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## Reuse and the Benefit to Community Coalinga Asbestos Mine Superfund Site

### Executive Summary

The City of Coalinga, located near the Diablo Mountain Range in central California, has long been one of the region's primary asbestos production and storage areas. Decades of asbestos mining, processing and storage activities in the area contaminated soil, air and groundwater. Cooperation among the U.S. Environmental Protection Agency (EPA), the City of Coalinga, state agencies and potentially responsible parties (PRPs) has resulted in the successful cleanup, reuse and continued use of this area, known as the Coalinga Asbestos Mine Superfund site. Stakeholders recognized that a carefully designed cleanup could help support reuse opportunities and enable the continued operation of several active businesses on site.

Today, 33 new and long-time businesses operate at part of the site. Two new residential developments are also located there, providing much-needed housing in a rapidly growing community. This case study explores the area's cleanup, reuse and continued use, illustrating the opportunities and beneficial effects of Superfund redevelopment in action.

### Beneficial Effects

- Thirty-three commercial and light industrial businesses are currently active at the site.
- Site businesses employ over 450 people, providing annual employment income of about \$16.3 million to the local community.
- City properties at the site have an estimated property value of nearly \$50.5 million. They generated over \$583,000 in tax revenues in 2014.



Figure 1. The site's location in Coalinga, Fresno County, California.

## Introduction

When a site is restored for reuse, it can revitalize a local economy with jobs, new businesses, tax revenues and spending. Cleanup may also take place while there are active land uses located on site. This case study captures the beneficial effects of continued uses and redevelopment at the Coalinga Asbestos Mine Superfund site.

The site is located in western Fresno County in central California (Figure 1). The site includes two distinct areas – part of the City of Coalinga, referred to as the City operable unit (OU) and the Johns-Manville Mill (JMM) Area, or JMM OU (Figure 2).

The City OU includes 107 acres along Highway 198 in the southwestern part of Coalinga. Current land uses in this area include residential, commercial and light industrial uses. A fenced area of capped, site-related waste, referred to as a waste management unit (WMU), is located at the southern end of this part of the site. According to the U.S. Census, an estimated 17,000 people lived in Coalinga in 2013.

The JMM OU is a privately owned 557-acre tract of land in upper Pine Canyon on the southern flank of the Joaquin Ridge in the Diablo Mountains. Coalinga is the nearest population center, about 16 miles to the southeast. The JMM OU includes a former asbestos mine, a former

processing mill and associated support buildings, and asbestos tailings. Fencing restricts access to the area. The area is not currently suitable for residential, recreational or commercial uses. The area surrounding the JMM OU is primarily rural. About 10 people live within five miles of the JMM OU.

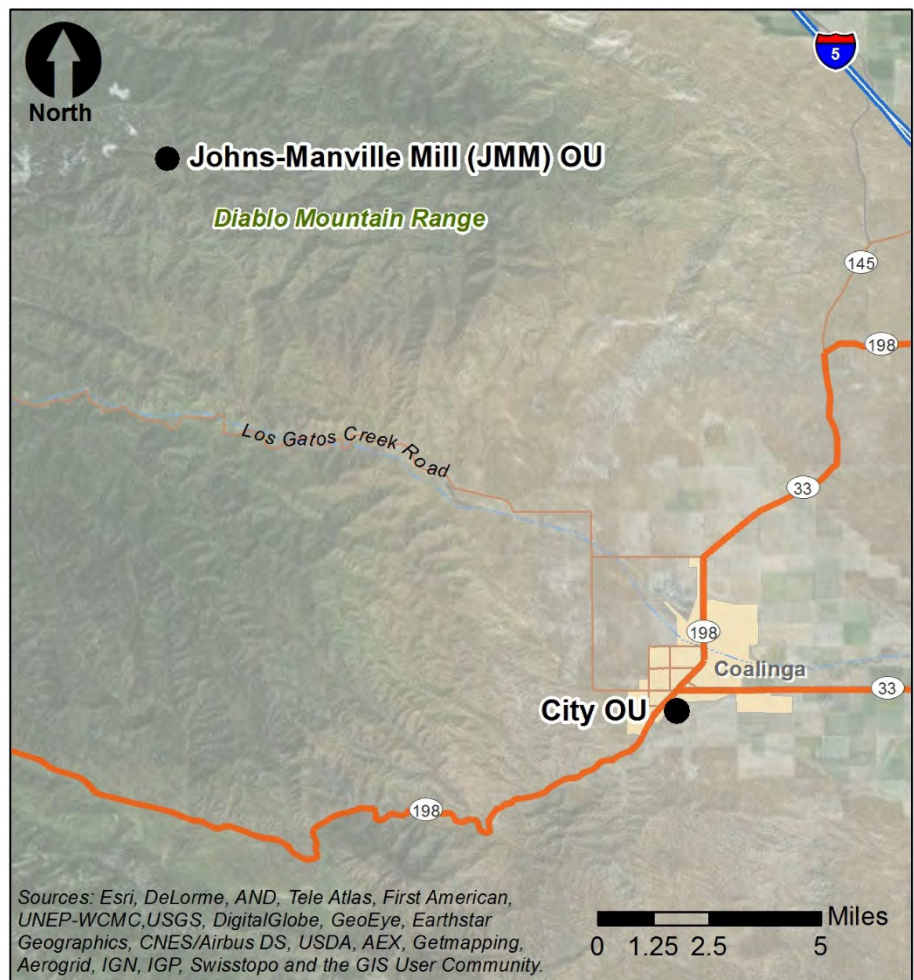


Figure 2: Site OU locations.

## Site History

Since the discovery of asbestos ore in California's Diablo Mountains, miners and mining companies have flocked to the area. The City of Coalinga, incorporated in 1906, was one result of the asbestos boom that centered on mining in the nearby mountains. From the late 1950s to the mid-1970s, the city and surrounding mines became major asbestos production and storage areas.

### JMM OU

The Southern Pacific Railroad Company originally acquired the JMM OU property from the federal government as part of a land grant under the 1871 Railway Act. The Southern Pacific Land Company (SPLC), an affiliate of the Southern Pacific Railroad Company, leased part of the property to the Coalinga Asbestos Company from 1955 to 1981. The Coalinga Asbestos Company, a joint venture between the Johns-Manville Corporation, the Kern County Land Company and private investors, operated an asbestos milling operation at the JMM OU from about 1962 to mid-1974. During this period, operations included processing ore from local open-mine pits and transporting the products off site by truck and rail. Site operators bulldozed mine tailings and other wastes into the eastern fork of Pine Canyon Creek. An estimated 450,000 cubic yards of ore and tailings remain at the site.

From November 1975 to 1981, Coalinga Asbestos Company leased the JMM OU to the Marmac Resource Company/Mareco, which operated a chromite mill on the property.

In early 1980, the Metropolitan Water District of Southern California (MWD) detected elevated levels of asbestos in water samples collected from the California Aqueduct near Los Angeles. The California Aqueduct is the primary drinking water conveyance for southern California. In the fall of 1980, additional MWD sampling found that drainage flowing from the JMM OU contained asbestos and entered the aqueduct during periods of high surface water runoff.

### City of Coalinga

As part of additional investigations of the JMM OU in 1986 and 1987, EPA conducted airborne asbestos sampling in Coalinga. The sampling found high levels of asbestos in the area. Further investigations found that asbestos had been transported from nearby mines and mills, including the JMM OU, to storage areas in Coalinga for handling and shipment. Contamination in the southern part of Coalinga resulted from asbestos handling, storage and shipping activities at the JMM OU.



Figure 3. Warning sign posted at the JMM OU.

## **Sitewide**

EPA placed the site on the Superfund program's National Priorities List (NPL) in 1984 and began a remedial investigation for the area in 1985. SPLC completed the remedial investigation in 1990, under a 1987 administrative order on consent. Investigations determined that asbestos mining and milling operations contaminated the JMM OU, and that decades of asbestos storage in Coalinga contaminated several buildings as well as air and soil throughout the city.

## **Site Cleanup**

EPA split the site into two areas, or OUs – the JMM OU and the City OU – to manage the cleanup. The City OU is also part of the neighboring Atlas Asbestos Mine Superfund site.

### **JMM OU**

In 1990, EPA selected a cleanup plan to minimize the release of asbestos into the air and local streams, and to address contaminated structures at the JMM OU. Potentially responsible parties (PRPs) for the JMM OU included the Pine Canyon Land Company, the Santa Fe Pacific Corporation and Catellus Development Company. In 1992, the PRPs agreed to perform all required cleanup.

Cleanup included diverting the creek flow away from the on-site tailings pile by building a cross-canyon stream diversion and minimizing the release of asbestos into a nearby creek by improving the existing sediment trapping dam. Efforts also included paving the road through the JMM OU to suppress dust, dismantling the mill building and disposing of the debris, and limiting access to the site by erecting fencing and placing land use restrictions on the property. The cleanup plan also required that PRPs conduct a pilot study to determine if revegetation would minimize erosion of disturbed areas. The PRPs voluntarily went above and beyond their obligation to perform the pilot study, and revegetated all affected areas with native plants to help restore the area's ecosystems. Construction of the remedy began in spring of 1993 and finished in early 1994. The PRPs continue to routinely inspect site fencing, stream diversions and the sediment trapping dam to make sure they are performing as designed.

### **City OU**

In 1987, EPA investigations identified the Southern Pacific Transportation Company (SPTC) as the PRP for the City OU. In fall of 1987, under an administrative order issued by EPA to SPTC, the company performed early cleanup actions to stabilize waste materials and address immediate threats to human health and the environment. These cleanup actions included fencing contaminated areas throughout Coalinga, posting warning signs, spraying biodegradable sealant to control dust and covering waste ore piles with plastic.

In 1989, EPA selected a long-term cleanup plan to address asbestos contamination at the City OU. Asbestos storage and handling activities took place in structures and on properties in several different areas across the City OU. Cleanup included excavation and consolidation of about 20,000 cubic yards of asbestos-, chromium- and nickel-contaminated soil and building debris from those areas. SPTC built an underground WMU to contain and dispose of the contaminated soil and waste on site, and then capped the area. Cleanup also included regrading of excavated areas, debris decontamination, soil, ground water and air monitoring, and land use restrictions. The PRP began cleanup activities under EPA oversight in 1989 and finished them in early 1992. These actions helped eliminate the risks posed by asbestos, making vacant city properties suitable for development and enabling the continued operation of several active businesses in the City OU. Throughout the

cleanup, EPA staff met regularly with community stakeholders to share site information and incorporate community feedback into the Superfund process. EPA issued a Final Remedial Action Report in early 1992 documenting the successful completion of the City OU cleanup. Following cleanup, EPA took the site off the NPL in April 1998.

In 2006, following an update of federal asbestos cleanup policy, EPA recommended additional work to ensure that the soil cleanup for the area surrounding the WMU remained protective of human health and the environment.<sup>1</sup> EPA worked closely with the City and community during additional sampling to address questions and concerns. Soil and air sampling results showed the remedy continued to be protective of human health and the environment. No further cleanup was necessary.

The City of Coalinga currently owns the land where the WMU is located. The Redevelopment Agency of the City of Coalinga, the California Department of Toxic Substances Control (DTSC) and EPA worked together on appropriate land use restrictions for the WMU property. In 2010, EPA, the DTSC and the City of Coalinga signed an environmental restriction to prevent activities that could potentially disturb the WMU and cap. The restriction also specifically prohibits residential land use, groundwater use and drilling for drinking water, oil or gas at the WMU property. SPTC routinely inspects the cap that covers the WMU to make sure it continues to perform as designed.

*“The cleanup provided the City of Coalinga with the ability to redevelop this area into a residential and commercial center, which is now a lively part of the community. EPA’s certification of the cleanup was the tool the City needed to successfully redevelop the area.”*

*Lily Tavassoli, Former EPA Site Manager*

## Setting the Stage for New Development at the City OU

The remedy selected for the City OU protects human health and the environment *and* enabled the beneficial reuse of previously unavailable site properties. While the City hoped to attract new development to the area, it had concerns about the site’s status and Superfund liability. EPA worked with the City to address their questions and concerns. In May 1993, EPA issued a Certificate of Completion to the City and SPTC, which documented the completion of all required cleanup activities at the City OU. After EPA declared the cleanup complete in 1992, the City of Coalinga promoted the vacant City OU property, catching the eye of several developers interested in project opportunities near downtown. The completion of cleanup activities enabled the redevelopment of parts of the site without land use restrictions.

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<sup>1</sup> The 1989 City OU ROD selected a one percent asbestos cleanup level for soil. In 2004, EPA revised its asbestos risk assessment policy to conclude that asbestos in soils at and below 1 percent may still pose unacceptable health risks, depending on site-specific conditions and land use. Current EPA policy OSWER Directive 9345.4-05 recommends development of site-specific, risk-based action levels to determine if response actions should be taken when asbestos levels below 1 percent are found at a site. For additional information see EPA’s Asbestos website: <http://www.epa.gov/superfund/asbestos-superfund-sites>.

## Beneficial Effects

The removal of old asbestos storage buildings and contaminated soil from several areas throughout the city protected public health and made possible the construction of a new Kmart store and two major housing developments. The redevelopment projects addressed the growing community's need for additional housing and provided a source of jobs and revenue. The selected remedy also enabled the continued operation of several active City OU businesses during cleanup activities.

Today, 33 site businesses and other organizations support about 450 jobs and contribute over \$16.3 million in annual employment income to the community. Combined estimated 2014 sales for all site businesses exceeded \$47 million. Together, new and long-time businesses at the site also generate local and state sales and property tax revenues. The section below describes the specific beneficial effects of several businesses at the site.

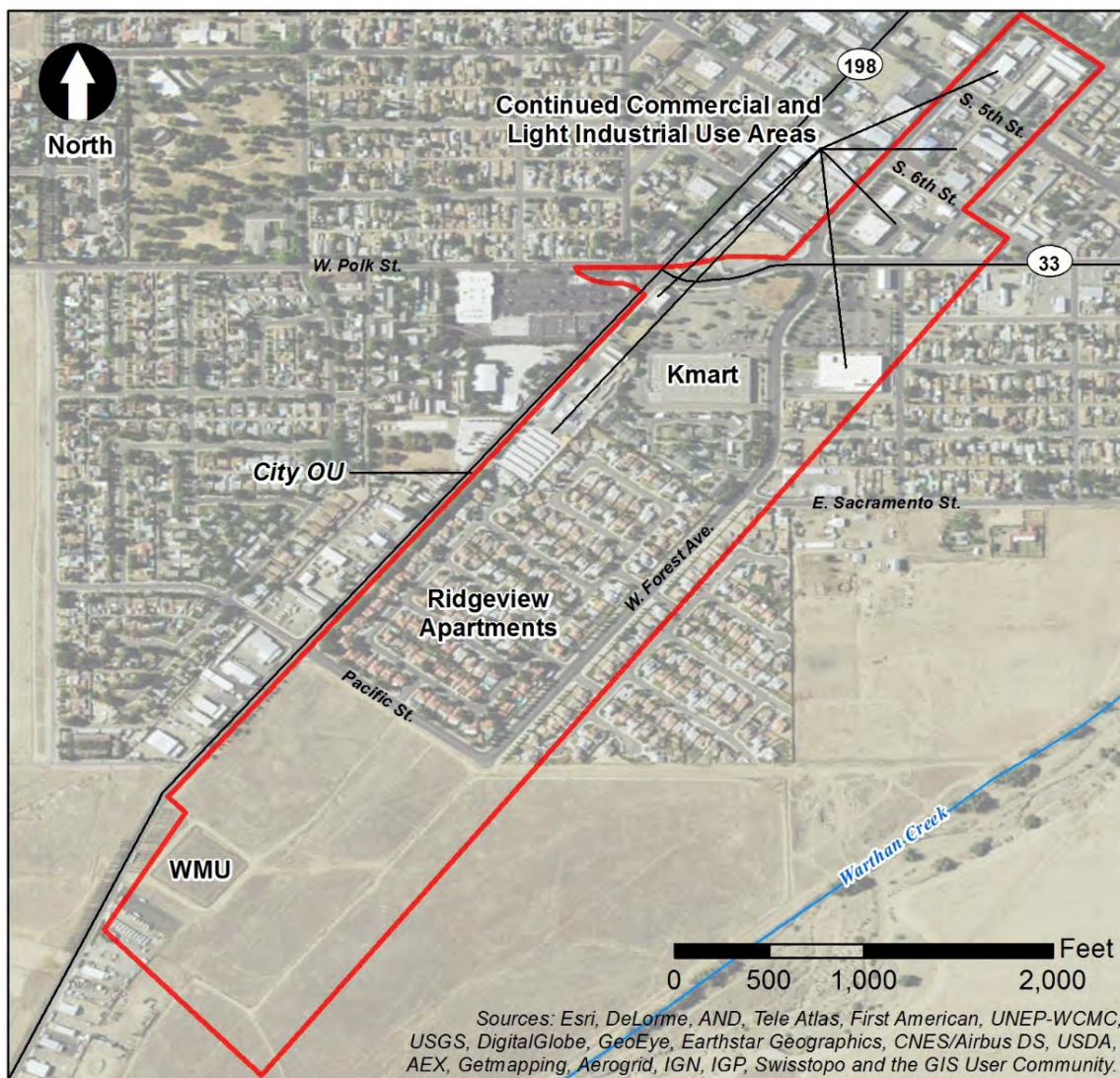


Figure 4. The City OU area and area land uses.

## Enabling New Site Development

### ***Kmart***

Kmart entered and won a bidding war with a competitor for a prime piece of vacant City OU property. The new Kmart store opened its doors in 1992. With no other large discount retail stores in the city, the store filled a significant niche in the community. The business contributes over \$2.2 million in estimated annual employment income. Estimated 2014 sales reached \$20 million.

### ***New Residential Development***

Two former asbestos storage areas are now the location of a 47-lot subdivision and Ridgeview Apartments, a 43-unit apartment complex. Buckingham Property Management – located at 400 West Forest Avenue – manages the apartment complex. The business provides over \$103,000 in estimated annual employment income. Both developments have helped address a priority need for additional housing in Coalinga; the city’s population has doubled since 1980.



Figure 5. Kmart storefront and parking area.



Figure 6. New homes at the City OU made possible by the site’s cleanup.

## Supporting Continued Site Use

### ***Save Mart Supermarket***

This family-owned grocery store includes a deli and bakery. It contributes over \$2.7 million in estimated annual employment income to the community. Estimated 2014 sales reached \$10 million.

### ***Little Caesar's***

This global chain pizza restaurant provides nearly \$178,000 in estimated annual employment income. Estimated 2014 sales reached \$1 million.

### ***United Cerebral Palsy***

This branch office of United Cerebral Palsy (UCP) of Central California provides valuable social services in Coalinga. UCP offers programs and services for adults and children with disabilities and special needs, including cerebral palsy, Down syndrome, autism, traumatic brain injuries and other developmental disabilities. The company's mission is to advance the independence, productivity and full citizenship of persons with disabilities. It provides nearly \$138,000 in estimated annual employment income.

### ***California Highway Patrol***

This office of the California Highway Patrol contributes over \$2.1 million in estimated annual employment income to the community.

### ***Medical Offices Complex***

Several private medical practices – a diagnostic lab, a medical supply company and a pharmacy – operate at 155 South 5th Street. These businesses provide valuable medical resources to the community. Together, they employ about 70 people, contributing over \$5.4 million in estimated annual employment income.

### ***West Hills Oil***

Established in 1962, this operation includes a petroleum bulk station and terminal and mini-storage business. It contributes over \$421,000 in estimated annual employment income. Estimated 2014 sales exceeded \$2.8 million.

### ***Autozone***

This auto parts supply business provides over \$230,000 in estimated annual employment income. Estimated 2014 sales reached \$1 million.



Figure 7. City OU businesses.



Figure 8. Medical office complex at 155 South 5th Street.



Figure 9. West Hills Oil headquarters office.



### **West Hills Machine Shop**

Established in 1976, this business provides welding, cutting and machine shop services. It provides over \$473,000 in estimated annual employment income. Estimated 2014 sales reached \$900,000.

### **Walgreens**

This pharmacy contributes nearly \$1.2 million in estimated annual employment income to the community. Estimated 2014 sales reached \$5 million.

## **Property Values and Tax Revenues**

On-site properties help generate property tax revenues that support local governments. In 2014, site properties within the City OU generated over \$583,000 in total tax revenues. City OU properties have an estimated current property value of nearly \$50.5 million. On-site businesses that produce retail sales and services also generate tax revenues through the collection of sales taxes, which support state and local governments.<sup>2</sup>

## **Future Site Use**

The cleanup has also set the stage for additional redevelopment opportunities in the area. The site's close proximity to Highway 5 and the availability of vacant land near downtown Coalinga make the City OU a prime location for businesses seeking to expand their operations or open new facilities. Looking forward, EPA will continue to work with stakeholders to support protective reuses and ensure the long-term stewardship of the site's remedy.

## **Conclusion**

Collaboration and cooperation among EPA, the City of Coalinga, state agencies and a responsible party was vital to the successful cleanup and continued use and reuse of the City OU at the Coalinga Asbestos Mine Superfund site. The cleanup eliminated risks from asbestos, making previously contaminated areas suitable for development, while the City's outreach efforts attracted significant development interest. The site's carefully designed cleanup not only protects public health and the environment, but also supports the continued operation of several site businesses. Today, on-site businesses are an important part of the local economy, providing over 450 jobs and over \$16.3 million in estimated annual employee income.

*For more information about EPA's Superfund Redevelopment Initiative (SRI), visit:  
[http://www.epa.gov/superfund\\_redevelopment\\_initiative](http://www.epa.gov/superfund_redevelopment_initiative).*



Figure 10. West Hill Machine Shop.



Figure 11. Walgreens storefront.

<sup>2</sup> The combined sales tax rate in the City of Coalinga is 8.225 percent. This includes sales tax rates for the state, county and city. For more information, see the Sale-Tax.com website: <http://www.sale-tax.com/CoalingaCA>.



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## Reuse and the Benefit to Community Coalinga Asbestos Mine Superfund Site

### Technical Appendix

#### Employment Information for On-site Jobs

Information on the number of employees and sales volume for on-site businesses came from the Hoovers/Dun & Bradstreet ([D&B](#)) database. EPA also gathered information on businesses and corporations from D&B. D&B maintains a database of over 225 million active and inactive businesses worldwide. Database data include public records, financials, private company insights, extensive global information, telephone numbers and physical addresses. The Data Universal Numbering System (DUNS) number is a unique nine-digit identification number assigned by D&B to each business and its location within the database for identifying each business. When Hoovers/D&B database research could not identify employment and sales volume for on-site businesses, EPA used the [Manta](#) database. Both databases include data reported by businesses. Accordingly, some reported values might be underestimates or overestimates. While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This could be attributed to a number of business conditions and/or data reporting. Data included in this Technical Appendix are obtained directly from reputable sources, and reported as presented by those sources.

#### Wage and Income Information for On-site Jobs

EPA obtained wage and income information from the U.S. Bureau of Labor Statistics (BLS). Part of the U.S. Department of Labor, the BLS is the principal federal agency responsible for measuring labor market activity, working conditions and price changes in the economy. Its mission is to collect, analyze and disseminate essential economic information to support public and private decision-making. All BLS data meets high standards of accuracy, statistical quality and impartiality.

EPA used the BLS Quarterly Census of Employment and Wages database to obtain average weekly wage data for businesses at the Coalinga Asbestos Mine Superfund site. Average weekly wage data were identified by matching the North American Industry Classification System (NAICS) codes corresponding with each type of business with weekly wage data for corresponding businesses in Fresno County. If weekly wage data were not available at the county level, EPA sought wage data by state or national level, respectively. In cases where wage data were not available for the six-digit NAICS code, EPA used higher-level (less-detailed) NAICS codes to obtain the wage data.

To determine the annual wages (mean annual) earned from jobs generated by each of the selected businesses at the Coalinga Asbestos Mine Superfund site, EPA multiplied the average weekly wage figure by the number of weeks in a year (52) and by the number of jobs (employees) for each business.

**Table 1. Coalinga Asbestos Mine Superfund Site: Information for On-Site Organizations and Businesses**

On-site Business	NAICS Code <sup>a</sup>	NAICS Title	Number of Employees <sup>b</sup>	Average Weekly Wage (2014) <sup>c</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Income <sup>d</sup>	Annual Sales (2014) <sup>b</sup>
American Tint & Tire & Glass	423130 <sup>e</sup>	Tire and Tube Merchant Wholesalers	NA	\$855	\$44,460	NA	NA
Americo Esquibles MD	621111	Offices of Physicians (except Mental Health Specialists)	NA	\$1,562	\$81,224	NA	NA
Autozone, Inc.	441310	Automotive Parts and Accessories Stores	8	\$554	\$28,808	\$230,464	\$1,000,000 <sup>f</sup>
Bik Lyamar MD	621111	Offices of Physicians (except Mental Health Specialists)	30	\$1,562	\$81,224	\$2,436,720	\$1,400,000 <sup>g</sup>
Billingsley Mini Storage	531130 <sup>e</sup>	Lessors of Miniwarehouses and Self-Storage Units	NA	\$428	\$22,256	NA	NA
Buckingham Property Management	531210	Offices of Real Estate Agents and Brokers	2	\$998	\$51,896	\$103,792	NA
Burger King 9369	722513	Limited-Service Restaurants	25	\$263	\$13,676	\$341,900	\$700,000
Caesar Little Enterprises, Inc. (Little Caesar's)	722513	Limited-Service Restaurants	13	\$263	\$13,676	\$177,788	\$1,000,000 <sup>f</sup>
Carniceria Y Taqueria Jazmin	445210	Meat Markets	2	\$371	\$19,292	\$38,584	\$160,000
Coalinga Machine Works	332710	Machine Shops	3	\$1,011	\$52,572	\$157,716	\$200,000
Coalinga Medical Supply	423450	Medical, Dental/Hospital Equip/Supls Mrchnt Whlsrs	1 <sup>f</sup>	\$879	\$45,708	\$45,708	\$1,000,000 <sup>f</sup>
F and J Pizza	722513	Limited-Service Restaurants	15	\$263	\$13,676	\$205,140	\$420,000

On-site Business	NAICS Code <sup>a</sup>	NAICS Title	Number of Employees <sup>b</sup>	Average Weekly Wage (2014) <sup>c</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Income <sup>d</sup>	Annual Sales (2014) <sup>b</sup>
Goin' Postal	561439	Other Business Service Centers (including Copy Shops)	1	\$553	\$28,756	\$28,756	\$62,000
Griffin, Paul A Md, A Professional Corporation	621111	Offices of Physicians (except Mental Health Specialists)	25	\$1,562	\$81,224	\$2,030,600	\$1,000,000 <sup>g</sup>
Highway Patrol, California	922120	Police Protection	35	\$1,183	\$61,516	\$2,153,060	NA
John Crane Production Solutions	561990	All Other Support Services	2	\$348	\$18,096	\$36,192	\$208,510
John John's RV Storage	531130 <sup>e</sup>	Lessors of Miniwarehouses and Self-Storage Units	NA	\$428	\$22,256	NA	NA
Kmart Corporation	452112	Discount Department Stores	120	\$358	\$18,616	\$2,233,920	\$20,000,000 <sup>f</sup>
Michelle FNP Mitchell	621111	Offices of Physicians (except Mental Health Specialists)	4	\$1,562	\$81,224	\$324,896	\$280,000 <sup>g</sup>
Oman's Floor Covering	442210 <sup>e</sup>	Floor Covering Stores	NA	\$535	\$27,820	NA	NA
Oreilly Auto Parts	811111	General Automotive Repair	1	\$655	\$34,060	\$34,060	\$66,000
Panaderia Solorio	311811	Retail Bakeries	NA	\$421	\$21,892	NA	NA
Rx Care Pharmacy Inc.	446110	Pharmacies and Drug Stores	1	\$794	\$41,288	\$41,288	\$250,000
Save Mart Supermarkets	445110	Supermarkets and Other Grocery (except Convenience) Stores	100	\$523	\$27,196	\$2,719,600	\$10,000,000 <sup>f</sup>
Shahrestani Shahriar MD	621111	Offices of Physicians (except Mental Health Specialists)	3	\$1,562	\$81,224	\$243,672	\$180,000 <sup>g</sup>

On-site Business	NAICS Code <sup>a</sup>	NAICS Title	Number of Employees <sup>b</sup>	Average Weekly Wage (2014) <sup>c</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Income <sup>d</sup>	Annual Sales (2014) <sup>b</sup>
Thweatt Car Wash	811192	Car Washes	1 <sup>f</sup>	\$435	\$22,620	\$22,620	NA
UCP United Cerebral Palsy	624190	Other Individual & Family Services	5 <sup>f</sup>	\$530	\$27,560	\$137,800	NA
Unilab Corporation	621511	Medical Laboratories	7	\$798	\$41,496	\$290,472	NA
Walgreen Co.	446110	Pharmacies and Drug Stores	29	\$794	\$41,288	\$1,197,352	\$5,000,000 <sup>f</sup>
Weetown Learning	624410	Child Day Care Services	5	\$379	\$19,708	\$98,540	\$190,000
West Hills Machine Shop, Inc.	332710	Machine Shops	9	\$1,011	\$52,572	\$473,148	\$900,000
West Hills Oil, Inc.	424710	Petroleum Bulk Stations and Terminals	6	\$1,351	\$70,252	\$421,512	\$2,830,000 <sup>h</sup>
Westside Supply	444130	Hardware Stores	3	\$636	\$33,072	\$99,216	\$280,000
<b>Total</b>			<b>456</b>			<b>\$16,324,516</b>	<b>\$47,126,510</b>

<sup>a</sup> NAICS code provided in the D&B database, unless otherwise noted.

<sup>b</sup> Data are from the D&B database, unless otherwise noted.

<sup>c</sup> Average weekly wage per employee based upon BLS 2014 Average Weekly Wage data.

<sup>d</sup> Total annual income figures derived by multiplying “Number of Employees” by “Annual Wage (Mean Annual) per Employee.”

<sup>e</sup> NAICS code assumed.

<sup>f</sup> Data are from the Manta website.

<sup>g</sup> While sales values typically exceed estimated totals of annual employee income, annual reported sales can sometimes be lower than estimated annual income. This atypical condition of estimated income exceeding sales can be a result of business conditions, estimated business wages not accurately reflecting actual wages for the site-specific business, annual sales being under-reported, a business loss for the year, or a combination of those factors.

<sup>h</sup> Annual sales calculated using the “sales per employee” method. This method of calculating site-specific business sales involves dividing the company-wide sales value, provided by D&B, by the number of employees that work at all branches/locations of the business. That value equals an estimated business sales value per employee for the entire business (all locations). That value is then multiplied by the number of employees at the on-site business location to calculate an estimated annual sales value for the site-specific business location.

NA – Not available or not applicable.

**Property Values and Local Tax Revenue Generated from Property Taxes**

EPA obtained data on the most recently assessed values for property parcels at the Coalinga Asbestos Mine Superfund site City OU in October 2015 from the Fresno County Property Assessor’s Office. The Office also provided EPA with 2014 property tax information for the site parcels.

**Table 2. City OU Property Value and Tax Summary for Taxes Payable in 2014**

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015)	Total Property Tax (2014)
08335018S	490 MASON WAY CO	\$92,283	\$1,074
08333606S	625 HALIBURTON WAY CO	\$102,700	\$1,215
08335024S	205 BOARDAGARY CO	\$105,450	\$1,226
08335020S	530 MASON WAY CO	\$103,800	\$1,231
08335010S	150 CURTISS LN CO	\$107,600	\$1,276
08335019S	510 MASON WAY CO	\$147,400	\$1,287
08335039S	135 CURTISS LN CO	\$109,000	\$1,292
08335035S	225 CURTISS LN CO	\$109,500	\$1,294
08332407S	225 FISHER LN CO	\$109,800	\$1,298
08333401S	120 WALKER LN CO	\$110,000	\$1,300
08335009S	130 CURTISS LN CO	\$110,400	\$1,308
08333307S	135 WALKER LN CO	\$112,700	\$1,332
08332402S	260 WALKER LN CO	\$112,700	\$1,332
08335037S	175 CURTISS LN CO	\$113,300	\$1,339
08335015S	250 CURTISS LN CO	\$113,500	\$1,345
08332118S	660 HAZELHURST WAY CO	\$114,900	\$1,357
08333108S	815 HALIBURTON WAY CO	\$116,897	\$1,358
08335005S	495 HALIBURTON WAY CO	\$115,000	\$1,362
08335026S	155 BOARDAGARY CO	\$115,500	\$1,368
08333604S	665 HALIBURTON WAY CO	\$148,916	\$1,370
08333203S	160 MC COLLUM LN CO	\$118,225	\$1,373
08332126S	595 HAZELHURST WAY CO	\$117,000	\$1,382
08332408S	245 FISHER LN CO	\$117,200	\$1,384
08335014S	230 CURTISS LN CO	\$116,900	\$1,384

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015)	Total Property Tax (2014)
08332129S	220 FISHER LN CO	\$120,776	\$1,398
08335032S	180 BOARDAGARY CO	\$118,800	\$1,407
08332310S	285 WALKER LN CO	\$123,636	\$1,429
08333407S	135 FISHER LN CO	\$122,300	\$1,444
08332401S	280 WALKER LN CO	\$125,600	\$1,482
08332403S	240 WALKER LN CO	\$127,000	\$1,499
08333608S	599 HALIBURTON WAY CO	\$127,500	\$1,504
08335007S	455 HALIBURTON WAY CO	\$127,900	\$1,513
08333603S	685 HALIBURTON WAY CO	\$130,939	\$1,513
08332114S	720 HAZELHURST WAY CO	\$129,600	\$1,529
08332122S	598 HAZELHURST WAY CO	\$129,900	\$1,532
08332115S	700 HAZELHURST WAY CO	\$131,300	\$1,549
08335016S	450 MASON WAY CO	\$131,400	\$1,554
08332206S	205 CHENEY LN CO	\$132,100	\$1,558
08333607S	605 HALIBURTON WAY CO	\$132,700	\$1,565
08335011S	170 CURTISS LN CO	\$133,600	\$1,579
08333502S	140 FISHER LN CO	\$136,766	\$1,581
08332110S	798 HAZELHURST WAY CO	\$133,800	\$1,582
08332120S	620 HAZELHURST WAY CO	\$137,442	\$1,587
08333205S	175 CHENEY LN CO	\$135,100	\$1,593
08332406S	205 FISHER LN CO	\$136,500	\$1,610
08332101S	225 MC COLLUM LN CO	\$139,728	\$1,617
08333202S	140 MC COLLUM LN CO	\$140,041	\$1,621
08333306S	155 WALKER LN CO	\$139,800	\$1,648
08332202S	260 MC COLLUM LN CO	\$139,800	\$1,648
08332130S	200 FISHER LN CO	\$139,800	\$1,648
08332116S	698 HAZELHURST WAY CO	\$140,300	\$1,654
08333107S	835 HALIBURTON WAY CO	\$140,300	\$1,658

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015)	Total Property Tax (2014)
08335033S	200 BOARDAGARY LN CO	\$143,615	\$1,662
08333602S	699 HALIBURTON WAY CO	\$141,100	\$1,663
08332304S	220 CHENEY LN CO	\$141,300	\$1,666
08333204S	180 MC COLLUM LN CO	\$141,500	\$1,672
08335040S	115 CURTISS LN CO	\$141,600	\$1,673
08333408S	115 FISHER LN CO	\$142,100	\$1,675
08333305S	175 WALKER LN CO	\$145,436	\$1,679
08332107S	840 HAZELHURST WAY CO	\$142,300	\$1,681
08332305S	200 CHENEY LN CO	\$143,100	\$1,690
08332409S	265 FISHER LN CO	\$146,313	\$1,691
08332405S	200 WALKER LN CO	\$3,569	\$1,692
08332105S	299 MC COLLUM LN CO	\$145,600	\$1,716
08332203S	240 MC COLLUM LN CO	\$146,100	\$1,725
08333504S	180 FISHER LN CO	\$146,800	\$1,730
08332404S	220 WALKER LN CO	\$146,800	\$1,730
08333207S	135 CHENEY LN CO	\$147,000	\$1,732
08335017S	470 MASON WAY CO	\$150,076	\$1,734
08333103S	135 MC COLLUM LN CO	\$150,925	\$1,746
08333403S	160 WALKER LN CO	\$148,300	\$1,747
08332109S	800 HAZELHURST WAY CO	\$148,500	\$1,753
08332131S	575 HAZELHURST WAY CO	\$149,200	\$1,762
08332106S	860 HAZELHURST WAY CO	\$152,316	\$1,763
08333501S	120 FISHER LN CO	\$150,200	\$1,770
08335004S	515 HALIBURTON WAY CO	\$153,690	\$1,779
08333104S	115 MC COLLUM LN CO	\$151,300	\$1,782
08332123S	580 HAZELHURST WAY CO	\$178,000	\$1,784
08332121S	600 HAZELHURST WAY CO	\$151,400	\$1,784
08332306S	205 WALKER LN CO	\$151,700	\$1,787



Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015)	Total Property Tax (2014)
08333105S	101 MC COLLUM LN CO	\$154,736	\$1,789
08333208S	115 CHENEY LN CO	\$155,977	\$1,804
08333303S	160 CHENEY LN CO	\$164,000	\$1,819
08333101S	175 MC COLLUM LN CO	\$158,511	\$1,833
08332128S	240 FISHER LN CO	\$160,110	\$1,847
08332303S	240 CHENEY LN CO	\$160,350	\$1,851
08335008S	110 CURTISS LN CO	\$157,600	\$1,856
08335012S	190 CURTISS LN CO	\$160,862	\$1,861
08332113S	740 HAZELHURST WAY CO	\$158,400	\$1,865
08335022S	SUR RT LOT 130 TRACT NO 5309 FOX HOLLOW NO 3	\$159,200	\$1,879
08333109S	799 HALIBURTON WAY CO	\$162,735	\$1,881
08332302S	260 CHENEY LN CO	\$170,000	\$1,888
08332410S	285 FISHER LN CO	\$161,500	\$1,902
08332117S	680 HAZELHURST WAY CO	\$161,500	\$1,902
08335013S	SUR RT LOT 121 TRACT NO 5309 FOX HOLLOW NO 3	\$162,000	\$1,911
08335006S	475 HALIBURTON WAY CO	\$166,256	\$1,923
08333503S	160 FISHER LN CO	\$167,214	\$1,930
08333404S	180 WALKER LN CO	\$167,214	\$1,930
08332207S	225 CHENEY LN CO	\$164,800	\$1,940
08335001S	575 HALIBURTON WAY CO	\$168,200	\$1,984
08332309S	265 WALKER LN CO	\$169,000	\$1,989
08332308S	245 WALKER LN CO	\$169,000	\$1,989
08333601S	715 HALIBURTON WAY CO	\$173,485	\$2,006
08333201S	120 MC COLLUM LN CO	\$173,669	\$2,008
08332102S	245 MC COLLUM LN CO	\$174,181	\$2,010
08332119S	640 HAZELHURST WAY CO	\$173,600	\$2,043
08333102S	155 MC COLLUM LN CO	\$173,400	\$2,044

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015)	Total Property Tax (2014)
08332307S	225 WALKER LN CO	\$174,000	\$2,048
08335028S	115 BOARDAGARY LN CO	\$174,800	\$2,061
08332112S	760 HAZELHURST WAY CO	\$176,600	\$2,082
08332210S	285 CHENEY LN CO	\$181,219	\$2,090
08333112S	745 HALIBURTON WAY CO	\$178,200	\$2,100
08333302S	140 CHENEY LN CO	\$180,100	\$2,119
08335021S	550 MASON WAY CO	\$182,100	\$2,146
08333301S	120 CHENEY LN CO	\$184,000	\$2,164
08333405S	175 FISHER LN CO	\$185,100	\$2,177
08333308S	115 WALKER LN CO	\$185,700	\$2,184
08333304S	180 CHENEY LN CO	\$185,900	\$2,187
08332301S	280 CHENEY LN CO	\$185,700	\$2,188
08335003S	535 HALIBURTON WAY CO	\$193,796	\$2,238
08332208S	245 CHENEY LN CO	\$195,000	\$2,250
08335031S	160 BOARDAGARY LN CO	\$198,000	\$2,332
08332104S	285 MC COLLUM LN CO	\$198,000	\$2,332
08332103S	265 MC COLLUM LN CO	\$198,000	\$2,332
08332108S	820 HAZELHURST WAY CO	\$188,696	\$2,345
08335034S	SUR RT LOT 142 TRACT NO 5309 FOX HOLLOW NO 3	\$200,900	\$2,366
08332124S	560 HAZELHURST WAY CO	\$206,749	\$2,383
08333106S	855 HALIBURTON WAY CO	\$222,700	\$2,620
07221015S	181 E GLENN CO	\$247,801	\$2,853
07221005S	178 E FOREST CO	\$250,000	\$2,943
07220024S	150 S 5TH CO	\$390,165	\$4,491
07220037S	183 E POLK CO	\$407,992	\$4,688
07221003S	152 E FOREST CO	\$411,487	\$4,779
08308076S	400 FOREST CO	\$3,160,200	\$46,727
08308060S	25 W POLK CO	\$4,250,000	\$49,670

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015)	Total Property Tax (2014)
07220038S	265 FOREST CO	\$4,450,000	\$51,999
08335041S	SUR RT OUTLOT A FOX HOLLOW NO 3	\$0	NA
08335038S	155 CURTISS LN CO	\$111,700	\$1,324
08335036S	205 CURTIS LN CO	\$136,700	\$1,616
08335030S	140 BOARDAGARY LN CO	\$109,000	\$1,292
08335029S	120 BOARDAGARY LN CO	\$138,800	\$1,640
08335027S	135 BOARDAGARY LN CO	\$200,800	\$2,364
08335025S	175 BOARDAGARY LN CO	\$107,500	\$1,275
08335023S	225 BOARDAGARY LN CO	\$113,500	\$1,345
08335002S	555 HALIBURTON WAY CO	\$109,600	\$1,299
08333605S	645 HALIBURTON WAY CO	\$115,266	\$1,335
08333406S	155 FISHER LN CO	\$131,100	\$1,546
08333402S	140 WALKER LN CO	\$120,455	\$1,395
08333206S	155 CHENEY LN CO	\$185,000	\$1,877
08333111S	765 HALIBURTON WAY CO	\$146,000	\$1,455
08333110S	785 HALIBURTON WAY CO	\$168,194	\$1,590
08332209S	265 CHENEY LN CO	\$150,914	\$1,746
08332205S	200 MC COLLUM LN CO	\$113,593	\$1,318
08332204S	220 MC COLLUM LN CO	\$128,700	\$1,522
08332201S	280 MC COLLUM LN CO	\$168,300	\$1,683
08332127S	601 HAZELHURST WAY CO	\$181,100	\$2,131
08332111S	780 HAZELHURST WAY CO	\$174,200	\$2,054
08322006S	SUR RT PAR 3 P/M 006 BK 29 PGS 19 & 20	\$77,281	\$1,131
08322005S	SUR RT PAR 2 P/M 006 BK 29 PGS 19 & 20	\$105,533	\$1,216
08316013S	1175 W ELM CO	\$160,993	\$1,871

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015)	Total Property Tax (2014)
08310110S	SUR RT PAR 1 P/M 05-01 BK 65 PGS 41 42	\$242,822	\$2,781
08310109S	275 W FOREST CO	\$5,067,500	\$60,550
08310107S	156 E POLK CO	\$1,129,302	\$12,956
08308069S	525 W ELM CO	\$542,850	\$6,354
08308061S	455 W ELM CO	\$1,023,496	\$12,596
08308059S	SUR RT PARCEL 3 P/M 032 BK 51 PGS 87-88	\$182,544	\$2,113
08308058S	45 W POLK CO	\$950,000	\$11,062
08308057S	SUR RT PARCEL 1 P/M 032 BK 51 PGS 87-88	\$100,494	\$1,173
07221021S	155 S FIFTH #A-B CO	\$900,000	\$10,536
07221020S	141 E GLENN CO	\$265,701	\$3,066
07221001S	105 S FIFTH CO	\$349,500	\$4,133
07220034S	205 W FOREST CO	\$2,345,954	\$11,137
07220027S	175 S SIXTH CO	\$171,159	\$1,983
07220026S	150 W GLENN CO	\$400,000	\$3,605
07220014S	102 S FIFTH CO	\$122,618	\$1,427
07220004S	210 W GLENN CO	\$88,705	\$1,073
07212316S	1.07 AC SUR RT PAR IN BLK 26 & POR RD ADJ COALINGA	\$33,939	NA
07212310S	SUR RT POR ABAND RD ADJ LTS 14-16 BLK 26 COALINGA	\$41,732	\$500
8336406	830 MUSTANG WAY CO	\$133,667	\$1,546
8313201	0996636611*AS IMPS*112 E HOUSTON CO	\$111,000	\$1,340
8313104	145 E HOUSTON CO	\$83,190	\$972
8313103	135 E HOUSTON CO	\$63,900	\$765
8313102	115 E HOUSTON CO	\$31,694	\$380
8313101	105 E HOUSTON CO	\$56,600	\$680

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015)	Total Property Tax (2014)
8310213	185 S LOUISIANA CO	\$57,258	\$673
8310204	230 E POLK CO	\$35,708	\$428
8310203	222 E POLK CO	\$40,706	\$466
8310202	214 E POLK CO	\$55,000	\$603
8310201	204 E POLK CO	\$78,000	\$152
8310102	198 E POLK CO	\$39,163	\$471
7215103	205 W GLENN CO	\$70,321	\$824
7215102	219 W GLENN CO	\$47,315	\$561
7215101	205 E POLK CO	\$20,918	\$313
08337023T	NA	NA	NA
08336428T	NA	NA	NA
08336109T	NA	NA	NA
08308083T	NA	NA	NA
08308063ST	NA	NA	NA
08302060ST	NA	NA	NA
08302059ST	NA	NA	NA
08302058ST	NA	NA	NA
08302056ST	NA	NA	NA
07220028ST	NA	NA	NA
07202051ST	NA	NA	NA
<b>Totals:</b>		<b>\$50,472,329</b>	<b>\$583,075</b>

NA – Data not available.