

US EPA ARCHIVE DOCUMENT



# Flying High – Former Crop Dusting Property is Key to Improving Cartmill Avenue Interchange

## Project Description

<b>Property Address:</b>	596 Cartmill Avenue Tulare, CA 93274
<b>Property Size:</b>	0.7 acres
<b>Former Uses:</b>	Storage facility for agricultural crop dusting operation which stored pesticides, seeds, other related agriculture related materials; planes also loaded and cleaned onsite
<b>Contaminants Found:</b>	Organochlorine pesticides, chlordane, DDE, DDT, Dieldrin, Endrin. Several metals also detected: arsenic, barium, cadmium, chromium, cobalt, copper, lead, nickel, vanadium, zinc
<b>Current Use:</b>	Vacant
<b>Planned Use:</b>	Cartmill Avenue expansion and interchange improvement project
<b>Current Owner:</b>	City of Tulare, CA



*Excavation of onsite soil*

## Highlights

- Project is unique because of the front-end collaboration that went into assessing and cleaning up the site; the TSI was funded by DTSC and the cleanup by a \$200,000 EPA Cleanup grant
- Site was purchased for \$50,000; assessed and cleaned up utilizing grant funds and in-kind staff time from the City of Tulare; afterward appraised at \$185,000
- Improvement project has the potential to address safety and design concerns as well as create new jobs in Tulare, which is vital to reducing unemployment rates and promoting economic recovery

## Property History

From 1952 to 1982 the site operated as a storage facility for an agricultural crop dusting operation. Operations at the site led to pesticide and heavy metals contamination. The site had been vacant since Moore Aviation ceased crop dusting operations in 1982. In 2008, the City of Tulare bought the vacant property to facilitate economic growth in the area. The location of the property is key for the expansion and interchange improvement of Cartmill Avenue, since a portion of the expansion will go through the property.

A Phase II Site Assessment was conducted in 2005 which identified the extent of the contamination. In 2008, the California Department of Toxic Substances Control (DTSC) funded the Targeted Site Investigation (TSI) to evaluate areas of the site identified as areas of potential concern in the Site Assessment. A \$200,000 EPA Cleanup grant funded the cleanup of the site. The site was excavated and contaminated materials were hauled off site. Cleanup was completed March 2010.

## Drivers for Redevelopment

Improvements to Cartmill Avenue are needed to support economic growth on the north end of Tulare; the improvements will facilitate the development of approximately one million square feet of retail space. The site was chosen for redevelopment because of its proximity to the Cartmill Avenue street and interchange improvement project. The street and interchange improvement project could not move forward until the Moore Aviation site was remediated; as part of the street realignment, the expansion will go through the Moore Aviation site. Without this site clean and available the entire street and interchange project could have been at risk, including the potential retail/commercial development – improved traffic flow was needed to secure the development. The previous site developer did not want the task of remediating this parcel because of previous challenges regarding getting closure on contaminated sites. The city was able to intervene, purchase the site, and complete the remediation quickly and effectively through established partnerships with DTSC and EPA, both of which were invaluable in completing the cleanup of the Moore Aviation site.

With an unemployment rate of 13.1 percent, the City of Tulare tends to have higher unemployment and lower incomes than elsewhere in the state and nation. The city is constantly striving to improve the community, and provide the infrastructure needed to promote economic development and job creation. In addition to its safety, capacity and circulation benefits, the Cartmill Avenue interchange reconstruction is seen as the key to unlocking significant large-scale regional commercial economic development investments in all four quadrants of the Cartmill/SR 99 intersection. These investments will result in significant local job creation and improve an economically distressed area; they

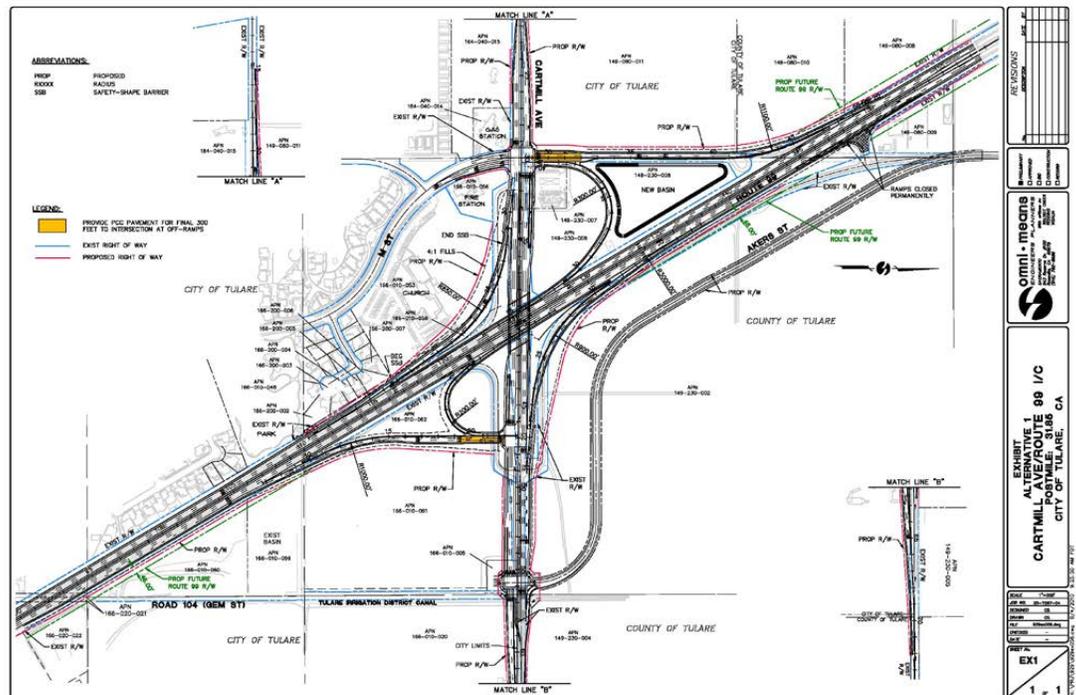
will also greatly diversify and improve access to jobs for underemployed and disadvantaged people. The potential to create new jobs in Tulare through this improvement project is vital to the ability to reduce unemployment rates and promote economic recovery.

## Project Results

The site has been cleaned up and Tulare is currently securing the final funding needed for the Cartmill realignment and interchange improvement project. The project will modify the existing interchange to provide the necessary capacity for future traffic volumes, and facilitate the future development of the entire Cartmill Avenue regional corridor.

Physical changes planned to bring the Cartmill Avenue/SR 99 interchange into a more productive role in the region's economy for the next 50 years include:

- Constructing Cartmill Avenue and the new Cartmill Avenue overcrossing to a 6-lane divided arterial standard with a design speed of 50 mph
- Constructing a new signalized northbound SR 99 off-ramp to Cartmill Avenue with a two-lane exit from SR 99 and a 1,300 foot long auxiliary lane
- Constructing a new direct connecting signalized on-ramp from Cartmill Avenue to southbound SR 99 with a single lane entrance to SR 99 and a 1,000 foot auxiliary lane



Proposed plan for Cartmill Avenue

- Relocating the existing southbound SR 99 off-ramp to M Street to a new signalized connection with Cartmill Avenue east of M Street
- Constructing a new signalized two lane Akers Street east of its existing location to provide necessary separation between it and the adjacent northbound ramp location
- Construction of a modified Type L-9 east of the freeway, and a Type L-1 to the west of the freeway; each ramp lane of the interchange will include a traffic census/data collection loop

In addition to addressing safety and design concerns with the current interchange, the project will allow and encourage the economic development of the area surrounding Cartmill Avenue. The range of benefits from the project includes:

- Providing additional capacity both to relieve existing traffic congestion and accommodate planned growth
- Providing improved east-west traffic circulation within the city by accommodating the ultimate build-out of Cartmill Avenue in accordance with the city’s Circulation Element
- Providing improved access to SR 99 within the northern area of the city
- Enhancing safety through the correction of existing conditions that do not meet current design standards
- Accommodating future widening of SR 99 by correcting existing vertical and horizontal clearance deficiencies
- Increasing sales tax and Transit Occupancy Tax (TOT) revenues to the City of Tulare

**Project Partners**

- California Department of Toxic Substances Control
- U.S. Environmental Protection Agency
- LFR, Inc. (Site Assessment)
- Project Navigator, Ltd.
- Center for Creative Land Recycling (CCLR)

**Funding Information**

**\$75,000** California DTSC In-Kind Value  
**\$200,000** EPA Cleanup Grant

**Project Timeline**

**1952 - 1982** Storage facility for Moore Aviation  
**May 2008** Acquisition by City of Tulare  
**May 2009** Final Targeted Site Investigation Report  
**March 2010** Cleanup Complete  
**July 2010** No Further Action Received

“This project would not have been possible without the support of DTSC and EPA, including technical guidance, funding and best practice information.”

—Betsy McGovern-Garcia - Project Manager

For additional information, please contact:

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