐	☐	☐	☒

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

No laws, ordinances, regulations, or standards protecting utilities and service systems resources are applicable to the proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

Water delivered to customers in the proposed Project area originates from the California Water Service (Cal Water) who provides municipal water to the city of Visalia. Cal Water manages the water supply for the city which is sourced from local groundwater aquifers.

The City of Visalia's Water Reclamation Facility (WRF) provides wastewater treatment and serves the city through collection, treatment, and disposal of wastewater. The Visalia WRF currently treats an average of about 13 million gallons per day (MGD) of wastewater. The WRF uses a combination of membrane bioreactor (MBR) filtration technology and ultraviolet disinfection to remove greater than 99% of traditional pollutants and produce treated water that is suitable for landscaping and agricultural purposes.

The City of Visalia Public Works Department provides residential and commercial trash services directly to the city, including garbage, recycling, and yard waste, with services often managed by their own Solid Waste Division.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of utilities and service systems resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the less than significant impacts to utilities and service systems resources in or near the Project Site, no environmental studies relating to utilities and service systems resources were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not Project activities would:

- a. Require or result in 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?

Impact Analysis:

The remediation activities would not create the need for or result in the construction of new or expanded water or wastewater treatment, electric power, natural gas, or telecommunications facilities. The installation and operation of SVE systems to treat contaminated soil and soil vapors would not affect the current drainage pattern of the Project Site. Runoff on the site would continue to be collected in the existing drainage system.

Conclusion:

Activities associated with the proposed Project would not require new or expanded water or wastewater treatment, electric power, natural gas, or telecommunications facilities. Impacts to these facilities would be less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

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

Impact Analysis:

Implementation of remediation activities would require approximately 3 weeks to complete. The primary source of any water, if needed, during construction activities would be supplied by existing onsite fire protection water system. If needed, additional water would be transported to the Project Site by water trucks.

Conclusion:

Sufficient water supplies from existing entitlements and resources onsite are available to serve the needs of remediation activities during the anticipated 3-week implementation period. The remediation activities would not create long-term, future demand for water supply beyond existing conditions. Impacts to water supplies would be less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

- 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?

Impact Analysis:

Implementation of remediation activities would not generate wastewater that would require a wastewater treatment provider. Therefore, the remediation activities would not create long-term, future demand for wastewater treatment beyond existing conditions.

Conclusion:

Construction activities associated with remediation of the Project Site would not create a demand for wastewater treatment at any wastewater treatment provider. No impact to a wastewater treatment provider would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated

☐ Less Than Significant Impact

☒ No Impact

- 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?

Impact Analysis:

Implementation of the proposed site remediation activities would be temporary in nature and would not result in any long-term operational generation of solid waste. Any solid waste generated during the remediation activities would be negligible, and within the capacity of local solid waste infrastructure and not of an amount which would impair attainment of solid waste reduction goals.

Conclusion:

Any minimal solid waste generated by remediation activities would be served by the existing solid waste service provider. A less-than-significant impact would occur to solid waste facilities.

☐ Potentially Significant Impact

☐ Less Than Significant With Mitigation Incorporated

☒ Less Than Significant Impact

☐ No Impact

- e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Impact Analysis:

Implementation of remediation activities would not generate substantially increase the amounts of solid waste needing transport offsite.

Conclusion:

Any minimal solid waste generated by remediation activities would comply with all federal, state, and local statutes and regulations related to solid waste. Therefore, no impacts related to compliance with federal, state, and local management and reduction statutes and regulations related to solid waste would occur.

☐ Potentially Significant Impact

☐ Less Than Significant With Mitigation Incorporated

☐ Less Than Significant Impact

☒ No Impact

20. WILDFIRE				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	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?	☐	☐	☒	☐

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

No laws, ordinances, regulations, or standards protecting wildfire resources are applicable to the proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

State Responsibility Areas are boundaries adopted by the Board of Forestry and Fire Protection and are areas where the California Department of Forestry and Fire (CAL FIRE) has a financial responsibility for fire suppression and prevention. Review of the Fire Hazard Severity Zones in State Responsibility Areas indicate the Project Site is not located in a Very High Hazard Severity Zone (VHFHSZ) but is located in a Local Responsibility Area. The closest area classified as a VHFHSZ is located approximately 16 miles east of the Project Site (CAL FIRE 2026).

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of wildfires resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the less than significant impacts to wildfire resources in or near the Project Site, no environmental studies relating to wildfire resources were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not Project activities would:

- a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

Impact Analysis:

Please refer to the analysis provided in Section 9(f) of this Initial Study.

Conclusion:

Please refer to the conclusion provided in Section 9(f) of this Initial Study.

☐ Potentially Significant Impact

☐ Less Than Significant With Mitigation Incorporated

☒ Less Than Significant Impact

☐ No Impact

- 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?

Impact Analysis:

The Project Site is not located in an area with environmental conditions conducive to wildland fires. The Project Site is in an urban area lacking dry vegetation. It is noted that the land adjacent to the former Lamoure's SVE system is vacant, but the vacant lot appears heavily disturbed and lacks any vegetation conducive to causing a wildland fire. However, operation of construction equipment during remediation activities has the limited potential to spark a fire. However, construction activities would implement best management practices (BMPs) which address fire prevention methods.

Conclusion:

Although construction equipment has a minimal potential to spark a fire during remediation activities, implementation of BMPs would substantially limit the potential for a wildland fire that exposes people or structures to a significant risk of loss, injury or death to occur. Impacts from wildland fires during implementation of the remediation activities are considered less than significant.

☐ Potentially Significant Impact

☐ Less Than Significant With Mitigation Incorporated

☒ Less Than Significant Impact

☐ No Impact

- 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?

Impact Analysis:

Implementation of remediation activities would not require the installation or maintenance of associated infrastructure (e.g., fuel breaks, emergency water sources, power lines, other utilities) that could exacerbate fire risk or could result in temporary or ongoing impacts to the environment.

Conclusion:

The remediation activities would not install any infrastructure that could exacerbate fire risk or could result in temporary or ongoing impacts to the environment. No impact would occur.

☐ Potentially Significant Impact

☐ Less Than Significant With Mitigation Incorporated

☐ Less Than Significant Impact

☒ No Impact

- 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?

Impact Analysis:

Landslides tend to occur where slopes are steeper with higher relief. The Project Site is flat with very little relief. The remediation activities would not significantly change the existing slope of the Project Site.

Conclusion:

The remediation activities would not create steep slopes or disturb any landslide-prone areas. In addition, remediation activities would not expose people or structures to risk from uncontrolled storm water runoff. These impacts are considered less than significant.

☐ Potentially Significant Impact

- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

References Used:

California Department of Forestry and Fire (CAL FIRE), 2026. Fire Hazard Severity Zones in State Responsibility Area. <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones> (Accessed March 19, 2026).

21. MANDATORY FINDINGS OF SIGNIFICANCE**Based on evidence provided in this Initial Study, DTSC makes the following findings:**

- a. The Project does not 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. The Project does not have impacts that are individually limited but cumulatively considerable. (“Cumulatively considerable” means that the incremental effects of an individual 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. The Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

Authority: Public Resources Code 21083, 21094.5.5

Reference: Public Resources Code Sections 21094.5 and 21094.5