



BAKERSFIELD

THE SOUND OF *Something Better*

CITY OF BAKERSFIELD PLANNING COMMISSION

TO: Chair Koman and Members of the Planning Commission

FROM: Paul Johnson, Planning Director *PJ*

DATE: June 3, 2021

AGENDA: 5.d

FILE: General Plan Amendment/Zone Change 20-0339

WARD: 4

STAFF PLANNER: Jose Fernandez, Associate Planner

REQUEST: (1) Change in land use designation from LR (Low Density Residential) to LI (Light Industrial); and (2) change in zone classification from R-1 (One-Family Dwelling) to M-1 (Light Manufacturing).

APPLICANT: Justin Batey
P.O. Box 20247
Bakersfield, CA 93390

OWNER: Justin Batey
P.O. Box 20247
Bakersfield, CA 93390

PROJECT LOCATION: Santa Fe Way approximately 0.25 miles south of Renfro Road

APN: 529-012-37

PROJECT SIZE: 3.5 acres

CEQA: Section 15074 (Adoption of MND)

EXISTING GENERAL PLAN DESIGNATION: LR (Low Density Residential)

EXISTING ZONE CLASSIFICATION: R-1 (One Family Dwelling)

STAFF RECOMMENDATION: (1) adopt Resolution **ADOPTING** Mitigated Negative Declaration pursuant to Section 15074 of the California Environmental Quality Act; (2) adopt Resolution **APPROVING** the general plan amendment to change the land use designation from LR to LI or more restrictive designation; and (3) adopt Resolution **APPROVING** the zone change from R-1 to M-1 or a more restrictive classification, and recommend same to City Council.

SITE CHARACTERISTICS: The project site developed with agricultural land. Surrounding properties are primarily developed as: *north* – agriculture and oil production; *east* – railroad and undeveloped land; *south* – agricultural land (County of Kern); and *west* – agricultural land.

BACKGROUND AND TIMELINE:

- June 24, 2015 – City Council approved General Plan Amendment/Zone Change No. 14-0480 to pre-zone the property from County A (Agriculture) and County E (Estate) to City R-1 (One Family Dwelling) on 82.41 acres, M-1 (Light Manufacturing) on 7.94 acres, and DI (Drilling Island) on 5 acres (Ordinance No. 4821).
- August 11, 2015 – The County Board of Supervisors approved Parcel Map No. 12143, which created four parcels on 142.25 acres, including the subject parcel.
- March 24, 2016 – The Kern Local Area Formation Commission (LAFCo) approved Annexation No. 639, which annexed 144.39 total acres along the west side of Santa Fe Way, between Reina Road and Austin Creek Avenue, including the subject parcel.

PROJECT ANALYSIS:

Proposed Site Development. Although no formal application for site development has been submitted, the applicant states the purpose of the General Plan Amendment/Zone Change (“GPA/ZC”) is to meet market demand for light industrial uses in northwest Bakersfield and to provide a buffer between future residential development to the south of the site and the existing railroad line to the north.

Should the GPA/ZC be approved, the Bakersfield Municipal Code requires the applicant obtain site plan approval. During this process, the development plans will be reviewed by the Site Plan Review Committee to ensure the project is consistent with the general plan and zoning ordinance as implemented by adopted City regulations, and all other development standards.

Compatibility with Land Use Element. Staff has reviewed the proposal for compatibility with the applicable goals and policies contained within the *Metropolitan Bakersfield General Plan* Land Use Element and finds the following:

Goal 1: Accommodate new development which captures the economic demands generated by the marketplace and establishes Bakersfield’s role as the capital of the southern San Joaquin Valley.

The project is consistent with this goal because the property owner determined the market is driving a need for light industrial at the project area. Additionally, there is other M-1 zoning along Santa Fe Way in the immediate area.

Goal 2: Accommodate new development which provides a full mix of uses to support its population.

The project is consistent with this goal because the project provides for a light industrial use whose need is being driven by the local demand.

Policy 31: Allow for a variety of industrial uses, including land-extensive mineral extraction and processing, heavy manufacturing, light manufacturing, warehousing and distribution, transportation-related, and research and development uses.

The allows for the development of a variety of light industrial uses to meet market demands in northwest Bakersfield.

Policy 34: Provide for the clustering of new industrial development adjacent to existing industrial uses and along major transportation corridors.

The project site is located near two existing arterial-designated roads (Santa Fe Way and Renfro Road, and an existing railroad alignment). This project allows for clustering of new industrial development adjacent to planned industrial and major transportation corridors.

Policy 38: Minimize impacts of industrial traffic on adjacent residential parcels through the use of site plan review and improvement standards.

Future development of the project site is subject to site plan review from various City departments including Building, Planning, Fire, Water, Engineering, Traffic, and Solid Waste. During this formal process, the development will be reviewed for compliance with all City development standards to include potential traffic impacts on any adjacent residential properties.

Policy 76: Provide a mix of land uses which meets the diverse needs of residents; offers a variety of employment opportunities; capitalizes, enhances, and expands upon existing physical and economic assets; and allows for the capture of regional growth.

The project is consistent with this policy because the project allows for light industrial uses in the northwest of Bakersfield. This project will help meet market demand for light industrial uses in the area and offer employment opportunities for future residents of Bakersfield. The project expands upon future light industrial land to the north and provides an opportunity within the area that allows for the capture of regional growth.

ENVIRONMENTAL REVIEW AND DETERMINATION:

Based upon an initial study, staff has determined that the proposed project, with mitigation measures, would not have a significant effect on the environment. Therefore, a Mitigated Negative Declaration (“MND”) was prepared for this project in accordance with the California Environmental Quality Act (“CEQA”). The MND was circulated for a 30-day public and agency review period from May 4, 2021 to June 3, 2021.

Environmental Conclusion. The State CEQA Guidelines and the City of Bakersfield's CEQA Implementation Procedures have been followed in the evaluation of the environmental effects of this project. Significant environmental impacts were not identified with the project proposal. Therefore, a MND was prepared for the project. Compliance with the mitigation measures in the MND, local ordinances, state laws, and construction to the standards of the Uniform Building Codes would reduce impacts to a less-than-significant level. Staff is recommending that the MND be adopted for the project.

PUBLIC NOTIFICATION:

Public notice for the proposed project and environmental determination was advertised in *The Bakersfield Californian* and posted on the bulletin board in the City of Bakersfield Development Services Building, 1715 Chester Avenue, Bakersfield, California. All property owners within 300 feet of the project site were notified by United States Postal Service mail regarding this public hearing in accordance with city ordinance and state law. Signs are required as part of the public notification process and must be posted between 20 to 60 days before the public hearing date. Photographs of the posted signage and the Declaration of Posting Public Hearing Notice signed by the applicant are on file at the Planning Division.

Comments Received. As of this writing, the following comments were received:

North of the River Recreation and Parks District (April 21, 2021): The commenter states the project would have no significant effects on District services or facilities.

Response: Comment noted for the record.

Kern County Superintendent of Schools (May 27, 2021): The commenter states that the project would have no significant effects on District facilities provided that statutory school facilities fees, if any, are collected as required by law.

Response: Comment noted of the record. The project is for industrial zoning, so it would not result in an increased need for schools.

CONCLUSIONS:

Consistency with Surrounding Development. The project would allow for future light industrial development near other light industrial zoned areas, two arterial roads, and a railroad alignment. It will also provide a buffer between the existing railroad alignment and future residential areas to the south and west. Therefore, the project is consistent with surrounding development.

Consistency with General Plan. The proposal is consistent with land use goals and policies as contained in the General Plan related to light industrial development, as noted above.

Consistency with Zoning Ordinance. Future development will be reviewed by the Site Plan Review Committee to ensure compliance with all applicable regulations and design standards as identified in the Zoning Ordinance.

Recommendation. Staff finds that the applicable provisions of CEQA have been complied with, and the proposal is compatible with the surrounding area, land use designation, and zoning ordinance.

Therefore, staff recommends your Commission: (1) adopt Resolution adopting Mitigated Negative Declaration pursuant to Section 15074 of the California Environmental Quality Act; (2) adopt Resolution approving the general plan amendment to change the land use designation from LR to LI; and (3) adopt Resolution approving change in zone classification from R-1 to M-2, and recommend same to City Council.

ATTACHMENTS:

Map Set

- Aerial
- Zone Classification
- General Plan Designation

Mitigated Negative Declaration with Attachments

Technical Reports

- Air Quality Report
- Biological Report
- Cultural Report
- Traffic Report
- Water Will-Serve Letter

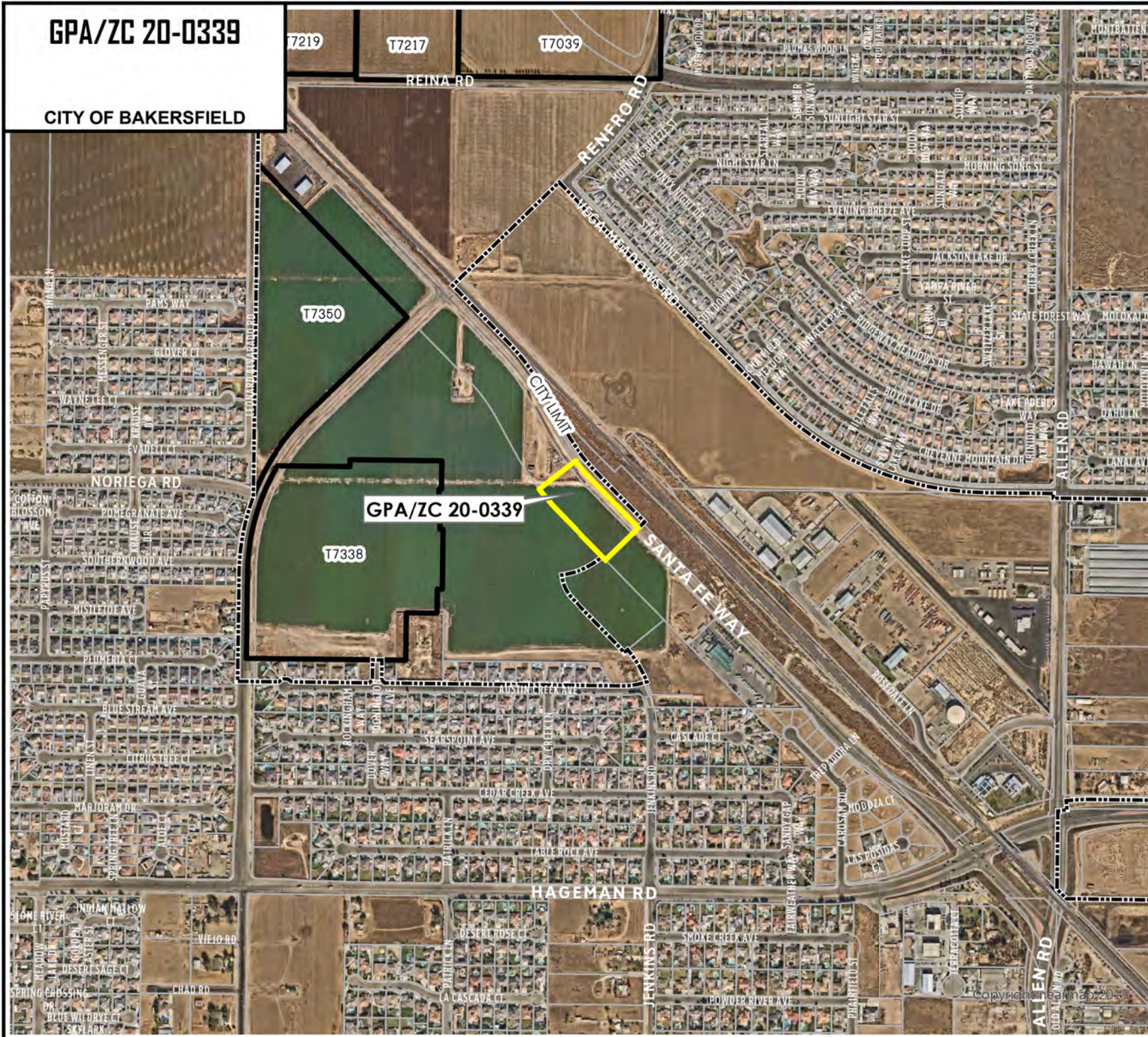
Planning Commission Draft Resolutions

- Approve MND with Attachments
- Adopt GPA with Attachments
- Adopt ZC with Attachments

MAP SET

GPA/ZC 20-0339

CITY OF BAKERSFIELD



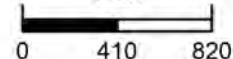
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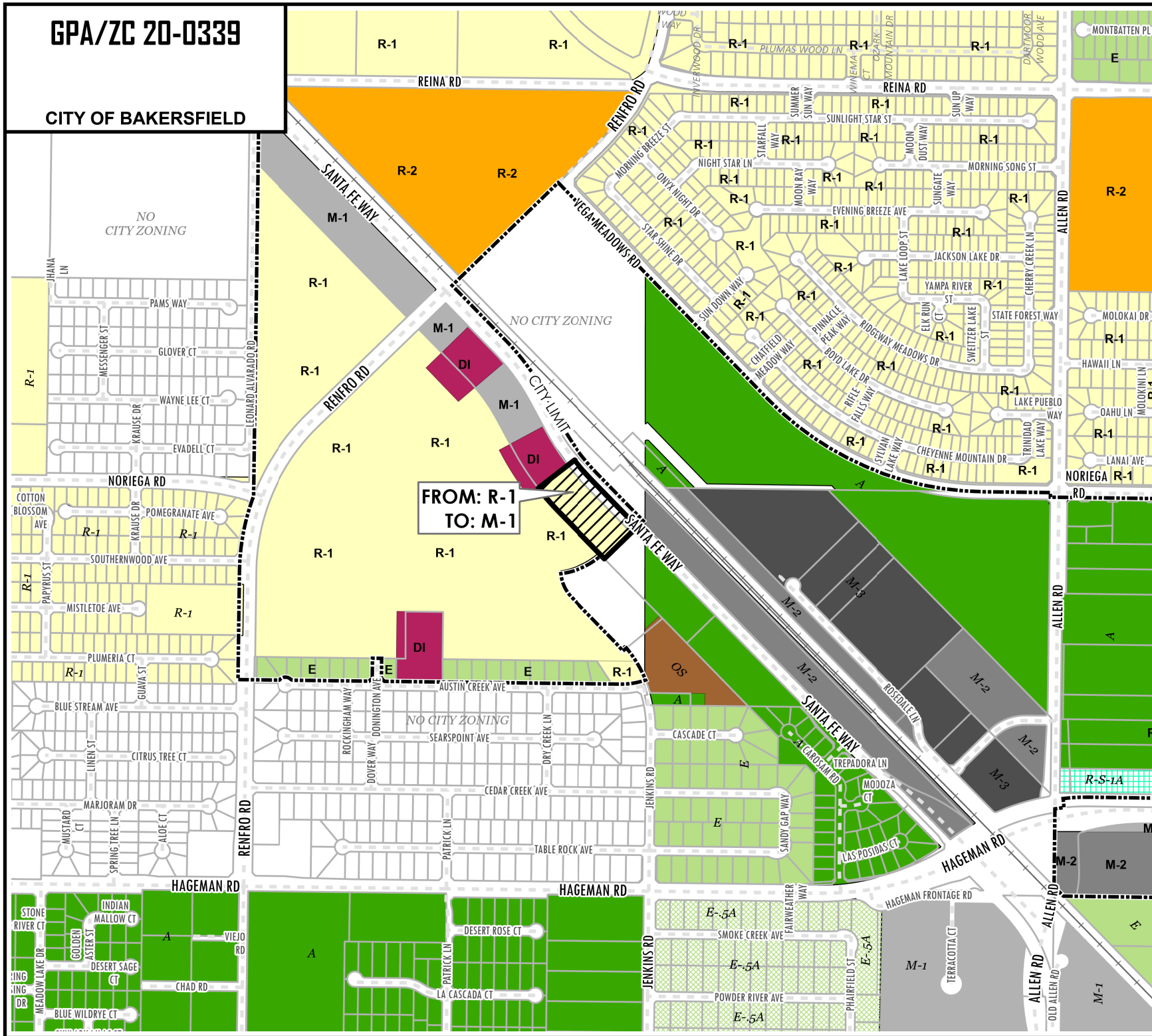


BAKERSFIELD



Feet



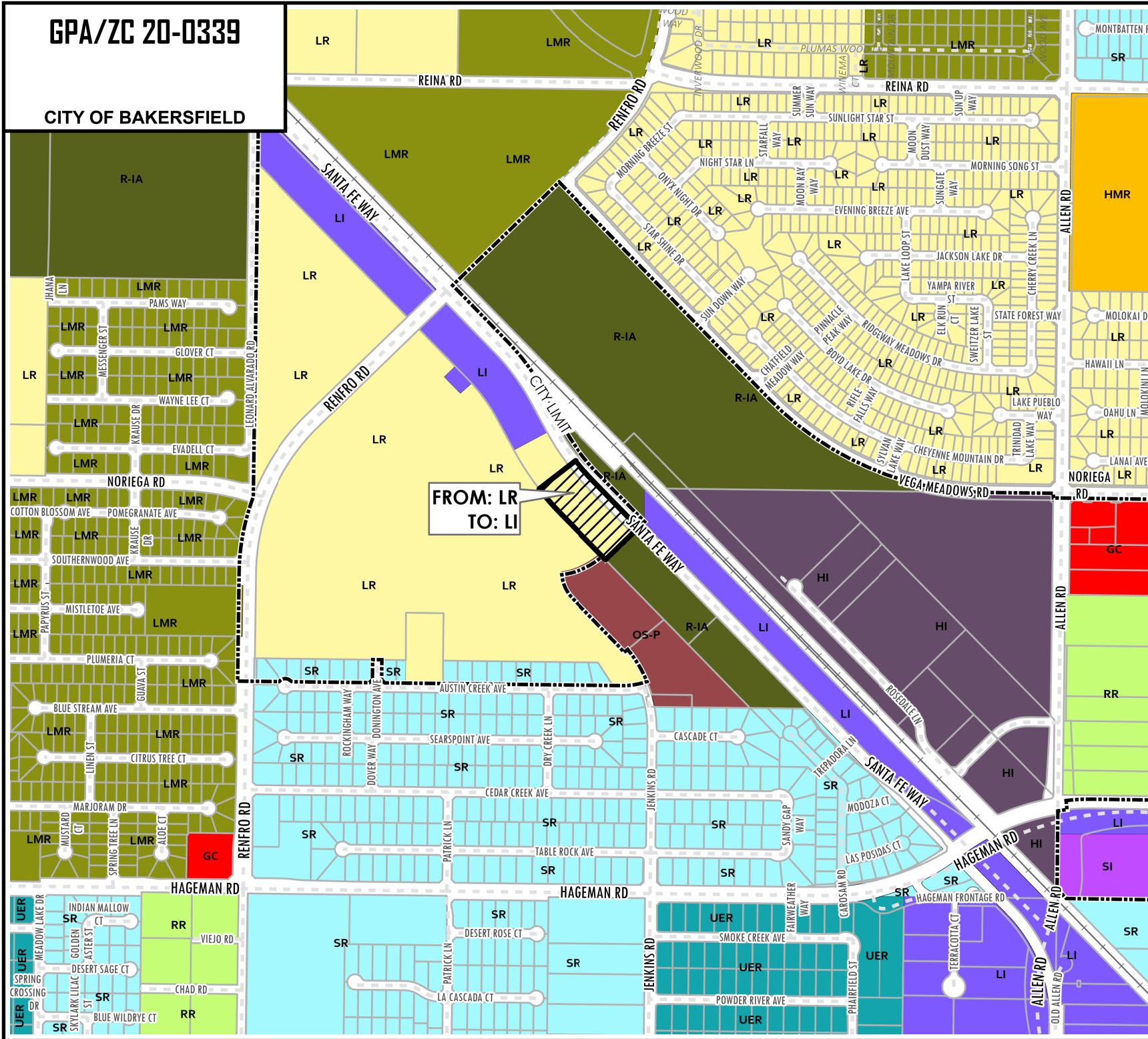


- Zoning**
- Commercial Zone Designations**
 - C-2 Commercial
 - Industrial Zone Designations**
 - M-1 Light Manufacturing
 - M-2 General Manufacturing
 - M-3 Heavy Industrial
 - Resource Zone Designations**
 - A Agricultural
 - OS Open Space
 - Residential Zone Designations**
 - E Estate One Family Dwelling
 - E-5A Estate One Family Dwelling - .5 acre minimum
 - R-S-1A Residential Suburban - 1 acre minimum
 - R-1 One Family Dwelling
 - R-2 Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft.
 - Other/Public Zone Designations**
 - DI Drilling Island

BAKERSFIELD

Feet

0 410 820



FROM: LR
TO: LI

- Land Use**
- RESIDENTIAL**
- SR - Suburban Residential: ≤ 4 dwelling units/net acre
 - LMR - Low Medium Density Residential: > 4 units but ≤ 10 dwelling units/net acre
 - UER - Urban Estate Residential: .5 acres per Dwelling Unit
 - HMR - High Medium Density Residential: > 7.26 units but ≤ 17.42 dwelling units/net acre
 - LR - Low Density Residential: ≤ 7.26 dwelling units/net acre
 - RR - Rural Residential: 2.5 gross acres/dwelling unit
- COMMERCIAL**
- GC - General Commercial
- INDUSTRIAL**
- LI - LIGHT INDUSTRIAL
 - SI - Service Industrial
 - HI - Heavy Industrial
- OPEN SPACE**
- OS-P - Parks and Recreation
- RESOURCE**
- R-IA - Resource - Intensive Agriculture: 20 acre minimum parcel size

BAKERSFIELD

Feet

0 410 820



April 21, 2021

Mr. Steve Esselman, Principal Planner
City of Bakersfield Planning Department
1715 Chester Avenue
Bakersfield, California 93301

SUBJECT: GPA/ZC 20-0339
LOCATION: Santa Fe Way about 0.25 miles south of Renfro Road

Dear Mr. Esselman,

The referenced General Plan Amendment, including the zone changes from LR to LI and R-1 to M-1, will not impact North of the River Recreation and Park District's services or facilities.

If residential development becomes part of the project or is an addition in the future, conditions requiring Quimby fees, development fees and joining of the NOR Park Maintenance District shall be requested to mitigate the impact to park and recreation services.

Thank you for the opportunity to review this project.

Sincerely,

Stephanie Sanders, PLA, ASLA
Landscape Architect & Park Planner

SMS;jh

MAY 27 2021

CITY OF BAKERSFIELD
PLANNING DEPARTMENT

May 21, 2021

City of Bakersfield – Planning Department
Attn: Steve Esselman, Principal Planner
1715 Chester Ave.
Bakersfield, CA 93301

Our File No.: CI21-0014

RE: DEVELOPER FEES FOR: GPA/ZC No. 20-0339; Map. No. 101-14
(On Santa Fe Way approx. one quarter mile south of Renfro Rd.)

Dear Mr. Esselman,

This office represents the Rosedale Union Elementary and Kern High School Districts with regard to the imposition of developer fees, and appreciate the opportunity to respond on behalf of these districts regarding the proposed project. This letter is limited to addressing the possible effects which the project might have on school facilities created by students attributable to the project. It is not intended to address other possible environmental concerns which might be identified by the district(s) after reviewing it.

It is our determination that the above mentioned project proposing an amendment to the Land Use Element of the Metropolitan Bakersfield General Plan land use designation from LR (Low Density Residential) to LI (Light Industrial) or a more restrictive designation and a change in zone classification from R-1 (One Family Dwelling) to M-1 (Light Manufacturing) or a more restrictive district will have no significant effects on either of these district's facilities so long as statutory school facilities fees, if any, are collected as required by law and that no further mitigation measures regarding school facilities are necessary. Currently, these fees are set at \$0.66 per square foot, an amount subject to COLA adjustment every two years.

Thank you for the opportunity to comment on the project. Should you have any questions, or if we can be of any further assistance in this matter, please contact me at 636-4599, or through e-mail at anwatson@kern.org.

Sincerely,

Mary C. Barlow
County Superintendent of Schools



Andrea Watson, Specialist
School District Facility Services

ALW
cc: District(s)



NEGATIVE DECLARATION

The City of Bakersfield Development Services Department has completed an initial study (attached) of the possible environmental effects of the following-described project and has determined that a Negative Declaration is appropriate. It has been found that the proposed project, as described and proposed to be mitigated (if required), will not have a significant effect on the environment. This determination has been made according to the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Bakersfield's CEQA Implementation Procedures.

PROJECT NO. (or Title): General Plan Amendment/Zone Change No. 20-0339

COMMENT PERIOD BEGINS: May 4, 2021

COMMENT PERIOD ENDS: June 3, 2021

MITIGATION MEASURES *(included in the proposed project to avoid potentially significant effects, if required):*

Air Quality Impact Mitigation Measures:

1. Prior to grading plan approval, the applicant/developer shall submit documentation to the Planning Division that they will/have met all air quality control measures and rules required by the San Joaquin Valley Air Pollution Control District.
2. Prior to grading plan approval, the applicant/developer shall submit proof to the Planning Division that they have complied with the San Joaquin Valley Air Pollution Control District's Indirect Source Rule (Rule 9510).

Biological Resources Impact Mitigation Measures:

3. Prior to ground disturbance, the applicant/developer shall have a California Department of Fish and Wildlife (CDFW) approved wildlife biologist ("qualified biologist") survey the location for species (e.g., Tipton kangaroo rat, San Joaquin kit fox, San Joaquin antelope squirrel, and Bakersfield cactus). Species to be surveyed shall include ones covered under the Metropolitan Bakersfield Habitat Conservation Plan incidental take permit for urban development as well as for any species covered under other applicable laws (such as the Migratory Bird Treaty Act). The applicant/developer shall comply with the mitigation measures of the permit. Survey protocol shall be those recommended by CDFW. The applicant/developer shall be subject to additional mitigation measures recommended by the qualified biologist. A copy of the survey shall be provided to the Planning Division and wildlife agencies no more than 30 days prior to ground disturbance.

Cultural Resources Impact Mitigation Measures:

4. During construction, if buried paleontological or cultural resources are encountered during construction or ground disturbance activities, all work within 50 feet of the find shall immediately cease and the area cordoned off until a qualified cultural and/or paleontological resource specialist that meets the

Secretary of the Interior's Professional Qualification Standards can evaluate the find and make recommendations. If the specialist determines that the discovery represents a potentially significant resource, additional investigations may be required. These additional studies may include avoidance, testing, and excavation. All reports, correspondence, and determinations regarding the discovery shall be submitted to the California Historical Resources Information System's Southern San Joaquin Valley Information Center at California State University Bakersfield.

5. During construction, if human remains are discovered, further ground disturbance shall be prohibited pursuant to California Health and Safety Code Section 7050.5. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Health and Safety Code Section 7050.5, Public Resources Code 5097.97, and Senate Bill 447 shall be followed. In the event of the discovery of human remains, at the direction of the county coroner, Health and Safety Code Section 7050.5(c) shall guide Native American consultation.

Traffic Impact Mitigation Measures:

6. Prior to issuance of building permits, the applicant/developer shall provide proof to the Planning Division of the project's participation in the Regional Transportation Impact Fee Program.
7. Prior to the issuance of building permits, the applicant/developer shall provide proof to the Planning Division of payment of Local Mitigation fees.
8. Prior to issuance of building permits and if necessary, the applicant/developer shall obtain a street permit or get approved a Traffic Control Plan from the City Public Works Department.

INITIAL STUDY ENVIRONMENTAL ANALYSIS

Project Title: General Plan Amendment/Zone Change No. 20-0339

Lead Agency *(name and address):* City of Bakersfield
Development Services Department
1715 Chester Avenue
Bakersfield, California 93301

Contact Person and Phone Number: Jose Fernandez, Associate Planner
(661) 326-3733

Project Location: Santa Fe Way approximately 0.25 miles south of Renfro Road

Project Sponsor's Name and Address: Hageman Land Partners, LLC
Attn: Justin Batey
P.O. Box 20247
Bakersfield, CA 93390

General Plan Designation: LR (Low Density Residential)

Zoning: R-1 (One Family Dwelling)

Description of Project *(Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):*

Justin Batey representing Frontier Land Partners, LLC (property owners), is proposing a General Plan Amendment/Zone Change (GPA/ZC) on 3.5 acres located on Santa Fe Way approximately 0.25 miles south of Renfro Road. The request includes: (1) an amendment of the Land Use Element of the *Metropolitan Bakersfield General Plan* land use designation from LR (Low Density Residential) to LI (Light Industrial), or a more restrictive designation, and (2) a change in zone classification from R-1 (One Family Dwelling) to M-1 (Light Manufacturing), or a more restrictive district.

Surrounding Land Uses and Setting *(Briefly describe the project's surroundings.):*

The project site is surrounded by railroad tracks to the north and east, and vacant land to the south and west.

Other public agencies whose approval is anticipated to be required *(e.g., permits, financing approval, or participation agreement):*

- City of Bakersfield—Mitigated Negative Declaration consideration and adoption
- City of Bakersfield—Building permits
- City of Bakersfield—Site Plan Review
- City of Bakersfield—Metropolitan Bakersfield Habitat Conservation Plan compliance
- City of Bakersfield—Regional Transportation Impact Fee Program compliance
- San Joaquin Valley Air Pollution Control District—Indirect Source Rule compliance

- State Water Resources Control Board—National Pollutant Discharge Elimination System General Permit

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

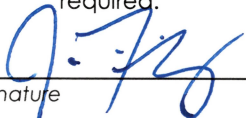
As indicated by the checklist on the following pages, the project would result in potentially significant impacts with respect to the environmental factors checked below (*Impacts reduced to a less than significant level through the incorporation of mitigation are not considered potentially significant.*):

- Aesthetics
- Agriculture/Forestry Resources
- 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

ENVIRONMENTAL 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 has been (1) adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) addressed by mitigation measures based on the earlier analysis as described on the 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 have been (1) analyzed adequately in an earlier **environmental impact report or negative declaration** pursuant to applicable legal standards, and (2) avoided or mitigated pursuant to that earlier **environmental impact report or negative declaration**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

5/4/21

Date

Jose Fernandez, Associate Planner I
Printed name

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 would 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 onsite, 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.
- 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 significant.

Environmental Issue

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. AESTHETICS: Except as provided in Public Resources Code Section 21099, would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcrops, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) In nonurbanized 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

II. AGRICULTURE 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:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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 nonagricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

III. 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:

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Issue

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES: Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

V. CULTURAL RESOURCES: Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

VI. ENERGY: Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

VII. GEOLOGY AND SOILS: Would the project;

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Issue

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VIII. GREENHOUSE GAS EMISSIONS: Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

X. HYDROLOGY AND WATER QUALITY: Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: <ul style="list-style-type: none"> i. Result in a 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? iv. Impede or redirect flood flows? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XI. LAND USE AND PLANNING: Would the project:

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Environmental Issue

- 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?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII. MINERAL RESOURCES: Would the project:

- a) Result in the loss of availability of a known mineral resource that would be a 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. NOISE: Would the project 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?
 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIV. POPULATION AND HOUSING: Would the project:

- 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XV. PUBLIC SERVICES:

- a) 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:
- i. Fire protection?
 - ii. Police protection?
 - iii. Schools?
 - iv. Parks?
 - v. Other public facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVI. RECREATION:

- 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII. TRANSPORTATION: Would the project:

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Environmental Issue

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XVIII. TRIBAL CULTURAL RESOURCES:

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIV. UTILITIES AND SERVICE SYSTEMS: Would the project:

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the waste water 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XX. WILDFIRES: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XXI. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Environmental Issue

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
periods of California history or prehistory?				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL EFFECTS

I. AESTHETICS

- a. **Less-than-significant impact.** The project proposes light manufacturing. The project site is surrounded by railroad tracks to the north and east, and vacant land to the south and west. The project does not conflict with any applicable vista protection standards, scenic resource protection requirements or design criteria of Federal, State or Local Agencies, and is consistent with the City of Bakersfield Zoning and Metropolitan Bakersfield General Plan designations for the project area. The project site is located within an area having slopes from 0 – 5 %. The area is substantially developed and is not regarded or designated within the General Plan as visually important or "scenic". Therefore, the project would not have a substantial adverse effect on a scenic vista.
- b. **No impact.** Based on a field visit, it was determined that there are no trees, rock outcrops, or buildings (historic or otherwise) located at the project site. Additionally, the project is not located adjacent to or near any officially designated or potentially eligible scenic highways to be listed on the California Department of Transportation (Caltrans) State Scenic Highway System (Caltrans 2021). The closest section of highway eligible for state scenic highway designation is State Route (SR) 14 (Caltrans 2021) located in Kern County over 60 miles to the east. Therefore, the project would not substantially damage scenic resources, including, but not limited to, trees, rock outcrops, and historic buildings within a state scenic highway.
- c. **Less-than-significant impact.** Surrounding land uses include the Burlington Northern Santa Fe (BNSF) Railroad and an agricultural field to the north; an agricultural field to the south and west; and a future park site, a school bus maintenance facility, Santa Fe Way, and the BNSF Railroad tracks to the east. The development of a light-manufacturing project on the site would alter the existing landscape and provide development of 5,000 to 10,000 square foot light industrial building which is considered compatible with the surrounding uses. The visual alterations will enhance the existing landscape and it is not considered to degrade the site compared to its existing condition. There are visual impacts with any new development but this project is typical of the area and no impacts are regarded as potentially significant. Therefore, the project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings in a nonurbanized area.
- d. **Less-than-significant impact.** This project involves incremental urban growth within the City of Bakersfield's jurisdiction. This project would have to comply with City development standards, including Title 17 (zoning ordinance), Title 15 (buildings and construction), as well as California Code of Regulations Title 24 (building code). Together, these local and

state requirements oblige project compliance with current lighting standards that minimize unwanted light or glare to spill over into neighboring properties. Therefore, the project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

II. AGRICULTURE RESOURCES

- a. **Less-than-significant impact.** The proposal involves approximately 3.5 acres that is currently being farmed. The Farmland Mapping and Monitoring Program (DOC 2021) designates the project site as Urban. The project does not convert 100 acres or more of the farmlands designated prime, unique or of statewide significance to nonagricultural uses. Therefore, the project would not significantly convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use.
- b. **No impact.** The project site is not under a Williamson Act contract. The site has a land use designation of LR (Low Density Residential) by the *Metropolitan Bakersfield General Plan* and zoned R1 (One Family Dwelling) by the City of Bakersfield Zoning Ordinance. The project applicant is requesting approval of a general plan amendment/zone change of the property to meet market demand for light industrial uses in northwest Bakersfield. The proposed M-1 (Light Manufacturing) zone change is also consistent with the proposed LI (Light Industrial) land use designation. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract.
- c. **No impact.** As discussed above, the project site is currently zoned R-1. No forestlands exist on the project site. Therefore, the project would not conflict with existing zoning for, or cause rezoning of forest land or timberland, or timberland zoned Timberland Production.
- d. **No impact.** Please refer to response II.c. The project would not result in the loss of forestland or conversion of forest land to non-forest.
- e. **Less-than-significant impact.** Please refer to responses II.a through II.d. Therefore, the project would not 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.

III. AIR QUALITY

- a. **Less than significant with mitigation incorporated.** The project is located within the San Joaquin Valley Air Pollution Control District (SJVAPCD) jurisdiction, in the San Joaquin Valley Air Basin (SJVAB). The SJVAB is classified by the state as being in severe nonattainment for the state 1-hour ozone standard as well as in nonattainment for the state particulate matter less than 10 microns (PM10) and particulate matter less than 2.5 microns (PM2.5). The SJVAB is also classified as in extreme nonattainment for the federal 8-hour ozone standard, nonattainment for the federal PM2.5 standard, and attainment/maintenance for the federal carbon monoxide (CO) and PM10 standards.

Emission sources because of the project would include ground disturbance and other construction-related work as well as operational emissions typical of a residential and commercial development (e.g., predominantly emissions from vehicles traveling to and from the development).

The SJVAPCD encourages local jurisdictions to design all developments in ways that reduce air pollution from vehicles, which is the largest single category of air pollution in the San Joaquin Valley. The *Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI)* (SJVAPCD 2015) lists various land uses and design strategies that reduce air quality impacts of new development. Local ordinance and general plan requirements related to landscaping, sidewalks, street improvements, level of traffic service, energy efficient heating and cooling building code requirements, and location of commercial development in proximity to residential development are consistent with these listed strategies. Regulation and policy that will result in the compliance with air quality strategies for new residential and commercial developments include, but are not limited to, Title 24 efficiency standards, Title 20 appliance energy efficiency standards, 2005 building energy efficiency standards, Assembly Bill (AB) 1493 motor vehicle standards, and compliance with the Metropolitan Bakersfield General Plan Air Quality Conservation Element as well as the SJVAPCD air quality guidelines and rules.

As shown in the following table, the SJVAPCD has established specific criteria pollutants thresholds of significance for the operation of specific projects.

SJVAPCD Significance Thresholds for Criteria Pollutants	
Air Pollutant	Tons/Year
CO	100
Reactive Organic Gas (ROG)	10
Nitrogen Oxides (NOX)	10
Sulfur Oxides (SOX)	27
PM10	15
PM2.5	15

Source: Trinity 2021.

Construction of the project would result in air pollutant emissions. Emissions from construction would result from fuel combustion and exhaust from equipment as well as vehicle traffic, grading, and the use of toxic materials (e.g., lubricants). The following table provides estimated construction emissions because of the project.

Construction Emissions						
Construction Year	Pollutant (tons/year)					
	ROG	NOX	CO	SOX	PM10	PM2.5
Unmitigated Year 2021 Emissions	0.24	2.23	2.03	0.003	0.20	0.15
Unmitigated Year 2022 Emissions	0.18	0.12	0.15	0.0002	0.008	0.006
Mitigated Year 2021 Emissions	0.24	2.23	2.03	0.003	0.16	0.13
Mitigated Year 2022 Emissions	0.18	0.12	0.15	0.0002	0.008	0.006
SJVAPCD Threshold	10	10	100	27	15	15
Threshold Exceeded?	No	No	No	No	No	No

Source: Trinity 2021.

As shown in the above table, both unmitigated and mitigated construction emissions are not predicted to exceed SJVAPCD significance thresholds levels.

Project operations would also result in air pollutant emissions. Vehicle trips to and from the development would be the primary source of operational emissions. The following table provides estimated operational emissions because of the project.

Operational Emissions						
Emissions Source	Pollutant (tons/year)					
	ROG	NOX	CO	SOX	PM10	PM2.5
Unmitigated Operational Emissions	0.16	0.61	0.44	0.002	0.14	0.04
Mitigated Operation Emissions	0.15	0.53	0.34	0.002	0.09	0.02
SJVAPCD Threshold	10	10	100	27	15	15
Threshold Exceeded?	No	No	No	No	No	No

Source: Trinity 2021.

As shown in the above table, unmitigated and mitigated operational emissions are also not predicted to exceed SJVAPCD significance thresholds levels.

With implementation of Mitigation Measure 1, the project would not conflict with, or obstruct implementation of, the applicable air quality plan. Mitigation Measure 2 requires that the project pay necessary fees to the SJVAPCD. With implementation of Mitigation Measures 1 and 2, the project would not conflict with or obstruct implementation of the applicable air quality plan.

- b. **Less than significant with mitigation incorporated.** Under GAMAQI, any project that would have individually significant air quality impacts would also be considered to have significant cumulative air quality impacts. Impacts of local pollutants are cumulatively significant when the combined emissions from the project and other planned projects exceed air quality standards. The following table shows the project's contribution to cumulative emissions calculated for both Kern County and the greater SJVAB.

Cumulative Emissions						
Emissions Inventory	Pollutants (tons/year)					
	ROG	NOX	CO	SOX	PM10	PM2.5
Kern County – 2012 ¹	36,026	26,426	58,108	949	16,097	4,964
SJVAB – 2012 ¹	218,964	119,282	490,998	4,526	117,567	40,150
Project	0.16	0.61	0.44	0.002	0.14	0.04
Project % of Kern	0.00004	0.002	0.0007	0.0002	0.0009	0.0008
Project % of SJVAB	0.00007	0.0005	0.00009	0.00004	0.00001	0.0001

¹Latest inventory available as of May 2018.

As shown in the above table, the project does not pose a significant increase to estimated cumulative emissions for criteria pollutants in nonattainment within Kern County and the greater SJVAB. The project's regional contribution to cumulative impacts would be negligible (well less than 1% for all pollutants under consideration) and therefore, the project's contribution is not cumulatively considerable.

Additionally, the GAMAQI, citing California Code of Regulations (CCR) Section 15064(h)(3), states on page 66 that “[a] Lead Agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved plan or mitigation program, including, but not limited to an air quality attainment or maintenance plan that provides specific requirements that will avoid or substantially lessen the cumulative problem within the geographic area in which the project is located” (SJVAPCD 2015).

Mitigation measures in this MND require compliance with air quality control measures and rules required by the SJVAPCD, which include, but are not limited to, SJVAPCD Rule

2010 (Permits Required), SJVAPCD Rule 2201 (New and Modified Stationary Source Review Rule), SJVAPCD Rule 4102 (Nuisance), and SJVAPCD Rule 9510 (Indirect Source Rule), each of which is discussed below.

SJVAPCD Rule 2010 requires any person constructing, altering, replacing or operating any source operation which emits, may emit, or may reduce emissions to obtain an Authority to Construct or a Permit to Operate from the SJVAPCD Air Pollution Control Officer (APCO). The project will comply with this rule by obtaining authorization from APCO prior to commencing construction on the project.

SJVAPCD Rule 2201 requires review and offset of stationary sources of air pollution and no net increase in emissions above specified thresholds from new and modified stationary sources of all nonattainment pollutants and their precursors. This is achieved through the use of mechanisms as approved by the SJVAPCD, such as emission trade-offs by which a permit to construct or operate any source pollution is granted. The project will comply with this rule by demonstrating compliance when obtaining authorization from APCO under Rule 2010. For example, compliance with Rule 2201 may include using Best Available Control Technology and providing emission offsets.

SJVAPCD Rule 4102 protects the health and safety of the public by prohibiting discharge from any source whatsoever of air contaminants that cause injury, detriment, nuisance, or other annoyance to any considerable number of people. The project will comply with this rule by not discharging air contaminants or other materials, which cause injury, detriment, nuisance, or other annoyance to any considerable number of people.

SJVAPCD Rule 9510 requires the reduction of emissions of nitrogen oxides (NOX) and particulate matter smaller than ten microns in aerodynamic diameter (PM10) associated with construction and operational activities of development projects occurring within the San Joaquin Valley. Rule 9510 applies to new development projects that would equal or exceed specific size limits called applicability thresholds (e.g., developing more than 2,000 square feet of commercial space, 25,000 square feet of light industrial space, 10,000 square feet of heavy industrial space, or 50 residential units). The project is subject to SJVAPCD Rule 9510 because it exceeds the applicability threshold of 50 residential or dwelling units. Accordingly, the project must reduce a portion of the emissions occurring during construction and operational phases through on-site measures, or pay off-site mitigation fees. The objective of this rule is to reduce construction NOX and PM10 emissions by 20% and 45%, respectively, as well as to reduce operational NOX and PM10 emissions by 33.3% and 50%, respectively, when compared to unmitigated projects. The SJVAPCD uses CalEEMod (California Emission Estimator Model) to estimate emissions of NOX and PM10 for potential land uses. Examples of measures that may be implemented to reduce emissions pursuant to this rule include, but are not limited to, incorporating energy efficiency beyond Title 24 requirements, providing bicycle lanes throughout a project, using cleaner fleet construction vehicles, providing employee incentives for using alternative transportation, and building in proximity to existing or planned bus stops. When a development project cannot reduce its NOX and PM10 emissions to the level required by Rule 9510, then the difference must be mitigated through the payment of an offsite emissions reduction fee. One hundred percent (100%) of all off-site mitigation fees are used by the SJVAPCD to fund emission reduction projects through its Incentives Programs, achieving emission reductions on behalf of the project.

Due to the fact that 1) the air quality modeling indicates that the project's regional contribution to cumulative impacts would be negligible and 2) the project would comply

with the requirements of the SJVAPCD attainment plans and rules, and mitigation measures require the applicant to provide proof of such compliance, the project would not 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. **Less-than-significant impact.** Some land uses are considered more sensitive to air pollution than others due to the types of population groups or activities involved that expose sensitive receptors to sustained exposure to any pollutants present. Examples of the types of land use that are sensitive receptors include residences, retirement facilities, hospitals, and schools. The most sensitive portions of the population are children, the elderly, the acutely ill, and the chronically ill, especially those with cardiorespiratory diseases.

The closest schools are Frontier High School at 0.80 miles to the north, Patriot Elementary School at 1.05 miles to the east, Veterans Elementary School at 1.07 miles to the northeast, and Freedom Middle School at 1.27 miles to the east. The closest hospital is Mercy Hospital Southwest at 4.42 miles southeast, and the closest daycare facility is Rebecca Aldridge Family Child Care at 1.13 miles to the southeast of the Project. There are no other known schools, hospitals, or nursing homes within a 1-mile radius of the project. Based on the predicted operational emissions and activity types, the proposed Project is not expected to affect any on-site or off-site. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations.

- d. **Less-than-significant impact.** As discussed above, the proposed project is light industrial in nature and located near residential neighborhoods. Expected uses are not known to be a source of nuisance and are not listed in Table 6 of the SJVAPCD's GAMAQI. Therefore, the project would not create objectionable odors affecting a substantial number of people.

IV. BIOLOGICAL RESOURCES

- a. **Less than significant with mitigation incorporated.** A Biological Study was prepared for the proposed project (Pruett 2021). The site is a highly degraded and disturbed with no listed special-status plant species were found on the site during the reconnaissance-level survey (Pruett 2021). Additionally, no listed special-status wildlife species or their signs were observed at the site (Pruett 2021). Special-status wildlife were not observed and no indicators of occupation or use by special-status species (e.g., scat, tracks, nesting materials, prey remains, or any other sign) were identified during the field survey (Pruett 2021). Despite any indication of use during the survey, there is potential for use by special-status species in the future.

The project is subject to the terms of the *Metropolitan Bakersfield Habitat Conservation Plan* (MBHCP) and associated Section 10(a)(1)(b) and Section 2081 permits issued to the by USFWS and CDFW, respectively. The project is also subject to ITP No. 2081-2013-058-04 (ITP) and associated Mitigation Monitoring and Reporting Program (MMRP). These documents are hereby incorporated by reference. Terms of these permits require applicants for all development projects within the plan area to pay habitat mitigation fees and notify agencies prior to grading in areas covered under the permit.

The current MBHCP expires on February 28, 2022. Projects may be issued an urban development permit, grading plan approval, or building permit and pay fees prior to the

2022 expiration date under the current MBHCP. As determined by the City, only projects ready to be issued an urban development permit, grading plan approval, or building permit before the 2022 expiration date will be eligible to pay fees under the current MBHCP. Early payment or pre-payment of MBHCP fees shall not be allowed. The ability of the City to issue urban development permits is governed by the terms of the MBHCP. Urban development permits issued after the 2022 expiration date may be subject to a new or revised Habitat Conservation Plan, if approved, or be required to comply directly with requests of the USFWS and the CDFW.

Mitigation Measure 3 requires a survey and compliance with mitigation measures outlined in the ITP prior to ground disturbance for any special-status wildlife species that have the potential to occur at the project site. With implementation of Mitigation Measure 3, the project would not 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 CDFW or USFWS.

- b. **No impact.** There are no riparian habitats or characteristic ephemeral washes located within the project site (Pruett 2021). The project is also not located within, or adjacent to, the Kern River riparian habitat area. Therefore, the project would have no impact on any riparian habitat or other sensitive natural community.
- c. **No impact.** Based on the results of the field survey and a review of the USFWS National Wetlands Inventory, there are no wetlands, as defined by Section 404 of the federal Clean Water Act (CWA), located within the project site (Pruett 2021). Therefore, the project would have no impact on federally-protected wetlands.
- d. **Less-than-significant impact.** The project site is not within the Kern River floodplain (noted as a wildlife corridor in the MBHCP) and is not along a canal that has been identified by the USFWS as a corridor or nursery for native resident wildlife species. Therefore, it was concluded that the project would have no impact with wildlife movement (Pruett 2021).

There is the potential during construction to temporarily affect nursery sites such as dens. Project construction could cause the direct destruction of a nursery site or cause enough of an indirect disturbance to cause special-status wildlife to abandon a nursery site. However, Mitigation Measure 3 require preconstruction surveys and, if necessary, additional mitigation recommended by a qualified biologist and CDFW to reduce potential impacts to nursery sites. With the implementation of Mitigation Measure 3, the project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with an established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

- e. **Less-than-significant impact.** It was concluded that the project site does not contain any biological resources that are protected by local policies. The project is located within the boundary of the MBHCP, which addresses biological impacts within the *Metropolitan Bakersfield General Plan* area. The MBHCP has been adopted as policy and is implemented by ordinance. The development entitled by this proposal would be required to comply with the MBHCP. Therefore, the project would not conflict with any local policies or ordinances protecting biological resources.
- f. **Less than significant with mitigation incorporated.** Please refer to responses IV.a, IV.d, and IV.e. With implementation of Mitigation Measure 3, the project 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.

V. CULTURAL RESOURCES

- a. **No impact.** A Phase I cultural resource survey was performed at the project site (Hudlow 2014). No historic, archaeological/prehistoric or paleontological resources were identified. Therefore, the project would not cause a substantial adverse change in the significance of a historical resource.
- b. **Less than significant with mitigation incorporated.** Please refer to response V.a. The project would not cause a substantial adverse change in the significance of an archaeological resource (Hudlow 2014). However, there is still the potential to unearth previously unknown archaeological resources at the site, and grading and other ground-disturbing activities have the potential to damage or destroy such resources. Mitigation Measure 4 requires ceasing work and investigating any discovery in the event that previously unknown archaeological resources are unearthed during construction. With the implementation of Mitigation Measure 4, the project would not cause a substantial adverse change in the significance of an archaeological resource.
- c. **Less than significant with mitigation incorporated.** There are no known human remains found at the project site. The project could inadvertently uncover or damage previously unknown human remains. Mitigation Measure 5 requires that if any human remains are found at the site during construction, work would cease and the remains would be handled pursuant to applicable law. With implementation of Mitigation Measure 5, the project would not significantly disturb any human remains.

VI. ENERGY

- a. **Less-than-significant impact.** The applicant proposes light industrial buildings ranging from 5,000 to 10,000 square feet. Project construction would require temporary energy demands typical of other light industrial construction projects that occur throughout the state and this development's construction would not result in inefficient or unnecessary consumption of energy resources beyond typical commercial and residential construction. All new construction within the City of Bakersfield must adhere to modern building standards, including California Code of Regulations Title 24, which outlines energy efficiency standards for new residential and nonresidential buildings to ensure that new buildings do not wastefully, inefficiently, or unnecessarily consume energy. Therefore, the project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.
- b. **Less-than-significant impact.** There is no adopted plan by the City of Bakersfield for renewable energy or energy efficiency. As discussed in VI.a., all new development projects within the City are required to adhere to modern building standards related to energy efficiency. Additionally, the City encourages applicants and developers to go beyond the required standards and make their developments even more efficient through programs such as LEED, or Leadership in Energy and Environmental Design, which is a green building rating system that provides a framework to create healthy, highly efficient, and cost-saving green buildings. Other encouraged programs available applicants and developers are Title 20 appliance energy efficiency standards and 2005

building energy efficiency standards. Therefore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

VII. GEOLOGY AND SOILS

- a. The following discusses the potential for the project to expose people or structures to substantial adverse effects because of various geologic hazards. The City is within a seismically active area. According to the *Metropolitan Bakersfield General Plan*, major active fault systems border the southern portion of the San Joaquin Valley. Among these major active fault systems include the San Andreas, Breckenridge-Kern County, Garlock, Pond Poso, and White Wolf faults. There are numerous additional smaller faults suspected to occur within the Bakersfield area, which may or may not be active. The active faults have a maximum credible Richter magnitude that ranges from 6.0 (Breckenridge-Kern County) to 8.3 (San Andreas). Potential seismic hazards in the planning area involve strong ground shaking, fault rupture, liquefaction, and landslides.
 - i. **No Impact.** Ground rupture is ground deformation that occurs along the surface trace of a fault during an earthquake. The project site is not included within the boundaries of an "Earthquake Fault Zone" as defined in the Alquist-Priolo Earthquake Fault Zoning Act (DOC 2021). Therefore, the project would not expose people or structures to potential substantial adverse effects involving rupture of a known earthquake fault.
 - ii. **Less-than-significant impact.** The City is within a seismically active area. Future structures proposed on the project site are required by state law and City ordinance to be constructed in accordance with the Uniform Building Code (specifically Seismic Zone 4, which has the most stringent seismic construction requirements in the United States), and to adhere to all modern earthquake construction standards. Therefore, the project would not expose people or structures to potential substantial adverse effects involving strong seismic ground shaking.
 - iii. **Less-than-significant impact.** The most common seismic-related ground failure is liquefaction and lateral spreading. In both cases, during periods of ground motion caused by an event such as an earthquake, loose materials transform from a solid state to near-liquid state because of increased pore water pressure. Such ground failure generally requires a high water table and poorly draining soils in order for such ground failure to occur. The project site's soils are primarily Cajon sandy loam, overblown with a 0-2 percent slope, Kimberlina fine sandy loam and Malham sandy loam, which are generally well draining with high runoff (Pruett, 2021). Public-supply wells in Kern County are at depths between 600 and 800 feet below land surface (USGS 2016) and therefore, groundwater levels are not close enough to the ground surface to result in sufficiently saturated soils suitable for liquefaction. As a result, the potential for liquefaction at the project site is low. In addition, future structures proposed on the project site are required by state law and City ordinance to be constructed in accordance with the Uniform Building Code, including those relating to soil characteristics. Therefore, the project would not expose people or structures to potential substantial adverse effects involving seismic-related ground failure, including liquefaction.
 - iv. **No impact.** In Kern County, the common types of landslides induced by earthquake occur on steeper slopes found in the foothills and along the Kern

River Canyon; in these areas, landslides are generally associated with bluff and stream bank failure, rockslide, and slope slip on steep slopes. The project site is generally flat, there are no such geologic features located at the project site, and the site is not located near the Kern River Canyon. Therefore, the project would not expose people or structures to potential substantial adverse effects involving landslides.

- b. **Less-than-significant impact.** Based on the soil survey, the project site includes three soil types; Cajon sandy loam, overblown with a 0-2 percent slope, Kimberlina fine sandy loam & Malham sandy loam (Pruett, 2021). Due to the characteristics of the on-site soil types and the relatively flat terrain, implementation of the project will not result in significant erosion, displacement of soils or soil expansion problems. The project will be subject to City ordinances and standards relative to soils and geology. Standard compliance requirements include detailed site-specific soil analysis prior to issuance of building permits and adherence to applicable building codes in accordance with the Uniform Building Code.

Construction of the site would temporarily disturb soils, which could loosen soil, and the removal of vegetation could contribute to future soil loss and erosion by wind and storm water runoff. The project would have to request coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activities (No. 2012-0006-DWQ) (General Permit) because the project would result in one or more acres of ground disturbance. To conform to the requirements of the General Permit, a Storm Water Pollution Prevention Plan (SWPPP) would need to be prepared that specifies best management practices (BMPs) to prevent construction pollutants, including eroded soils (such as topsoil), from moving offsite. Implementation of the General Permit and BMPs requirements would mitigate erosion of soil during construction activities.

During operation, the soils would be sufficiently compacted to required engineered specifications, revegetated in compliance with City requirements, or paved over with impervious surfaces such that the soils at the site would not be particularly susceptible to soil erosion. Therefore, the project would not result in substantial soil erosion or the loss of topsoil.

- c. **Less-than-significant impact.** As discussed in VII.a.iii. and VII.a.iv., the project site's soils would not expose people or structures to potential substantial adverse effects involving seismic-related ground failure, including liquefaction, lateral spreading, or landslides.

Subsidence is part of the baseline condition in the project area due to historic groundwater pumping and the resultant subsidence that occurs with such activities. The project would not substantially contribute to this baseline condition because the projected water use has been conditionally approved by Vaughn Water Company (Vaughn, 2021). The project site has been considered by Vaughn against its most current Urban Water Management Plan (UWMP) and it was concluded that the District has sufficient existing capacity to service the project. Therefore, the project has already been considered in the groundwater analysis in the UWMP and would not exacerbate subsidence in the area beyond the baseline condition.

Collapsible soils consist of loose, dry, low-density materials that collapse and compact under the addition of water or excessive loading. The project site is derived from strongly stratified alluvium primarily from granite rocks, which is generally loose material, there is

the potential for collapsible soils. Future structures proposed on the project site are required by state law and City ordinance to be constructed in accordance with the Uniform Building Code, including those relating to soil characteristics. Therefore, the project would not be located on a geologic unit or soil that is unstable, or that would become unstable because of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.

- d. **Less-than-significant impact.** When a soil has 35% or more clay content, it is considered a clayey soil. The project consists of Cajon sandy loam, Kimberlina fine sandy loam and Malham sandy loam (Pruett, 2021). These soils do not exceed 35% clay content and therefore, do not have a high potential to be expansive. Additionally, future structures proposed on the project site are required by state law and City ordinance to be constructed in accordance with the Uniform Building Code, including those relating to soil characteristics. Therefore, the project would not be located on expansive soil creating substantial risks to life or property.
- e. **No impact.** The project would not require the use of septic tanks or alternative wastewater disposal systems because the project would connect to existing City sewer services in the area. Therefore, there would be no impacts related to soils incapable of adequately supporting septic tanks or alternative waste water disposal systems.
- f. **Less than significant with mitigation incorporated.** Paleontological sensitivity is determined by the potential for a geologic unit to produce scientifically significant fossils. Because paleontological resources typically occur in the substratum soil horizon, surface expressions are often not visible during a pedestrian survey. Paleontological sensitivity is derived from known fossil data collected from the entire geologic unit. According to the California Department of Conservation's Geologic Map of California, the project site consists of Quaternary marine and nonmarine sedimentary geologic formations. This geological formation consists of older alluvium deposits that have the potential to contain unknown paleontological resources or unique geologic features.

Similar to archaeological resources, there is the potential to unearth previously unknown paleontological resources at the site, and grading and other ground-disturbing activities have the potential to damage or destroy such resources. With the implementation of Mitigation Measure 4, the project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

VIII. **GREENHOUSE GAS EMISSIONS**

- a. **Less-than-significant impact.** The project would generate an incremental contribution and, when combined with the cumulative increase of all other sources of greenhouse gases (GHG), could contribute to global climate change impacts. Although the project is expected to emit GHG, the emission of GHG by a single project into the atmosphere is not itself necessarily an adverse environmental effect. Rather, it is the increased accumulation of GHG from more than one project and many sources in the atmosphere that may result in global climate change. The resultant consequences of that climate change can cause adverse environmental effects. A project's GHG emissions typically would be relatively very small in comparison to state or global GHG emissions and, consequently, they would, in isolation, have no significant direct impact on climate change. Therefore, a project's GHG emissions and the resulting significance of potential impacts are more properly assessed on a cumulative basis.

The project's GHG emissions were estimated (Trinity 2021) and are summarized in the following table.

Construction and Operational GHG Emissions	
Source	Metric Tons/Year
	CO2E¹
Unmitigated Operational Emissions	411.54
Mitigated Operational Emissions	287.60
BAU – 2021 Operational Emissions	29.3%
¹ CO2E = carbon dioxide equivalent	

Source: Trinity 2021.

According to the SJVAPCD, for a project to conform to the goals of AB 32, at least a 29% reduction from the 2002-2004 business-as-usual (BAU) period by 2020 must be demonstrated. As shown in the above table, the project results in a 29.3% reduction in GHG emissions in comparison to BAU, which satisfies the AB 32-mandated 29% reduction. Therefore, the project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.

- b. **Less-than-significant impact.** CARB is responsible for the coordination and administration of both federal and state air pollution control programs within California. According to California's Climate Change Scoping Plan, there must be statewide reduction GHG emissions to 1990 levels by 2020. Reducing greenhouse gas emissions to 1990 levels means cutting approximately 29% from BAU emission levels projected for 2020. In addition, per SB 375 requirements, CARB has adopted regional reduction targets, which call for a 5% reduction in per-capita emissions by 2020 and 10% reduction in 2035 within the San Joaquin Valley using 2005 as the baseline. These regional reduction targets will be a part of the Kern COG Sustainable Communities Strategy. The SJVAPCD has adopted guidance (*Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA*) and a policy (District Policy – Addressing GHG Emission Impacts for Stationary Source Projects under CEQA When Serving as the Lead Agency).

As proposed, the project would not conflict with any statewide policy, regional plan, or local guidance or policy adopted for the purpose of reducing GHG emissions. The project would not interfere with the implementation of AB 32 and SB 375 because it would be consistent with the GHG emission reduction targets identified by CARB and the Scoping Plan. The project achieves BAU GHG emissions reduction equal to or greater than the 29% targeted reduction goal CARB defines BAU as “the emissions that would be expected to occur in the absence of any GHG reduction actions.” By implementing mitigation, the project would be consistent with these statewide measures and considered not significant or cumulatively considerable under CEQA. Therefore, the project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHG.

IX. HAZARDS AND HAZARDOUS MATERIALS

- a. **Less-than-significant impact.** The project is light industrial and therefore, would involve the routine transport, use, or disposal of hazardous materials as defined by the Hazardous Materials Transportation Uniform Safety Act. Construction activities would require the transport, storage, use, and/or disposal of hazardous materials such as fuels and greases for the fueling/servicing of construction equipment and underground fuel tanks, and

there is the potential for upset and accident conditions that could release such material into the environment. Such substances would be stored in temporary storage tanks/sheds that would be located at the site. Although these types of materials are not acutely hazardous, they are classified as hazardous materials and create the potential for accidental spillage, which could expose construction workers. All transport, storage, use, and disposal of hazardous materials used in the construction of the project would be in strict accordance with federal and state laws and regulations. During construction of the project, Material Safety Data Sheets (MSDS) for all applicable materials present at the site would be made readily available to onsite personnel. During construction, non-hazardous construction debris would be generated and disposed of at approved facilities for handling such waste. Also, during construction, waste disposal would be managed using portable toilets located at reasonably accessible onsite locations.

The project proposes light industrial buildings ranging from 5,000 to 10,000 square feet in area. Day-to-day light industrial activities may involve the routine transport, use, or disposal of hazardous materials as defined by the Hazardous Materials Transportation Uniform Safety Act. Users would be required to follow any instructions for use and storage provided on product labels to prevent any accidents in the workplace. Users would also be required to read and follow product labels for disposal directions to eliminate the risk of products exploding, igniting, leaking, mixing with other chemicals, or posing other hazards on the way to a disposal facility. Therefore, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

- b. **Less-than-significant impact.** Please refer to response VIX.a. Therefore, the project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous material into the environment.
- c. **Less-than-significant impact.** The Small Project Analysis Level (SPAL) Assessment concluded that the project would not significantly affect sensitive receptors (Trinity 2021). Therefore, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school.
- d. **No impact.** The EnviroStor (DTSC 2021) and Cortese (CalEPA 2021) lists pursuant to Government Code (GC) Section 65962.5 were reviewed. No portion of the project site is identified on either list, which provides the location of known hazardous waste concerns. Therefore, the project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to GC Section 65962.5 and, as a result, create a significant hazard to the public or the environment.
- e. **No impact.** The project site is not located within the Kern County *Airport Land Use Compatibility Plan* area (Kern County 2012). The closest airport to the project site is Meadows Field, which is over 6.0 miles to the northeast of the site. Therefore, the project would not result in a safety hazard for people residing or working in the project area. The project is not located within a distance an airport land use plan or, where such a plan has not been adopted.
- f. **Less-than-significant impact.** The project would have to develop or improve roads to the site as well as internal roads that are in compliance with the City's Fire Code to allow emergency vehicles adequate access to the site and all portions of the site. Access to

the site would be maintained throughout the construction period, and appropriate detours would be provided in the event of potential temporary road closures. The project would not interfere with any local or regional emergency response or evacuation plans because the project would not result in a substantial alteration to the adjacent and area circulation system. The project is typical of urban development in Bakersfield, and is not inconsistent with the adopted City of Bakersfield Hazardous Materials Area Plan (Bakersfield 1997). This plan identifies responsibilities and provides coordination of emergency response at the local level to hazardous materials incidents. Therefore, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

- g. **Less-than-significant impact.** The project site is not located within a “very high,” “high,” or “moderate” fire hazard severity zone (CalFire 2008). The site consists of vacant land, and its vicinity is urban and does not possess high fuel loads that have a high potential to cause a wildland fire. The project site would be developed with hardscapes and irrigated landscaping, which would further reduce fire potential at the site. Additionally, the City and County require “defensible space” within areas of the County susceptible to wildland fires as shown on CalFire maps through the Fire Hazard Reduction Program. Defensible space is the buffer created between a building and the grass, trees, shrubs, or any wildland area that surrounds it. Therefore, the project would not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

X. HYDROLOGY AND WATER QUALITY

- a. **Less-than-significant impact.** Construction would include ground-disturbing activities. As discussed in VII.b, the project site’s soil types have a low-to-medium susceptibility to sheet and rill erosion by rainfall and a low susceptibility to wind erosion at the ground surface. Disturbance of onsite soils during construction could result in soil erosion and siltation, and subsequent water quality degradation through increased turbidity and sediment deposition during storm events to offsite locations. Additionally, disturbed soils have an increased potential for fugitive dust to be released into the air and carried offsite. As described in VII.b, the project would be required to comply with the General Permit. To conform to the requirements of the General Permit, a SWPPP would need to be prepared that specifies BMPs to prevent construction pollutants from moving offsite. The project is required to comply with the General Permit because project-related construction activities would disturb at least 1 acre of soil.

The City owns and maintains a municipal separate storm sewer system (MS4). The project’s operational urban storm water discharges are covered under the Central Valley Water Quality Control Board (CVRWQCB) *National Pollutant Discharge Elimination System Permit and Waste Discharge Requirements General Permit for Discharges from Municipal Separate Storm Sewer Systems* (Order No. R5-2016-0040; NPDES No. CAS0085324) (MS4 Permit) (CVRWQCB 2016). The MS4 Permit mandates the implementation of a storm water management framework to ensure that water quality is maintained within the City because of operational storm water discharges throughout the City, including the project site. By complying with the General Permit and MS4 Permit, the project would not violate any water quality standards or waste discharge requirements. Impacts would be less than significant.

- b. **Less-than-significant impact.** Potable water from the project would be supplied by Vaughn Water Company (Vaughn 2020). Vaughn receives at least a portion of its supplies from groundwater sources. The project's projected water use has been conditionally approved by Vaughn (Vaughn 2020) and therefore, the project site has been considered by Vaughn against its most current UWMP. By state law, current UWMPs do not need to address the Sustainable Groundwater Management Act (SGMA) or sustainable groundwater management at this time. It was concluded that Vaughn had sufficient existing capacity to service the project. As a result, the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.
- c. The following discusses whether the project would 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.
- i. **Less-than-significant impact.** The project site does not contain any blue-line streams or other surface water features (Trinity 2021) and therefore, the project would not alter the course of a river or stream. The project site would be graded and, as a result, the internal drainage pattern at the site would be altered from the baseline condition. Additionally, the project would result in increased impervious surfaces (i.e., building pads, sidewalks, asphalt parking area, etc.) at the site, which would reduce percolation to ground and result in greater amounts of storm water runoff concentrations at the site. If uncontrolled, differences in drainage patterns and increased impervious surfaces could result in substantial erosion or siltation on- or offsite. However, the project would be required to comply with the General Permit during construction and MS4 permit during operation. In order to comply with the MS4 Permit, the City requires compliance with adopted building codes, including complying with an approved drainage plan, which avoids on- and offsite flooding, erosion, and siltation problems. Therefore, the project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or offsite.
 - ii. **Less-than-significant impact.** Please refer to response X.c.i. Therefore, the project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or offsite.
 - iii. **Less-than-significant impact.** Please refer to response X.c.i. Therefore, the project would not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
 - iv. **No Impact.** The project site is located outside the 500-year floodplain and is not located within a 100-year flood hazard area (FEMA 2021). Therefore, the project would not impede or redirect flood flows.
- d. **Less-than-significant impact.** As discussed in responses X.g and IX.h, the project is not located within a floodplain. There are no nearby levees that would be susceptible to failure or flooding of the site. The project site, like most of the City, is located within the

Lake Isabella flood inundation area (Kern County 2017), which is the area that would experience flooding in the event that there was a catastrophic failure of the Lake Isabella Dam. There is an approved Lake Isabella Dam Failure Evacuation Plan (Kern County 2009) that establishes a process and procedures for the mass evacuation and short-term support of populations at risk below the Lake Isabella Dam. The City would utilize the Evacuation Plan to support its Emergency Operations Plans (EOPs). With implementation of the Evacuation Plan, the project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

- e. **Less-than-significant impact.** Please refer to response X.c.i. There is currently no adopted groundwater management plan for the project site or its vicinity. Therefore, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan

XI. LAND USE AND PLANNING

- a. **No impact.** The project is a continuation of the existing urban development pattern of the City. The project does not include a long and linear feature, such as a freeway, railroad track, block wall, etc., that would have the potential to divide a community. The project is the development of a finite 3.5-acre infill site that does not impede existing or future movement or development of the City. Therefore, the project would not physically divide an established community.
- b. **No impact.** The project requires a GPA to be consistent with the MBGP, namely a change from LR (Low Density Residential) to LI (Light Industrial). The project also requires a ZC to be consistent with the Zoning Ordinance, namely a change from R-1 (One-Family Dwelling) to M-1 (Light Manufacturing). If the GPA/ZC were to be approved by the City, the project would be consistent with both the MBGP and Zoning Ordinance. Therefore, the project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

XII. MINERAL RESOURCES

- a. **No impact.** The project site is not within the administrative boundaries of an oilfield and there are no oil wells found on the site (DOC 2021). The only other potential mineral resource in the area is aggregate for the making of concrete. Aggregate is mined in alluvial fans and along existing and historical waterways. There are no blue-line water features or existing or planned aggregate mining operations at the site. Therefore, the project would not 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. **No impact.** The project site is currently designated LR (Low Density Residential) and, if the GPA is approved, this designation would change to LI (Light Industrial). No portion of the site is designated for a potential mineral resource extraction use such as R-MP (Mineral and Petroleum). Therefore, the project would not result in the loss of availability of a locally-important mineral resource recovery site that is delineated in a local general plan, specific plan or other land use plan.

XIII. NOISE

- a. **Less-than-significant impact.** The project would generate both short-term construction noise and operational noise. The first type of short-term construction noise would result from transport of construction equipment and materials to the project site, and construction worker commutes. These transportation activities would incrementally raise noise levels on access roads leading to the site. A one-time trip to move pieces of heavy equipment for grading and construction activities would result in single-event noise at a distance of 50 feet from a sensitive noise receptor that would reach a maximum level of 84 A-weighted decibels (dBA). Because the equipment would be left onsite for the duration of project construction, the one-time trip would not add to the daily traffic noise in the project vicinity. The total daily vehicle trips resulting from construction worker commutes would be minimal when compared to existing traffic volumes on the affected streets, and the long-term noise level change would not be perceptible.

The second type of short-term construction noise is related to noise generated during project construction. The site preparation and grading phase, which includes excavation and grading, tends to generate the highest noise levels because earthmoving equipment is the noisiest construction equipment. Construction noise levels during grading would be less than 70 dBA, which would not exceed the hourly noise level standard at the nearest sensitive uses. Construction noise would cease to occur once project construction is completed. The project will also be required to comply with the construction hours specified in the City Noise Ordinance, which states that construction activities are limited to the hours of 6:00 a.m. and 9:00 p.m. on weekdays, and between the hours of 8:00 a.m. and 9:00 p.m. on weekends.

Project operations would generate sound levels typical of residential and regional commercial land uses, which would have to comply with Bakersfield Municipal Code regarding noise. Stationary operational noise levels at all points around the project site would experience noise level impacts that would be less than the daytime and nighttime hourly noise level standards of 55 dBA and 50 dBA, respectively. Project-related operational traffic would have very small noise level increases along roadway segments in the project vicinity. Parking lot noise, including engine sounds, car doors slamming, car alarms, loud music, and people conversing, would also occur at the project site. Mitigation such as design elements to absorb the noise will be determined when site plan review is conducted. Noise levels at all points around the project site should experience noise level impacts that would be less than the City's daytime and nighttime maximum noise level standards of 75 dBA and 70 dBA.

Therefore, the project would not generate 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. **Less-than-significant impact.** Some ground-borne vibration and noise would originate from earth movement and building activities during the project's construction phase. Ground-borne noise and vibration from construction activity would be mostly low to moderate). The closest structures to the project site are the existing residential uses to the north, west and southwest. The operation of typical construction equipment would generate ground-borne vibrations that would not exceed guidelines that are considered safe for any type of buildings. Operation of the proposed neighborhood commercial use would not generate ground-borne vibration. Therefore, the project would not expose

persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

- c. **No impact.** Please refer to response IX.e. Therefore, the project would not expose people residing or working in the project area to excessive noise levels for a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport.

XIV. POPULATION AND HOUSING

- a. **Less-than-significant impact.** The proposal is a light industrial project and therefore, does not induce direct growth. The project would provide additional employment opportunities in Metropolitan Bakersfield, which accommodates the projected increase in Bakersfield's population by providing such opportunities for existing and future residents in Bakersfield. The project would not remove a barrier to growth, such as the development of a new road or other infrastructure that would open up an area previous inaccessible to development. Therefore, the project would not induce substantial population growth in an area, either directly or indirectly. Impacts would be less than significant.
- b. **No impact.** The project site consists of vacant land. Therefore, the project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

XV. PUBLIC SERVICES

- a. The following discusses whether the project would result in substantial adverse physical impacts to public services. The need for additional public service is generally directly correlated to population growth and the resultant additional population's need for services beyond what is currently available.
 - i. **Less-than-significant impact.** Fire protection services for the Metropolitan Bakersfield area are provided through a joint fire protection agreement between the City and County. The project may necessitate the addition of fire equipment and personnel to maintain current levels of service, and this potential increase in fire protection services can be paid for by property taxes generated by this development. Therefore, the project would not 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 fire protection.
 - ii. **Less-than-significant impact.** Police protection for the project would be provided by the Bakersfield Police Department. Potential increase in services can be paid for by property taxes generated by this development. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or 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 police protection.

- iii. **No impact.** The project is not growth inducing and therefore, is not a driver for population growth, including the need for additional schools. The need for additional schools can be proportionately paid by increased property tax revenue because of the project. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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 schools.
- iv. **No impact.** The project is not growth inducing and therefore, is a not driver for population growth, including the need for additional recreational opportunities. Therefore, the project would not 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 parks.
- v. **Less-than-significant impact.** The project and eventual buildup of this area would result in an increase in maintenance responsibility for the City. Though the project may necessitate increased maintenance for other public facilities, this potential increase can be paid for by property taxes generated by this development. Therefore, the project would not 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 other public facilities.

XVI. RECREATION

- a. **No impact.** Please refer to response XV.a.iv. Therefore, the project would not increase of the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would not occur or be accelerated.
- b. **No impact.** Please refer to response XV.a.iv. Therefore, the project would not include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

XVII. TRANSPORTATION AND TRAFFIC

- a. **Less than significant impact with mitigation incorporated.** The project would not result in temporary construction-related traffic impacts.

Policy 36 of the Metropolitan Bakersfield General Plan Circulation Element states:

Prevent streets and intersections from degrading below Level of Service "C" where possible due to physical constraints (as defined in a Level of Service standard) or when the existing Level of Service is below "C" prevent where possible further degradation due to new development or expansion of existing development with a three-part mitigation program: adjacent right-of-way dedication, access

improvements and/or an area-wide impact fee. The area-wide impact fee would be used where the physical changes for mitigation are not possible due to existing development and/or the mitigation measure is part of a larger project, such as freeways, which will be built at a later date.

A traffic analysis (Rutgers and Schuler 2020) that analyzed operational traffic impacts was prepared for the project to determine if operations would degrade the performance of the circulation system per the requirements of Policy 36. Policy 36 of the Circulation Element of the MBGP requires the City to prevent streets and intersections from degrading below a level of service C, where possible, through dedication of adjacent right-of-way, access improvements, or an area-wide impact fee. In addition, the Subdivision Ordinance requires all onsite street improvements and a proportional share of boundary street improvements to be built at the time the property is developed.

The traffic analysis concluded that the project would reduce the daily trip generation by 47 trips per day, and the AM and PM peak hour trips would remain relatively the same to the previous zoning. The project shall be required participate in the Regional Transportation Impact Fee (RTIF) Program and pay any Local Mitigation fees, if applicable (see Mitigation Measures 6 and 7). With implementation of Mitigation Measures 6 and 7, the project would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.

- b. **Less than significant.** While public agencies may immediately apply Section 15064.3 of the updated CCR (or CEQA Guidelines), statewide application was required until July 1, 2020. This CCR Section 15064.3(b) states:

(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.

The traffic analysis (Rutgers and Schuler 2020) concluded that the project's traffic impacts would not be significant. Therefore, the project would not be in conflict or be inconsistent with CCR Section 15064.3(b).

- c. **Less-than-significant impact.** The project would have to comply with all conditions placed on it by the City Traffic Engineering Division in order to comply with accepted traffic engineering standards intended to reduce traffic hazards, including designing the roads so that they do not result in design feature hazards. The project is within the City limits and surrounded by compatible existing and planned land uses and land use designations. Therefore, the project would not substantially increase hazards due to a design feature or incompatible uses.
- d. **Less than significant with mitigation incorporated.** There is the potential that, during the construction phase, the project would impede emergency access. For projects that require minor impediments of a short duration (e.g., pouring a new driveway entrance), the project would be required to obtain a street permit from City Public Works. If a project requires lane closures and/or the diversion of traffic, then a Traffic Control Plan would be required. During operations, the project would have to comply with all applicable City policies and requirements to ensure adequate emergency access.

Mitigation Measure 8 requires that, if necessary, the applicant/developer obtains a street permit or develop and get approved a Traffic Control Plan, for the construction period. With implementation of mitigation, the project would not result in inadequate emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

- a. **No impact.** The project requires a GPA and therefore, request for consultation letters were sent to a list of tribal contacts received from the Native American Heritage Commission in compliance with Senate Bill (SB) 18. In the letters, the City stated that the applicable tribes may request consultation with the City regarding the preservation of, and/or mitigation of impacts to, California Native American cultural places in connection with the project. To date, none of the tribes have responded to the request. Therefore, the project would not cause a substantial adverse change in the significance of a tribal cultural resource that is listed in the California Register of Historical Resources or in a local register of historical resources.
- b. **No impact.** Based on the results of the SB 18 consultation inquiry to applicable tribes, the City has determined that there are no tribal cultural resources found at the site. Therefore, the project would not cause a substantial adverse change in the significance of a tribal cultural resource that is determined by the lead agency to be significant.

XVIV. UTILITIES AND SERVICE SYSTEMS

- a. **Less-than-significant impact.** The project would require the construction of new water, storm water drainage, sewer facilities; above and/or belowground electrical facilities, natural gas facilities, and telecommunications (e.g., cable, fiber optics, phone, etc.) typical of commercial development. Water, storm water, and sewer structures would have to be designed to meet the City's *Current Subdivision & Engineering Design Manual* (Bakersfield 1999). Compliance with the Design Manual would ensure that the such facilities would not result in significant environmental effects. Electrical, natural gas, and telecommunications facilities would be placed by the individual serving utilities; these entities already have in place safety and siting protocols to ensure that placement of new utilities to serve new construction would not have a significant effect on the environment. Therefore, the project would not 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. **Less-than-significant impact.** The project is within the Vaughn Water Company water service area. Vaughn has provided a letter stating that water service can be supplied in compliance with their current UWMP that accounts for normal, dray, and multiple dry years (Vaughn, 2020). Therefore, the project has sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.
- c. **Less-than-significant impact.** Water consumption is dependent on a variety of factors associated with a particular development (i.e. indoor washer, building age, etc.). On average, it is anticipated that light manufacturing use will use roughly 3.18 gallons for each square foot of building (Morales 2009) and therefore, a proposed 25,000 square foot building would require roughly 79,500 gallons per month. The wastewater treatment plant would require available capacity to dispose of about 0.0001 million gallons per day (MGD) of wastewater. Wastewater because of the project would be treated at WWTP No. 2, which is owned and operated by the City. WWTP No. 2 has an overall capacity of 32 MGD and a current available capacity of 11.3 MGD (Bakersfield 2021). The project's contribution would account for 0.00008% of the available capacity and therefore, WWTP No. 2 has sufficient capacity to serve the project. As a result, it has been determined that the wastewater treatment provider which serves or may serve the project has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- d. **Less-than-significant impact.** It is assumed that solid waste generated as a result of the project would be disposed at the Bena Landfill located at 2951 Neumarkel Road, Bakersfield, CA 93307. As of July 2013, the landfill had a remaining permitted capacity of 32,808,260 cubic yards and a maximum permitted throughput of 4,500 tons/day (CalRecycle 2017a). Using a factor of 0.006 pound of solid waste per square foot per day (CalRecycle 2017b), 25,000 SF of industrial buildings would generate about 150 pound of solid waste/day (0.0243 tons/day). The 0.075 tons/day of solid waste generated by the project accounts for 0.000016% of the maximum permitted throughput of the landfill. Therefore, the project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.

- e. **Less-than-significant impact.** By law, the project would be required to comply with federal, state, and local statutes and regulations, including those relating to waste reduction, litter control, and solid waste disposal.

XX. WILDFIRE

- a. **Less-than-significant impact.** Please refer to response IX.f. Therefore, the project would not substantially impair an adopted emergency response plan or emergency evacuation plan.
- b. **Less-than-significant impact.** Please refer to response IX.g. Therefore, the project would not exacerbate wildfires and expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors.
- c. **Less-than-significant impact.** Please refer to responses IX.a., XX.a., and XX.b. Therefore, the project would not 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. **Less-than-significant impact.** The project site is not within a floodplain, and is not in a moderate- to high-risk area for wildfires. Therefore, the project would not 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.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

- a. **Less than significant with mitigation incorporated.** The project is subject to the terms of the MBHCP and associated Section 10(a)(1)(b) and Section 2801 permits issued to the City of Bakersfield by the U.S. Fish and Wildlife Service and the California State Department of Fish and Wildlife, respectively. Terms of the permit require applicants for all development projects within the plan area to pay habitat mitigation fees, excavate known kit fox dens, and notify agencies prior to grading. There are no important examples of the major periods of California history or prehistory found at the site. Therefore, the project, with the implementation of the identified conditions of approval, best management practices, and mitigation measures, would not have the potential to 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, 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. **Less-than-significant impact.** In addition to project specific impacts, this Initial Study considered the projects potential for incremental effects that are cumulatively considerable. Because of this evaluation, there were determined to be potentially significant cumulative effects related to air quality. However, mitigation has been included that clearly reduces these cumulative effects to a level below significance. In addition, any future development projects not identified above would be required to undergo a separate environmental analysis and mitigate any project- or site-specific potential impacts, as necessary. There is no substantial evidence that with the

implementation of the identified conditions of approval, best management practices, and mitigation measures, there are any cumulative effects associated with this project.

- c. **Less than significant with mitigation incorporated.** As described in the responses above, the project, with mitigation, would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

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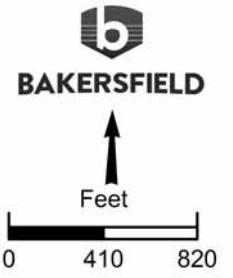
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GPA/ZC 20-0339

CITY OF BAKERSFIELD



AERIAL

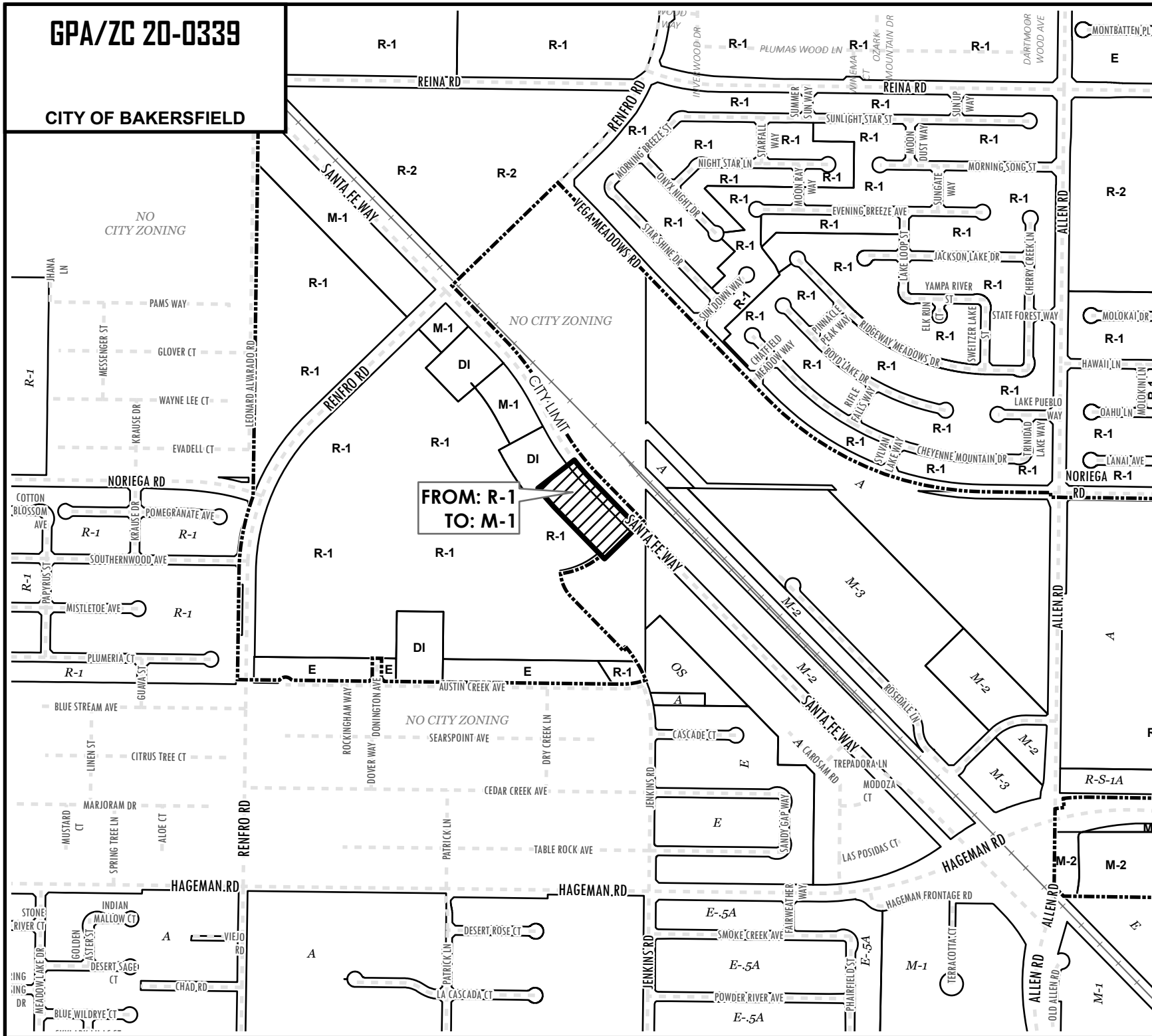
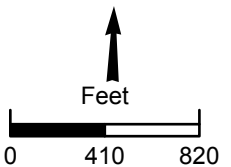


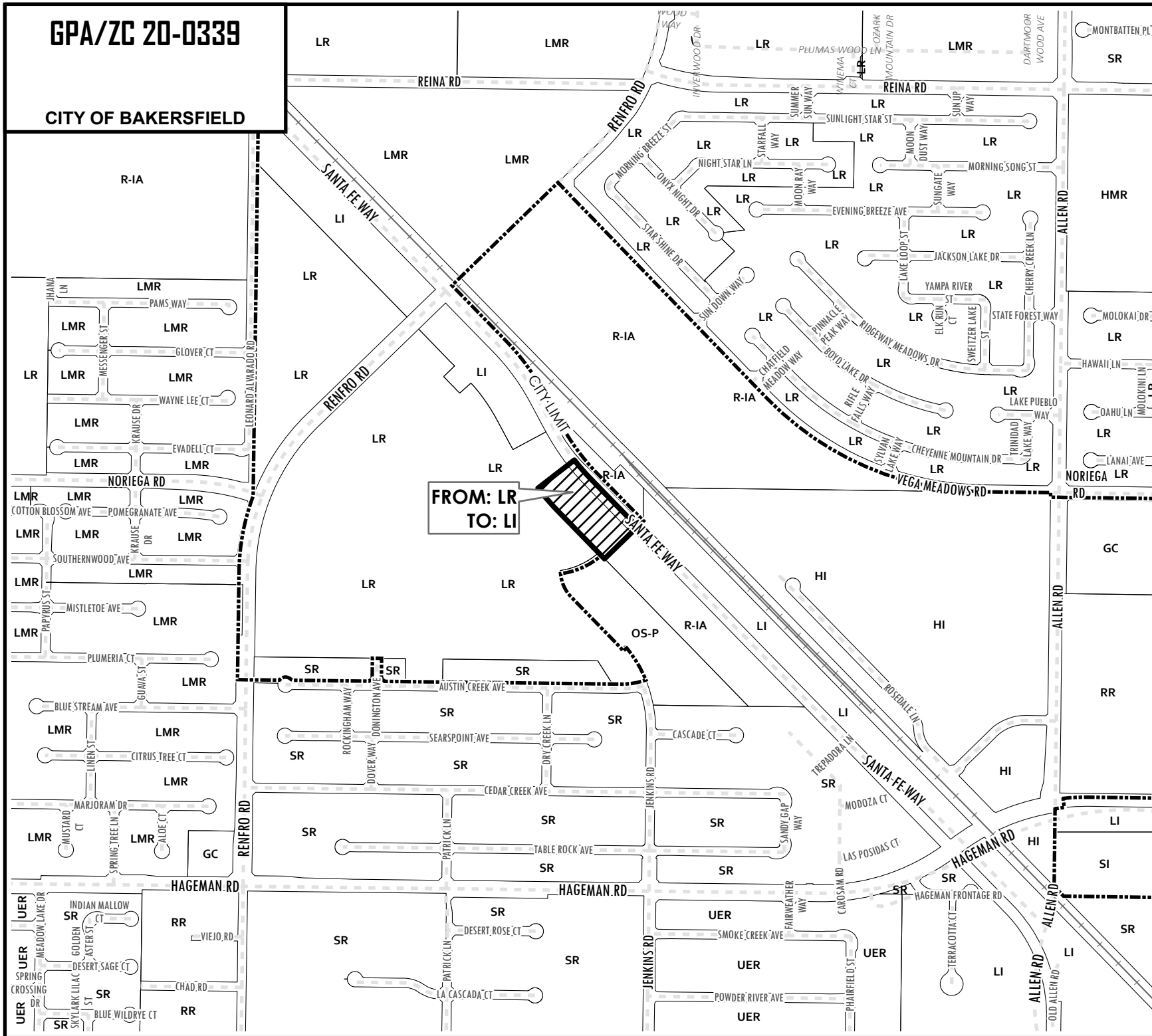
GPA/ZC 20-0339

CITY OF BAKERSFIELD

**LEGEND
(ZONE DISTRICTS)**

- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-S Residential Suburban
24,000 sq.ft./dwelling unit
- R-S-() Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500 sq.ft. min lot size (single family)
6,000 sq.ft. min lot size (multifamily)
2,500 sq.ft. lot area/dwelling unit
- R-3 Multiple Family Dwelling
6,000 sq.ft. min lot size
1,250 sq.ft. lot area/dwelling unit
- R-4 High Density Multiple Family Dwelling
6,000 sq.ft. min lot size
600 sq.ft. lot area/dwelling unit
- R-H Residential Holding
20 acre min lot size
- A Agriculture
6,000 sq.ft. min lot size
- A-20A Agriculture
20 acre min lot size
- PUD Planned Unit Development
- TT Travel Trailer Park
- MH Mobilehome
- C-O Professional and Administrative Office
- C-1 Neighborhood Commercial
- C-2 Regional Commercial
- C-C Commercial Center
- C-B Central Business
- PCD Planned Commercial Development
- M-1 Light Manufacturing
- M-2 General Manufacturing
- M-3 Heavy Industrial
- P Automobile Parking
- RE Recreation
- Ch Church Overlay
- OS Open Space
- HOSP Hospital Overlay
- AD Architectural Design Overlay
- FP-P Floodplain Primary
- FP-S Floodplain Secondary
- AA Airport Approach
- DI Drilling Island
- PE Petroleum Extraction Combining
- SC Senior Citizen Overlay
- HD Hillside Development Combining
- WM- West Ming Specific Plan





**LEGEND
(GENERAL PLAN
LAND USE)**

- RR Rural Residential
2.5 gross acres/dwelling unit
- ER Estate Residential
1 dwelling unit/net acre
- SR Suburban Residential
≤4 dwelling units/net acre
- SR/LR County: ≤ 4 dwelling units/net acre
City: ≤ 7.26 dwelling units/net acre
- LR Low Density Residential
≤ 7.26 dwelling units/net acre
- LMR Low Medium Density Residential
> 4 but ≤ 10 dwelling units/net acre
- HMR High Medium Density Residential
> 7.26 units but
≤ 17.42 dwelling units/net acre
- HR High Density Residential
> 17.42 units but
≤ 72.6 dwelling units/net acre
- HC Highway Commercial
- GC General Commercial
- MC Major Commercial
- OC Office Commercial
- MUC Mixed Use Commercial
- LI Light Industrial
- SI Service Industrial
- HI Heavy Industrial
- P Public Facilities
- PS Public/Private Schools
- PT Public Transportation Corridors
- P-SW Solid Waste Facilities
- OS Open Space
- OS-P Parks and Recreation
- OS-S Slopes exceeding 30%
- R-IA Resource -
Intensive Agriculture
20 acre minimum parcel size
- R-EA Resource -
Extensive Agriculture
20 acre minimum parcel size
80 acre min (Williamson Act)
- R-MP Resource -
Minerals & Petroleum
5 acre minimum parcel size
- UER Urban Estate Residential
Western Rosedale Plan
0.5 acre net minimum parcel size
- WM West Ming Specific Plan

BAKERSFIELD

↑
Feet

0 410 820

Mitigation Monitoring Program – GPA/ZC 20-0339

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
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<p>#1</p>	<p>Prior to grading plan approval, the applicant/developer shall submit documentation to the Planning Division that they will/have met all air quality control measures and rules required by the San Joaquin Valley Air Pollution Control District.</p>	<p>Prior to grading plan approval</p>	<p>City of Bakersfield Planning Division</p>		
		<p>Steps to Compliance:</p> <ol style="list-style-type: none"> 1. This mitigation measure shall be incorporated as a condition of approval for any site plan review. 2. The applicant/developer shall provide written evidence of meeting all air quality control measures and rules to City of Bakersfield Planning Division. 			

<p>#2</p>	<p>Prior to grading plan approval, the applicant/developer shall submit proof to the Planning Division that they have complied with the San Joaquin Valley Air Pollution Control District's Indirect Source Rule (Rule 9510).</p>	<p>Prior to grading plan approval</p>	<p>City of Bakersfield Planning Division</p>		
		<p>Steps to Compliance:</p> <ol style="list-style-type: none"> 1. This mitigation measure shall be incorporated as a condition of approval for any site plan review. 2. The applicant/developer shall provide written evidence of compliance with the Indirect Source Rule (Rule 9510) to the City of Bakersfield Planning Division. 			

<p>#3</p>	<p>3. Prior to ground disturbance, the applicant/developer shall have a California Department of Fish and Wildlife (CDFW) approved wildlife biologist ("qualified biologist") survey the location for species (e.g., Tipton kangaroo rat, San Joaquin kit fox, San Joaquin antelope squirrel, and Bakersfield cactus). Species to be surveyed shall include ones covered under the Metropolitan Bakersfield Habitat Conservation Plan incidental take permit for urban development as well as for any species covered under other applicable laws (such as the Migratory Bird Treaty Act). The applicant/developer shall comply with the mitigation measures of the permit. Survey protocol shall be those</p>	<p>Prior to ground disturbance</p>	<p>Qualified Biologist; City of Bakersfield Planning Division; California Department of Fish and Wildlife</p>		
		<p>Steps to Compliance:</p> <ol style="list-style-type: none"> 1. Contract a qualified biologist to perform a pre-construction survey within 30 days prior to ground disturbance activities. 2. The results of the preconstruction survey and any avoidance measures taken shall be submitted to the City of Bakersfield and California Department of Fish and Wildlife within 30 days 			

Mitigation Monitoring Program – GPA/ZC 20-0339

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
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	<p>recommended by CDFW. The applicant/developer shall be subject to additional mitigation measures recommended by the qualified biologist. A copy of the survey shall be provided to the Planning Division and wildlife agencies no more than 30 days prior to ground disturbance.</p>		<p>of completion of the preconstruction survey compliance with applicable federal and state laws.</p>		
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<p>#4</p>	<p>During construction, if buried cultural or paleontological resources are encountered during construction or ground disturbance activities, all work within 50 feet of the find shall immediately cease and the area cordoned off until a qualified cultural and/or paleontological resource specialist that meets the Secretary of the Interior's Professional Qualification Standards can evaluate the find and make recommendations. If the specialist determines that the discovery represents a potentially significant resource, additional investigations may be required. These additional studies may include avoidance, testing, and excavation. All reports, correspondence, and determinations regarding the discovery shall be submitted to the California Historical Resources Information System's Southern San Joaquin Valley Information Center at California State University Bakersfield.</p>	<p>During construction</p>	<p>Qualified Cultural and/or Paleontological Resource Specialist; City of Bakersfield Planning Division; Native American Monitor (if needed)</p>		
		<p>Steps to Compliance:</p> <ol style="list-style-type: none"> 1. This mitigation measure shall be incorporated as a condition of approval for any site plan review. 2. If items of cultural or paleontological significance are discovered, halt all work and contact a qualified archaeologist to assess finds and recommend procedures 3. If recommended by the certified archaeologist, a culturally-affiliated Native American shall monitor all ground-disturbance. 4. If necessary, implement recommended procedures in consultation with certified archaeologist and Native American monitor. 			

<p>#5</p>	<p>During construction, if human remains are discovered, further ground disturbance shall be prohibited pursuant to California Health and Safety Code Section 7050.5. The specific protocol, guidelines, and channels of</p>	<p>During construction</p>	<p>City of Bakersfield Planning Division; Kern County Coroner (if needed); Native</p>		
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Mitigation Monitoring Program – GPA/ZC 20-0339

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
	<p>communication outlined by the Native American Heritage Commission, in accordance with Health and Safety Code Section 7050.5, Public Resources Code 5097.97, and Senate Bill 447 shall be followed. In the event of the discovery of human remains, at the direction of the county coroner, Health and Safety Code Section 7050.5(c) shall guide Native American consultation.</p>		<p>American Heritage Commission (if needed)</p>		
#6	<p>Prior to issuance of building permits, the applicant/developer shall provide proof to the Planning Division of the project's participation in the Regional Transportation Impact Fee Program.</p>	<p>Prior to issuance of building permits</p>	<p>City of Bakersfield Planning Division</p>		
#7	<p>Prior to the issuance of building permits, the applicant/developer shall provide proof to the Planning Division of payment of Local Mitigation fees.</p>	<p>Prior to issuance of building permits</p>	<p>City of Bakersfield Planning Division</p>		

- Steps to Compliance:**
1. This mitigation measure shall be incorporated as a condition of approval for any site plan review.
 2. If human remains are uncovered, halt all work and contact the Kern County Coroner to evaluate the remains and follow the appropriate procedures and protocols.
 3. If the County Coroner determines that the remains are Native American, the applicant/developer shall contact the Native American Heritage Commission.
 4. If Native American human remains are located, the applicant/developer shall implement and comply with the requirements listed in this mitigation measure.

- Steps to Compliance:**
1. This mitigation measure shall be incorporated as a condition of approval for any site plan review.
 2. The applicant/developer shall provide proof of participation in the Regional Transportation Impact Fee Program to the City of Bakersfield Planning Division.

- Steps to Compliance:**
1. This mitigation measure shall be incorporated as a condition of approval for any site plan review.

Mitigation Monitoring Program – GPA/ZC 20-0339

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
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		2. The applicant/developer shall provide proof of payment of Local Mitigation fees.			
#8	Prior to issuance of building permits and if necessary, the applicant/developer shall obtain a street permit or get approved a Traffic Control Plan from the City Public Works Department.	Prior to issuance of building permits and if necessary	City of Bakersfield Planning Division		
		<p>Steps to Compliance:</p> <ol style="list-style-type: none"> 1. This mitigation measure shall be incorporated as a condition of approval for any site plan review. 2. The applicant/developer shall provide proof of obtaining a street permit or approved a Traffic Control Plan to the City of Bakersfield Planning Division. 			

SMALL PROJECT ANALYSIS LEVEL ASSESSMENT
Santa Fe Way – 3.5 Acre Light Industrial Project
Bakersfield, CA

Prepared For:

Hageman Land Partners, LLC
P.O. Box 20247
Bakersfield, CA 93390

Prepared By:

TRINITY CONSULTANTS
4900 California Avenue, Suite 420A
Bakersfield, CA 93309
(661) 282-2200

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1. EXECUTIVE SUMMARY

1.1 Executive Summary

Trinity Consultants (Trinity) has completed a limited air quality assessment for a light industrial Project located on Santa Fe Way about 0.25 miles south of Renfro Road in Bakersfield, California. The Project includes the construction of 5,000 to 10,000 square foot light industrial buildings totaling no more than 25,000 square feet on 3.5 acres.

This limited air quality assessment uses the San Joaquin Valley Air Pollution Control District's (SJVAPCD) screening tool, Small Project Analysis Level (SPAL) (SJVAPCD 2017). This SPAL assessment was prepared pursuant to the SJVAPCD's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI) (SJVAPCD 2015), the California Environmental Quality Act (CEQA) (Public Resources Code 21000 to 21189) and the CEQA Guidelines (California Code of Regulations Title 14, Division 6, Chapter 3, Sections 15000 – 15387).

1.2 Statement of Finding

Based on the SPAL established by the SJVAPCD's GAMAQI, the emissions estimates prepared pursuant to this SPAL assessment do not exceed the SJVAPCD's established emissions thresholds and significance thresholds for all CEQA air quality determinations; this Project would therefore not pose a significant impact to the San Joaquin Valley Air Basin and would have a less than significant air quality impact.

3. SMALL PROJECT ANALYSIS LEVEL QUALIFICATION

This assessment was prepared pursuant to the SJVAPCD’s GAMAQI (SJVAPCD 2015), the CEQA (Public Resources Code 21000 to 21189) and CEQA Guidelines (California Code of Regulations Title 14, Division 6, Chapter 3, Sections 15000 – 15387). The SJVAPCD created the SPAL screening tool to streamline air quality assessments of commonly encountered projects. According to GAMAQI, the SJVAPCD “pre-calculated the emissions on a large number and types of projects to identify the level at which they have no possibility of exceeding the emissions thresholds”¹.

The SJVAPCD SPAL process established review parameters to determine whether a project qualifies as a “small project.” A project that is found to be “less than” the established parameters has “no possibility of exceeding criteria pollutant emissions thresholds.” **Table 3-1** presents the SPAL size parameters for industrial projects.

Table 3-1. Small Project Analysis Level for Industrial Projects

Land Use Category - Industrial	Project Size (square feet)*	ADT One-Way for all Fleet Types (except HHDT)	ADT One-Way for HHDT Trips Only
General Light Industrial	280,000	500	70
Heavy Industrial	900,000		
Industrial Park	295,000		
Manufacturing	472,000		
Proposed Project	25,000	123	N/A**
*Project size based on SPAL Table 4(a), as posted on SJVAPCD webpage: http://www.valleyair.org/transportation/CEQA%20Rules/GAMAQI-SPAL.PDF **The proposed Project is a light industrial project with small light industrial facilities and is not expected to generate any HHDT trips.			

As shown in **Table 3-1**, the proposed Project would not exceed the established SPAL limits for a “General Light Industrial” project. The Project would construct a 25,000 square foot of general light industrial buildings compared to the allowable project size for a General Light Industrial project which is 280,000 square feet. Based on the above information, this Project qualifies for a limited air quality analysis applying the SPAL guidance to determine air quality impacts.

¹ SJVAPCD GAMAQI, Section 8.3.4, Page 85.

4. AIR QUALITY IMPACTS THRESHOLDS AND EVALUATION METHODOLOGY

Significance thresholds are based on the CEQA Appendix G Environmental Checklist Form (not included herein) and SJVAPCD air quality thresholds (SJVAPCD 2015). A potentially significant impact to air quality, as defined by the CEQA Checklist, would occur if the project caused one or more of the following to occur:

- ▶ Conflict with or obstruct implementation of the applicable air quality plan;
- ▶ 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;
- ▶ Expose sensitive receptors to substantial pollutant concentrations; and/or
- ▶ Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

The SJVAPCD has identified quantitative emission thresholds to determine whether the potential air quality impacts of a project require analysis in the form of an Environmental Impact Report. The SJVAPCD air quality thresholds from the GAMAQI are presented in **Table 4-1** (SJVAPCD 2015). The SJVAPCD separates construction emissions from operational emissions, and further separates permitted operational emissions from non-permitted operational emissions, for determining significance thresholds for air pollutant emissions.

Table 4-1. SJVAPCD Air Quality Thresholds of Significance - Criteria Pollutants

Pollutant/ Precursor	Construction Emissions	Operational Emissions	
		Permitted Equipment and Activities	Non-Permitted Equipment and Activities
	Emissions (tpy)	Emissions (tpy)	Emissions (tpy)
CO	100	100	100
NOx	10	10	10
ROG	10	10	10
SOx	27	27	27
PM ₁₀	15	15	15
PM _{2.5}	15	15	15

Source: SJVAPCD 2015

Criteria pollutant emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 (California Air Pollution Control Officers Association (CAPCOA) 2016). This project would generate short-term construction emissions and long-term operational emissions.

An air quality evaluation also considers: 1) exposure of sensitive receptors to substantial pollutant concentrations; and 2) the creation of other emissions (such as those leading to odors) adversely affecting a substantial number of people. The criteria for this evaluation are based on the Lead Agency's determination of the proximity of the proposed Project to sensitive receptors. A sensitive receptor is a location where human populations, especially children, senior citizens and sick persons, are present, and where there is a reasonable expectation of continuous human exposure to pollutants, according to the averaging period for ambient air quality standards, i.e. the 24-hour, 8-hour or 1-hour standards. Commercial and industrial sources are not considered sensitive receptors.

5. PROJECT-RELATED EMISSIONS

This document was prepared pursuant to the SJVAPCD’s GAMAQI and SPAL guidelines and provides a cursory review of the Project emissions to demonstrate that it would not exceed established air quality emissions thresholds.

5.1 Short-Term Emissions

Table 5-1 shows the construction emission levels using default CalEEMod factors for construction of 25,000 square foot light industrial buildings project (see Attachment A).

Construction emission estimates also included the following SJVAPCD’s required measures for all projects:

- ▶ Water exposed area 3 times per day; and
- ▶ Reduce vehicle speed to less than 15 miles per hour.

Based on these anticipated activity levels, the Project construction activities would not exceed construction thresholds (**Table 4-1**). Therefore, construction emissions were found to be less than significant, and no further evaluation is required.

Table 5-1. Construction Emissions

Emissions Source	Pollutant					
	ROG	NOx	CO	SOx	PM ₁₀	PM _{2.5}
	(tons/year)					
2021 Construction Emissions	0.24	2.23	2.04	0.004	0.20	0.15
2022 Construction Emissions	0.19	0.12	0.16	0.002	0.01	0.01
SJVAPCD Construction Emissions Thresholds	10	10	100	27	15	15
Is Threshold Exceeded?	No	No	No	No	No	No

5.2 Long-Term Emissions

Table 5-2 presents the Project’s long-term operations emissions generated from mobile, energy, and area sources as well as from water use and waste generation emissions. Most of these emissions impacts are from mobile sources traveling to and from the Project area. The following changes to default values were incorporated during the CalEEMod analysis:

- ▶ Daily trip rate was updated to 123 trips per day according to the Traffic Study (Ruetters & Schuler 2020)

Operational emission estimates also included the following mitigation measures even though the project was less than significant before mitigation:

- ▶ Improved Walkability Design;
- ▶ Improved Destination Accessibility; and
- ▶ Use electric lawnmower, leaf blower, and chainsaw (3% per SJVAPCD).

Table 5-2. Total Project Operational Emissions

Emissions Source	Pollutant					
	ROG	NOx	CO	SOx	PM ₁₀	PM _{2.5}
(tons/year)						
Unmitigated						
Operational Emissions	0.16	0.61	0.45	0.003	0.14	0.04
SJVAPCD Operational Emissions Thresholds – non-permitted sources	10	10	100	27	15	15
Is Threshold Exceeded Before Mitigation?	No	No	No	No	No	No
Mitigated						
Operational Emissions	0.16	0.54	0.35	0.002	0.10	0.03
SJVAPCD Operational Emissions Thresholds – non-permitted sources	10	10	100	27	15	15
Is Threshold Exceeded?	No	No	No	No	No	No

As calculated (see **Attachment A**), the long-term operational emissions associated with the proposed Project would be less than SJVAPCD significance threshold levels and would, therefore, not pose a significant impact to criteria air pollutants. This finding is consistent with the SPAL screening thresholds.

5.3 Greenhouse Gas Emissions

The Project’s greenhouse gas (GHG) emissions are primarily from mobile source activities. Not all GHGs exhibit the same ability to induce climate change; as a result, GHG contributions are commonly quantified as carbon dioxide equivalents (CO₂e) (**see Attachment A**). The proposed Project’s operational CO₂e emissions were estimated using CalEEMod. These emissions are summarized in **Table 5-3**.

Table 5-3. Estimated Annual Greenhouse Gas Emissions

	CO ₂ Emissions metric tons	CH ₄ Emissions metric tons	N ₂ O Emissions metric tons	CO ₂ e Emissions metric tons
2020 Project Operations	287.60	0.58	0.006	303.76
2005 BAU	411.54	0.66	0.006	429.84
BAU less Project emissions				29.3%

The current inventory and forecast for GHG emissions in the California Air Resources Board’s 2008 Climate Change Scoping Plan supports the 2011 IPPC estimates. The 2008 Climate Change Scoping Plan also indicates that GHG emissions will increase to 596.41 million metric tons of CO₂e by 2020. It is widely understood that climate change is a “global” issue and, as such, GHG emissions are a cumulative problem and can only be evaluated as such.

The amount of CO₂ that would be generated by the Project is so small in relation to the California CO₂ equivalent estimates for 2020 (596 million metric tons CO₂e) that it’s not possible for the contribution of the project to be cumulatively considerable. Additionally, the Project’s GHG emissions are less than the 2005 business as usual emissions for the Project by 126.08 metric tons CO₂e, which is a 29.3% reduction. Therefore, the Project would not generate a cumulatively considerable GHG impact nor would it conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs. The Project will also not conflict with any elements of the California Air Resources Board’s 2008 Climate Change Scoping Plan. Therefore, this potential impact is less than significant.

5.4 Potential Impact on Sensitive Receptors

The proposed Project is located south of the intersection of Santa Fe Way and Renfro Road. Sensitive receptors are defined as areas where young children, chronically ill individuals, the elderly or people who are more sensitive than the general population reside. Schools, hospitals, nursing homes and daycare centers are locations where sensitive receptors would likely reside. The closest schools are Frontier High School at 0.80 miles to the north, Patriot Elementary School at 1.05 miles to the east, Veterans Elementary School at 1.07 miles to the northeast, and Freedom Middle School at 1.27 miles to the east. The closest hospital is Mercy Hospital Southwest at 4.42 miles southeast, and the closest daycare facility is Rebecca Aldridge Family Child Care at 1.13 miles to the southeast of the Project. There are no other known schools, hospitals, or nursing homes within a one-mile radius of the Project.

Based on the predicted operational emissions and activity types, the proposed Project is not expected to affect any on-site or off-site sensitive receptors and is not expected to have any adverse impacts on any known sensitive receptor.

5.5 Potential Impacts to Visibility to Nearby Class 1 Areas

It should be noted that visibility impact analyses are not usually conducted for area sources. The recommended analysis methodology was initially intended for stationary sources of emissions which were subject to the Prevention of Significant Deterioration (PSD) requirements in 40 CFR Part 60. Since the Project's emissions are predicted to be significantly less than the PSD threshold levels, an impact at either the Dome Land Wilderness or the Sequoia National Park Areas (the two nearest Class 1 areas to the Project) is extremely unlikely. Therefore, based on the Project's predicted emissions, the Project is not expected to have any adverse impact to visibility at any Class 1 Area.

5.6 Potential Odor Impacts

The proposed Project is a light industrial project located near residential neighborhoods. Expected uses are not known to be a source of nuisance odors and are not listed in Table 6 of the SJVAPCD's GAMAQI. The Project is therefore not anticipated to have substantial odor impacts. The Project is therefore anticipated to have a less than significant odor impact.

5.7 Ambient Air Quality Impacts

As stated in the of GAMAQI (2015, p 96-97), SJVAPCD has developed screening levels for requiring an Ambient Air Quality Analysis (AAQA). The SJVAPCD recommends that an AAQA be performed for all criteria pollutants when emissions of any criteria pollutant resulting from project construction or operational activities exceed the 100 pounds per day screening level, after compliance with Rule 9510 requirements and implementation of all enforceable mitigation measures.

As shown above in **Table 5-1** and **Table 5-2**, average daily emissions for construction and operational activities associated with this Project would not exceed 100 pounds per day. Therefore, an AAQA is not required for this Project.

5.8 Toxic Air Contaminant (TAC) Impacts

TACs, as defined by the California Health & Safety Code (CH&SC) §44321, are listed in Appendices AI and AII in AB 2588 Air Toxic "Hot Spots" and Assessment Act's Emissions Inventory Criteria and Guideline Regulation document. SJVAPCD's risk management objectives for permitting and CEQA are as follows:

- ▶ Minimize health risks from new and modified sources of air pollution.
- ▶ Health risks from new and modified sources shall not be significant relative to the background risk levels and other risk levels that are typically accepted throughout the community.
- ▶ Avoid unreasonable restrictions on permitting.

The proposed Project is a light industrial project with small light industrial facilities and is not expected to generate any TAC emissions. The Project would therefore not generate a health risk impact due to TAC emissions. Its potential health risk impacts would therefore be considered less than significant, and no further health risk assessment is required.

6. CONCLUSIONS

Based on the criteria established by the SJVAPCD's GAMAQI and SPAL guidelines, the proposed Project does not meet the minimum standards to require a full Air Quality Impact Analysis. Furthermore, the Project as proposed would not exceed the SJVAPCD's criteria air pollutant emission levels and would generate *less than significant air quality impacts*.

7. REFERENCES

- California Environmental Quality Act (CEQA). 2019. (Public Resources Code 21000 - 21189) and CEQA Guidelines (California Code of Regulations Title 14, Division 6, Chapter 3, Sections 15000 – 15387).
- . 2019. CEQA, Appendix G – Environmental Checklist Form, Final Text.
- California Air Pollution Control Officers Association (CAPCOA). 2016. California Emissions Estimator Model tm (CalEEMod), version 2016.3.2.
- . 2016. "Air Toxic Hot Spots" Facility Prioritization Guidelines, Revised 2016.
- Ruettgers & Schuler. 2020. Trip Generation Analysis for Proposed General Plan Amendment and Zone Change (GPA/ZC) on a portion of Lot 2 of LLA No. 19-0287 on Santa Fe Way in Bakersfield.
- San Joaquin Valley Air Pollution Control District (SJVAPCD). 2017. Small Project Analysis Level (SPAL) Memorandum. March 1, 2017. <http://www.valleyair.org/transportation/CEQA%20Rules/GAMAQI-SPAL.PDF>
- . 2015. Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI). March 19, 2015. http://www.valleyair.org/transportation/GAMAQI_3-19-15.pdf
- . 2009. Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA. December 17, 2009.

APPENDIX A. CALEEMOD EMISSIONS ESTIMATES OUTPUT FILES

Santa Fe 3.5 Acre Light Industrial - Kern-San Joaquin County, Annual

Santa Fe 3.5 Acre Light Industrial
Kern-San Joaquin County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Light Industry	25.00	1000sqft	3.50	25,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.7	Precipitation Freq (Days)	32
Climate Zone	3			Operational Year	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Actual Project Acreage

Vehicle Trips - ADTs adjusted to match traffic study data of 123 ADTs.

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Construction Phase -

Santa Fe 3.5 Acre Light Industrial - Kern-San Joaquin County, Annual

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblLandUse	LotAcreage	0.57	3.50
tblVehicleTrips	ST_TR	1.32	4.92
tblVehicleTrips	SU_TR	0.68	4.92
tblVehicleTrips	WD_TR	6.97	4.92

2.0 Emissions Summary

Santa Fe 3.5 Acre Light Industrial - Kern-San Joaquin County, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	2-1-2021	4-30-2021	0.7062	0.7062
2	5-1-2021	7-31-2021	0.6522	0.6522
3	8-1-2021	10-31-2021	0.6523	0.6523
4	11-1-2021	1-31-2022	0.5629	0.5629
5	2-1-2022	4-30-2022	0.1795	0.1795
		Highest	0.7062	0.7062

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1150	0.0000	2.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.5000e-004	4.5000e-004	0.0000	0.0000	4.8000e-004
Energy	2.8100e-003	0.0256	0.0215	1.5000e-004		1.9400e-003	1.9400e-003		1.9400e-003	1.9400e-003	0.0000	91.9886	91.9886	3.4300e-003	1.1100e-003	92.4053
Mobile	0.0441	0.5844	0.4261	2.5500e-003	0.1387	2.0300e-003	0.1407	0.0373	1.9200e-003	0.0392	0.0000	237.8495	237.8495	0.0165	0.0000	238.2615
Waste						0.0000	0.0000		0.0000	0.0000	6.2927	0.0000	6.2927	0.3719	0.0000	15.5900
Water						0.0000	0.0000		0.0000	0.0000	1.8341	9.1004	10.9345	0.1888	4.5300e-003	17.0053
Total	0.1619	0.6100	0.4479	2.7000e-003	0.1387	3.9700e-003	0.1426	0.0373	3.8600e-003	0.0412	8.1268	338.9389	347.0658	0.5806	5.6400e-003	363.2626

Santa Fe 3.5 Acre Light Industrial - Kern-San Joaquin County, Annual

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1150	0.0000	2.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.4000e-004	4.4000e-004	0.0000	0.0000	4.7000e-004
Energy	2.8100e-003	0.0256	0.0215	1.5000e-004		1.9400e-003	1.9400e-003		1.9400e-003	1.9400e-003	0.0000	91.9886	91.9886	3.4300e-003	1.1100e-003	92.4053
Mobile	0.0382	0.5112	0.3266	1.9100e-003	0.0958	1.4800e-003	0.0973	0.0258	1.3900e-003	0.0272	0.0000	178.3842	178.3842	0.0152	0.0000	178.7643
Waste						0.0000	0.0000		0.0000	0.0000	6.2927	0.0000	6.2927	0.3719	0.0000	15.5900
Water						0.0000	0.0000		0.0000	0.0000	1.8341	9.1004	10.9345	0.1888	4.5300e-003	17.0053
Total	0.1560	0.5368	0.3483	2.0600e-003	0.0958	3.4200e-003	0.0992	0.0258	3.3300e-003	0.0291	8.1268	279.4736	287.6005	0.5793	5.6400e-003	303.7653

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	3.66	12.01	22.22	23.70	30.91	13.85	30.44	30.90	13.73	29.29	0.00	17.54	17.13	0.22	0.00	16.38

3.0 Construction Detail

Construction Phase

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	2/1/2021	2/5/2021	5	5	
2	Grading	Grading	2/6/2021	2/17/2021	5	8	
3	Building Construction	Building Construction	2/18/2021	1/5/2022	5	230	
4	Paving	Paving	1/6/2022	1/31/2022	5	18	
5	Architectural Coating	Architectural Coating	2/1/2022	2/24/2022	5	18	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 37,500; Non-Residential Outdoor: 12,500; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36
Paving	Rollers	2	6.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	11.00	4.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0452	0.0000	0.0452	0.0248	0.0000	0.0248	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.7200e-003	0.1012	0.0529	1.0000e-004		5.1100e-003	5.1100e-003		4.7000e-003	4.7000e-003	0.0000	8.3589	8.3589	2.7000e-003	0.0000	8.4265
Total	9.7200e-003	0.1012	0.0529	1.0000e-004	0.0452	5.1100e-003	0.0503	0.0248	4.7000e-003	0.0295	0.0000	8.3589	8.3589	2.7000e-003	0.0000	8.4265

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3.2 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e-004	1.0000e-004	1.0600e-003	0.0000	3.6000e-004	0.0000	3.7000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3209	0.3209	1.0000e-005	0.0000	0.3211
Total	1.6000e-004	1.0000e-004	1.0600e-003	0.0000	3.6000e-004	0.0000	3.7000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3209	0.3209	1.0000e-005	0.0000	0.3211

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0176	0.0000	0.0176	9.6800e-003	0.0000	9.6800e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.7200e-003	0.1012	0.0529	1.0000e-004		5.1100e-003	5.1100e-003		4.7000e-003	4.7000e-003	0.0000	8.3589	8.3589	2.7000e-003	0.0000	8.4265
Total	9.7200e-003	0.1012	0.0529	1.0000e-004	0.0176	5.1100e-003	0.0227	9.6800e-003	4.7000e-003	0.0144	0.0000	8.3589	8.3589	2.7000e-003	0.0000	8.4265

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3.2 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e-004	1.0000e-004	1.0600e-003	0.0000	3.6000e-004	0.0000	3.7000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3209	0.3209	1.0000e-005	0.0000	0.3211
Total	1.6000e-004	1.0000e-004	1.0600e-003	0.0000	3.6000e-004	0.0000	3.7000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3209	0.3209	1.0000e-005	0.0000	0.3211

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.1600e-003	0.0990	0.0634	1.2000e-004		4.6400e-003	4.6400e-003		4.2700e-003	4.2700e-003	0.0000	10.4215	10.4215	3.3700e-003	0.0000	10.5057
Total	9.1600e-003	0.0990	0.0634	1.2000e-004	0.0262	4.6400e-003	0.0309	0.0135	4.2700e-003	0.0177	0.0000	10.4215	10.4215	3.3700e-003	0.0000	10.5057

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3.3 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	1.4000e-004	1.4100e-003	0.0000	4.8000e-004	0.0000	4.9000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4279	0.4279	1.0000e-005	0.0000	0.4282
Total	2.1000e-004	1.4000e-004	1.4100e-003	0.0000	4.8000e-004	0.0000	4.9000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4279	0.4279	1.0000e-005	0.0000	0.4282

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0102	0.0000	0.0102	5.2500e-003	0.0000	5.2500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.1600e-003	0.0990	0.0634	1.2000e-004		4.6400e-003	4.6400e-003		4.2700e-003	4.2700e-003	0.0000	10.4215	10.4215	3.3700e-003	0.0000	10.5057
Total	9.1600e-003	0.0990	0.0634	1.2000e-004	0.0102	4.6400e-003	0.0149	5.2500e-003	4.2700e-003	9.5200e-003	0.0000	10.4215	10.4215	3.3700e-003	0.0000	10.5057

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3.3 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	1.4000e-004	1.4100e-003	0.0000	4.8000e-004	0.0000	4.9000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4279	0.4279	1.0000e-005	0.0000	0.4282
Total	2.1000e-004	1.4000e-004	1.4100e-003	0.0000	4.8000e-004	0.0000	4.9000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4279	0.4279	1.0000e-005	0.0000	0.4282

3.4 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2158	1.9785	1.8813	3.0600e-003		0.1088	0.1088		0.1023	0.1023	0.0000	262.9083	262.9083	0.0634	0.0000	264.4940
Total	0.2158	1.9785	1.8813	3.0600e-003		0.1088	0.1088		0.1023	0.1023	0.0000	262.9083	262.9083	0.0634	0.0000	264.4940

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3.4 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.4900e-003	0.0501	9.4000e-003	1.3000e-004	3.0300e-003	1.3000e-004	3.1600e-003	8.7000e-004	1.3000e-004	1.0000e-003	0.0000	12.3799	12.3799	9.5000e-004	0.0000	12.4036
Worker	4.4200e-003	2.8900e-003	0.0294	1.0000e-004	0.0101	7.0000e-005	0.0101	2.6700e-003	6.0000e-005	2.7400e-003	0.0000	8.9042	8.9042	2.1000e-004	0.0000	8.9095
Total	5.9100e-003	0.0529	0.0388	2.3000e-004	0.0131	2.0000e-004	0.0133	3.5400e-003	1.9000e-004	3.7400e-003	0.0000	21.2841	21.2841	1.1600e-003	0.0000	21.3131

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2158	1.9785	1.8813	3.0600e-003		0.1088	0.1088		0.1023	0.1023	0.0000	262.9080	262.9080	0.0634	0.0000	264.4937
Total	0.2158	1.9785	1.8813	3.0600e-003		0.1088	0.1088		0.1023	0.1023	0.0000	262.9080	262.9080	0.0634	0.0000	264.4937

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3.4 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.4900e-003	0.0501	9.4000e-003	1.3000e-004	3.0300e-003	1.3000e-004	3.1600e-003	8.7000e-004	1.3000e-004	1.0000e-003	0.0000	12.3799	12.3799	9.5000e-004	0.0000	12.4036
Worker	4.4200e-003	2.8900e-003	0.0294	1.0000e-004	0.0101	7.0000e-005	0.0101	2.6700e-003	6.0000e-005	2.7400e-003	0.0000	8.9042	8.9042	2.1000e-004	0.0000	8.9095
Total	5.9100e-003	0.0529	0.0388	2.3000e-004	0.0131	2.0000e-004	0.0133	3.5400e-003	1.9000e-004	3.7400e-003	0.0000	21.2841	21.2841	1.1600e-003	0.0000	21.3131

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.5600e-003	0.0234	0.0246	4.0000e-005		1.2100e-003	1.2100e-003		1.1400e-003	1.1400e-003	0.0000	3.4759	3.4759	8.3000e-004	0.0000	3.4967
Total	2.5600e-003	0.0234	0.0246	4.0000e-005		1.2100e-003	1.2100e-003		1.1400e-003	1.1400e-003	0.0000	3.4759	3.4759	8.3000e-004	0.0000	3.4967

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3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0000e-005	6.3000e-004	1.2000e-004	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.1621	0.1621	1.0000e-005	0.0000	0.1624
Worker	5.0000e-005	3.0000e-005	3.5000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1134	0.1134	0.0000	0.0000	0.1135
Total	7.0000e-005	6.6000e-004	4.7000e-004	0.0000	1.7000e-004	0.0000	1.7000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.2755	0.2755	1.0000e-005	0.0000	0.2759

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.5600e-003	0.0234	0.0246	4.0000e-005		1.2100e-003	1.2100e-003		1.1400e-003	1.1400e-003	0.0000	3.4759	3.4759	8.3000e-004	0.0000	3.4967
Total	2.5600e-003	0.0234	0.0246	4.0000e-005		1.2100e-003	1.2100e-003		1.1400e-003	1.1400e-003	0.0000	3.4759	3.4759	8.3000e-004	0.0000	3.4967

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3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0000e-005	6.3000e-004	1.2000e-004	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.1621	0.1621	1.0000e-005	0.0000	0.1624
Worker	5.0000e-005	3.0000e-005	3.5000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1134	0.1134	0.0000	0.0000	0.1135
Total	7.0000e-005	6.6000e-004	4.7000e-004	0.0000	1.7000e-004	0.0000	1.7000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.2755	0.2755	1.0000e-005	0.0000	0.2759

3.5 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	8.7900e-003	0.0857	0.1098	1.7000e-004		4.3900e-003	4.3900e-003		4.0500e-003	4.0500e-003	0.0000	14.7383	14.7383	4.6300e-003	0.0000	14.8540
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	8.7900e-003	0.0857	0.1098	1.7000e-004		4.3900e-003	4.3900e-003		4.0500e-003	4.0500e-003	0.0000	14.7383	14.7383	4.6300e-003	0.0000	14.8540

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3.5 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.9000e-004	3.7000e-004	3.8600e-003	1.0000e-005	1.4500e-003	1.0000e-005	1.4600e-003	3.9000e-004	1.0000e-005	3.9000e-004	0.0000	1.2371	1.2371	3.0000e-005	0.0000	1.2378
Total	5.9000e-004	3.7000e-004	3.8600e-003	1.0000e-005	1.4500e-003	1.0000e-005	1.4600e-003	3.9000e-004	1.0000e-005	3.9000e-004	0.0000	1.2371	1.2371	3.0000e-005	0.0000	1.2378

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	8.7900e-003	0.0857	0.1098	1.7000e-004		4.3900e-003	4.3900e-003		4.0500e-003	4.0500e-003	0.0000	14.7383	14.7383	4.6300e-003	0.0000	14.8540
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	8.7900e-003	0.0857	0.1098	1.7000e-004		4.3900e-003	4.3900e-003		4.0500e-003	4.0500e-003	0.0000	14.7383	14.7383	4.6300e-003	0.0000	14.8540

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3.5 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.9000e-004	3.7000e-004	3.8600e-003	1.0000e-005	1.4500e-003	1.0000e-005	1.4600e-003	3.9000e-004	1.0000e-005	3.9000e-004	0.0000	1.2371	1.2371	3.0000e-005	0.0000	1.2378
Total	5.9000e-004	3.7000e-004	3.8600e-003	1.0000e-005	1.4500e-003	1.0000e-005	1.4600e-003	3.9000e-004	1.0000e-005	3.9000e-004	0.0000	1.2371	1.2371	3.0000e-005	0.0000	1.2378

3.6 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1738					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.8400e-003	0.0127	0.0163	3.0000e-005		7.4000e-004	7.4000e-004		7.4000e-004	7.4000e-004	0.0000	2.2979	2.2979	1.5000e-004	0.0000	2.3017
Total	0.1757	0.0127	0.0163	3.0000e-005		7.4000e-004	7.4000e-004		7.4000e-004	7.4000e-004	0.0000	2.2979	2.2979	1.5000e-004	0.0000	2.3017

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3.6 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	4.0000e-005	3.9000e-004	0.0000	1.5000e-004	0.0000	1.5000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1237	0.1237	0.0000	0.0000	0.1238
Total	6.0000e-005	4.0000e-005	3.9000e-004	0.0000	1.5000e-004	0.0000	1.5000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1237	0.1237	0.0000	0.0000	0.1238

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1738					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.8400e-003	0.0127	0.0163	3.0000e-005		7.4000e-004	7.4000e-004		7.4000e-004	7.4000e-004	0.0000	2.2979	2.2979	1.5000e-004	0.0000	2.3017
Total	0.1757	0.0127	0.0163	3.0000e-005		7.4000e-004	7.4000e-004		7.4000e-004	7.4000e-004	0.0000	2.2979	2.2979	1.5000e-004	0.0000	2.3017

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3.6 Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	4.0000e-005	3.9000e-004	0.0000	1.5000e-004	0.0000	1.5000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1237	0.1237	0.0000	0.0000	0.1238
Total	6.0000e-005	4.0000e-005	3.9000e-004	0.0000	1.5000e-004	0.0000	1.5000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1237	0.1237	0.0000	0.0000	0.1238

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Improve Walkability Design

Improve Destination Accessibility

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0382	0.5112	0.3266	1.9100e-003	0.0958	1.4800e-003	0.0973	0.0258	1.3900e-003	0.0272	0.0000	178.3842	178.3842	0.0152	0.0000	178.7643
Unmitigated	0.0441	0.5844	0.4261	2.5500e-003	0.1387	2.0300e-003	0.1407	0.0373	1.9200e-003	0.0392	0.0000	237.8495	237.8495	0.0165	0.0000	238.2615

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	123.00	123.00	123.00	359,100	248,090
Total	123.00	123.00	123.00	359,100	248,090

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Light Industry	9.50	7.30	7.30	59.00	28.00	13.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.483371	0.030380	0.169336	0.116038	0.018013	0.005928	0.019788	0.146278	0.001620	0.001664	0.005839	0.000931	0.000816

5.0 Energy Detail

Historical Energy Use: N

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5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	64.1460	64.1460	2.9000e-003	6.0000e-004	64.3973
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	64.1460	64.1460	2.9000e-003	6.0000e-004	64.3973
NaturalGas Mitigated	2.8100e-003	0.0256	0.0215	1.5000e-004		1.9400e-003	1.9400e-003		1.9400e-003	1.9400e-003	0.0000	27.8426	27.8426	5.3000e-004	5.1000e-004	28.0080
NaturalGas Unmitigated	2.8100e-003	0.0256	0.0215	1.5000e-004		1.9400e-003	1.9400e-003		1.9400e-003	1.9400e-003	0.0000	27.8426	27.8426	5.3000e-004	5.1000e-004	28.0080

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Light Industry	521750	2.8100e-003	0.0256	0.0215	1.5000e-004		1.9400e-003	1.9400e-003		1.9400e-003	1.9400e-003	0.0000	27.8426	27.8426	5.3000e-004	5.1000e-004	28.0080
Total		2.8100e-003	0.0256	0.0215	1.5000e-004		1.9400e-003	1.9400e-003		1.9400e-003	1.9400e-003	0.0000	27.8426	27.8426	5.3000e-004	5.1000e-004	28.0080

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5.2 Energy by Land Use - Natural Gas

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Light Industry	521750	2.8100e-003	0.0256	0.0215	1.5000e-004		1.9400e-003	1.9400e-003		1.9400e-003	1.9400e-003	0.0000	27.8426	27.8426	5.3000e-004	5.1000e-004	28.0080
Total		2.8100e-003	0.0256	0.0215	1.5000e-004		1.9400e-003	1.9400e-003		1.9400e-003	1.9400e-003	0.0000	27.8426	27.8426	5.3000e-004	5.1000e-004	28.0080

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Light Industry	220500	64.1460	2.9000e-003	6.0000e-004	64.3973
Total		64.1460	2.9000e-003	6.0000e-004	64.3973

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5.3 Energy by Land Use - Electricity**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Light Industry	220500	64.1460	2.9000e-003	6.0000e-004	64.3973
Total		64.1460	2.9000e-003	6.0000e-004	64.3973

6.0 Area Detail**6.1 Mitigation Measures Area**

Use Electric Lawnmower

Use Electric Leafblower

Use Electric Chainsaw

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1150	0.0000	2.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.4000e-004	4.4000e-004	0.0000	0.0000	4.7000e-004
Unmitigated	0.1150	0.0000	2.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.5000e-004	4.5000e-004	0.0000	0.0000	4.8000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0174					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0976					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.0000e-005	0.0000	2.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.5000e-004	4.5000e-004	0.0000	0.0000	4.8000e-004
Total	0.1150	0.0000	2.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.5000e-004	4.5000e-004	0.0000	0.0000	4.8000e-004

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6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0174					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0976					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.0000e-005	0.0000	2.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.4000e-004	4.4000e-004	0.0000	0.0000	4.7000e-004
Total	0.1150	0.0000	2.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.4000e-004	4.4000e-004	0.0000	0.0000	4.7000e-004

7.0 Water Detail

7.1 Mitigation Measures Water

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	10.9345	0.1888	4.5300e-003	17.0053
Unmitigated	10.9345	0.1888	4.5300e-003	17.0053

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Light Industry	5.78125 / 0	10.9345	0.1888	4.5300e-003	17.0053
Total		10.9345	0.1888	4.5300e-003	17.0053

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7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Light Industry	5.78125 / 0	10.9345	0.1888	4.5300e-003	17.0053
Total		10.9345	0.1888	4.5300e-003	17.0053

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	6.2927	0.3719	0.0000	15.5900
Unmitigated	6.2927	0.3719	0.0000	15.5900

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8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Light Industry	31	6.2927	0.3719	0.0000	15.5900
Total		6.2927	0.3719	0.0000	15.5900

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Light Industry	31	6.2927	0.3719	0.0000	15.5900
Total		6.2927	0.3719	0.0000	15.5900

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

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1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Light Industry	25.00	1000sqft	3.50	25,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.7	Precipitation Freq (Days)	32
Climate Zone	3			Operational Year	2005
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	641.35	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - Actual Project Acreage
- Construction Phase - Operational Run Only
- Vehicle Trips -
- Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	20.00	0.00
tblLandUse	LotAcreage	0.57	3.50

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area											0.0000	4.5000e-004	4.5000e-004	0.0000	0.0000	5.0000e-004
Energy											0.0000	91.9886	91.9886	3.4300e-003	1.1100e-003	92.4053
Mobile											0.0000	302.3259	302.3259	0.1006	0.0000	304.8411
Waste											6.2927	0.0000	6.2927	0.3719	0.0000	15.5900
Water											1.8341	9.1004	10.9345	0.1888	4.5300e-003	17.0053
Total											8.1268	403.4153	411.5421	0.6647	5.6400e-003	429.8422

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2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area											0.0000	4.5000e-004	4.5000e-004	0.0000	0.0000	5.0000e-004
Energy											0.0000	91.9886	91.9886	3.4300e-003	1.1100e-003	92.4053
Mobile											0.0000	302.3259	302.3259	0.1006	0.0000	304.8411
Waste											6.2927	0.0000	6.2927	0.3719	0.0000	15.5900
Water											1.8341	9.1004	10.9345	0.1888	4.5300e-003	17.0053
Total											8.1268	403.4153	411.5421	0.6647	5.6400e-003	429.8422

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/25/2019	1/24/2019	5	0	

Acres of Grading (Site Preparation Phase): 0

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Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

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3.2 Demolition - 2019

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.0 Operational Detail - Mobile

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4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated											0.0000	302.3259	302.3259	0.1006	0.0000	304.8411
Unmitigated											0.0000	302.3259	302.3259	0.1006	0.0000	304.8411

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	174.25	33.00	17.00	384,229	384,229
Total	174.25	33.00	17.00	384,229	384,229

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Light Industry	9.50	7.30	7.30	59.00	28.00	13.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.394323	0.055127	0.150223	0.171506	0.046756	0.008777	0.022924	0.138429	0.001266	0.001220	0.006103	0.000952	0.002392

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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated											0.0000	64.1460	64.1460	2.9000e-003	6.0000e-004	64.3973
Electricity Unmitigated											0.0000	64.1460	64.1460	2.9000e-003	6.0000e-004	64.3973
NaturalGas Mitigated											0.0000	27.8426	27.8426	5.3000e-004	5.1000e-004	28.0080
NaturalGas Unmitigated											0.0000	27.8426	27.8426	5.3000e-004	5.1000e-004	28.0080

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5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Light Industry	521750											0.0000	27.8426	27.8426	5.3000e-004	5.1000e-004	28.0080
Total												0.0000	27.8426	27.8426	5.3000e-004	5.1000e-004	28.0080

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Light Industry	521750											0.0000	27.8426	27.8426	5.3000e-004	5.1000e-004	28.0080
Total												0.0000	27.8426	27.8426	5.3000e-004	5.1000e-004	28.0080

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5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Light Industry	220500	64.1460	2.9000e-003	6.0000e-004	64.3973
Total		64.1460	2.9000e-003	6.0000e-004	64.3973

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Light Industry	220500	64.1460	2.9000e-003	6.0000e-004	64.3973
Total		64.1460	2.9000e-003	6.0000e-004	64.3973

6.0 Area Detail

6.1 Mitigation Measures Area

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated											0.0000	4.5000e-004	4.5000e-004	0.0000	0.0000	5.0000e-004
Unmitigated											0.0000	4.5000e-004	4.5000e-004	0.0000	0.0000	5.0000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping											0.0000	4.5000e-004	4.5000e-004	0.0000	0.0000	5.0000e-004
Total											0.0000	4.5000e-004	4.5000e-004	0.0000	0.0000	5.0000e-004

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6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping											0.0000	4.5000e-004	4.5000e-004	0.0000	0.0000	5.0000e-004
Total											0.0000	4.5000e-004	4.5000e-004	0.0000	0.0000	5.0000e-004

7.0 Water Detail

7.1 Mitigation Measures Water

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	10.9345	0.1888	4.5300e-003	17.0053
Unmitigated	10.9345	0.1888	4.5300e-003	17.0053

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Light Industry	5.78125 / 0	10.9345	0.1888	4.5300e-003	17.0053
Total		10.9345	0.1888	4.5300e-003	17.0053

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7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Light Industry	5.78125 / 0	10.9345	0.1888	4.5300e-003	17.0053
Total		10.9345	0.1888	4.5300e-003	17.0053

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	6.2927	0.3719	0.0000	15.5900
Unmitigated	6.2927	0.3719	0.0000	15.5900

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8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Light Industry	31	6.2927	0.3719	0.0000	15.5900
Total		6.2927	0.3719	0.0000	15.5900

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Light Industry	31	6.2927	0.3719	0.0000	15.5900
Total		6.2927	0.3719	0.0000	15.5900

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

BIOLOGICAL RESOURCE EVALUATION

**Assessor's Parcel Map No. APN 529-012-37
City of Bakersfield GPA/ZC 20-0339
Bakersfield, California**

Prepared for:

Hageman Land Partners, LLC
Mr. Justin Batey, Manager
P.O. Box 20247
Bakersfield, California 93390

Prepared by:

Pruett Biological Resource Consulting
8613 Beaver Drive
Bakersfield, California 93312
661.421.0006



19 January 2021



EXECUTIVE SUMMARY

Pruett Biological Resource Consulting, Inc. (PruettBio) has prepared this biological resource evaluation for a proposed General Plan Amendment (GPA) and Zone Change (ZC) of Assessor's Parcel Number (APN) 529-012-37, City of Bakersfield GPA/ZC 20-0339, 4.27 gross acres, 3.5 net acres (project). The project is located on the west side of Santa Fe Way, about 0.25 mile south of Renfro Road in northwest Bakersfield, County of Kern, California; Section 14, Township 29 South, Range 26 East, Mount Diablo Base and Meridian. The project is located within the geographic range of several federal-, and state-listed, threatened and/or endangered plant and animal taxa. Several non-listed, special-status species also have the potential to occur in the vicinity of the project.

The purpose of this report is to document biological resources identified during a reconnaissance-level field study of the project site and include potential biological resources identified during a literature review of the site and vicinity, identify potential impacts to biological resources resulting from the project, and to recommend avoidance and minimization measures for implementation prior to and during project activities. A literature review was conducted of the site and vicinity, prior to the field study, of the biological resources known to occur based on recorded, direct observation, or potentially occurring in the project impact area based on current or historical habitat conditions. During the field study, existing habitat conditions, direct observations and/or species sign was recorded to assess the potential for occurrence of special-status species. This report includes an evaluation of the potential for those special-status biological resources not observed during the field study, with the potential to occur on the property based on the habitat conditions observed.

The project is located in northwest Bakersfield in an area historically farmed. Urban development has increased along the margins of Metropolitan Bakersfield in the past 30 years and has resulted in the conversion of farmland to residential and commercial properties. The project was under carrot production at the time of the field study. The site is surrounded by mixed use residential, agricultural, and commercial development with scattered oil production. No undisturbed, native, or recovering habitat is present on the site or adjacent parcels.

The literature review and database queries yielded 21 special-status plant species and 32 special-status animal species as potentially occurring within the vicinity of the project site. Of these, 5 plant species, and 16 animal species have federal-, and/or state-listed and are afforded protection under federal or state law.

The project will not conflict with existing or adopted Habitat Conservation Plans, Natural Community Conservation Plans, local or regional conservation plans, or local ordinances protecting biological resources. The project is within the Metropolitan Bakersfield Habitat Conservation Plan (MBHCP). The field study was conducted in accordance with the Federal Endangered Species Act section 10(a)(1)(B) permit and California Endangered Species Act incidental take permit (ITP) issued by the California Department of Fish and Wildlife, pursuant to Fish and Game Code section 2081(b)(ITP No. 2081-2013-058-04), for the MBHCP. Evaluation of potential impacts to plant and animal species are required under federal and state regulation during a General Plan Amendment and Zone Change. California Environmental Quality Act (CEQA) Appendix G thresholds have been used to evaluate potential impacts to the biological resources from the proposed project development.

Impacts to covered plant and animal species, other than blunt-nosed leopard lizard or bird species afforded protection under the MBTA, would be fully-mitigated by participation in the MBHCP. Recommendations included in this report when implemented in concert with the MBHCP, would be expected to mitigate any project impacts to biological resources to a less-than-significant level.



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INTRODUCTION

Pruett Biological Resource Consulting, Inc. (PruettBio) has prepared this biological resource evaluation for a proposed GPA/ZC of APN 529-012-37, 4.27 gross acres, 3.5 net acres, in the City of Bakersfield, County of Kern, California. The report documents biological resources identified during fieldwork conducted on the project site and those identified through a literature search as potentially occurring based on the other known observations or historic habitat conditions. The report uses the information collected during the field study and literature search to evaluate potential impacts, resulting from the project, to biological resources.

Listed plant and animal species are protected under the Federal Endangered Species Act (FESA) and the California Endangered Species Act (CESA). Protection of other non-listed, special-status species is afforded under additional regulation including the Migratory Bird Treaty Act (MBTA). Pursuant to CEQA impacts to non-listed, special-status species must be evaluated. The report recommends avoidance and minimization measures for implementation prior to and during project activities. The report is intended to provide technical information in support a CEQA preliminary review. For the purposes of this report, potential impacts to the biological resources of the proposed project were evaluated in accordance with Appendix G of the *CEQA Guidelines* (2020).

PROJECT LEGAL DESCRIPTION

The project is located on the west side of Santa Fe Way, about 0.25 mile south of Renfro Road in northwest Bakersfield, County of Kern, California; Section 14, Township 29 South, Range 26 East, Mount Diablo Base and Meridian. The project proposes a General Plan Amendment from Low Density Residential to Light Industrial and a Zone Change from R-1 (Single Family Residential) to M-1 (Light Industrial).

PROJECT SETTING AND PHYSICAL DESCRIPTION

The project site is located in the southern San Joaquin Valley; a broad, treeless plain in the rain shadow of the Inner Coast Ranges. The region's climate can be characterized as Mediterranean; with hot, dry summers and cool, moist winters. Summer high temperatures typically exceed 100 °Fahrenheit (°F); with an average of 110 days per year over 90 °F. Winter temperatures in the San Joaquin Valley are mild, with an average of only 16 days per year with frost (Twisselmann 1967).

Rainfall varies, increasing from west to east, with the west side of the valley receiving an average of around 4 inches (10 centimeters) per year and the east side averaging about 6 inches (15 centimeters) per year. Winter fog, called Tule fog, sometimes forms during the months of November, December, and January, supplementing the annual precipitation. Approximately 90% of the rainfall in the region occurs between November 1 and April 1. Drought cycles occur periodically, becoming severe enough that plant and animal populations can experience large fluctuations. The vegetation communities in the San Joaquin Valley are distinguishable from the Mojave Desert to the east due to Tule fog, higher humidity, and isolation from continental climatic influences by mountain ranges (Twisselmann 1967).

The general topography of the area slopes very subtly southwest with the project generally flat at about 360 feet (110 meters) above mean sea level. The project and vicinity have been historically farmed for decades. The project was under carrot production at the time of the field study. The site is surrounded by mixed use residential, agricultural, and commercial development with scattered oil production. No undisturbed, native, or recovering habitat is present on the site or adjacent parcels.



METHODS

LITERATURE REVIEW

PruettBio conducted a literature review to identify known observations and potential for listed, or otherwise special-status, species to occur in the vicinity of the project site. A standard, 10-mile radius query was performed. Database records reviewed included:

- **United States Fish & Wildlife Service iPac:** The iPac report generates a list of federal-listed species and other resources under the jurisdiction of the USFWS, including designated critical habitat for listed species, National Wildlife Refuge lands, and Wetlands in the National Wetlands Inventory. The list includes resources that are outside of the project area, but that have the potential to be impacted by project activities.
- **USFWS National Wetlands Inventory:** The Wetlands Mapper is an online inventory integrating digital map data and other resources to provide current information regarding the status of national wetlands, riparian, and deepwater habitats.
- **United States Department of Agriculture WebSoil Survey:** The report is an online database providing soil data produced by the National Cooperative Soil Survey, a joint effort of the USDA and other federal, state, and local agencies. The information drawn for the Soil Survey of Kern County, California, Northwestern Part was originally drawn from fieldwork completed in 1981 with soil names and descriptions approved in 1982.
- **California Natural Diversity Database (CNDDDB-RareFind 5):** The CNDDDB is a database of listed, or otherwise special-status, plant and animal species and sensitive communities maintained by the California Department of Fish and Wildlife (CDFW). The information queried for this report included a standard 10-mile radius of the project.
- **California Native Plant Society (CNPS) Inventory of Rare and Endangered Vascular Plants:** CNPS is a private, professional organization that maintains a database evaluating the current conservation status of California's rare, threatened, and endangered plant species. The information queried for this report included a standard 10-mile radius of the project. The list includes resources that are outside of the project area, but that have the potential to be impacted by project activities based on known historic or current habitat features.

FIELD STUDY

A reconnaissance-level, biological field study was conducted by Steven P. Pruett on 16 January 2021. The entire project was surveyed on foot on random transects at no more than 100-foot (30-meter) intervals. Field notes included observations of all plant and wildlife species observed. Direct observations and/or species sign was recorded to assess the potential for occurrence. Land cover types and general habitat conditions were recorded and photographed. Special-status species and habitat features, such as vegetation communities or ephemeral channels, were also recorded and photographed if observed.

Coordinates for important biological resource elements and direct observations of special-status species were recorded using a handheld geographic positioning system unit. If observed, San Joaquin kit fox (SJKF) dens were classified as defined by the *USFWS Standardized Recommendations for Protection of the Endangered San Joaquin Kit Fox Prior to or During Ground Disturbance* (2011). All plant taxa encountered were identified to the extent possible given the diagnostic features present. Identifications were made using keys contained in *The Jepson Manual: Vascular Plants of California* and online updates containing revisions to taxonomic treatments (Baldwin et al. 2012; Jepson Flora Project 2015).



RESULTS

This section summarizes the results of the field study conducted on the project and evaluates those results for the known or potential for occurrence of special-status species based on the literature review and database queries and pursuant to statutory regulation. Discussions are provided describing the existing habitat conditions including vegetation communities, land cover and current use; soils; special-status biological resources potentially occurring in the vicinity of the project; jurisdictional resources including designated critical habitat and riparian/wetland/water resource features; wildlife migration corridors and nursery sites; and regional and local policy.

VEGETATION COMMUNITIES AND LAND COVER

The site is located south of Metropolitan Bakersfield in an area historically farmed. Urban development has increased along the margins of Metropolitan Bakersfield in the past 30 years and has resulted in the conversion of farmland to residential and commercial properties. Aerial photography indicates the project was farmed in row-crops up through at least 2014. The site is was fallow at the time of the field study. No undisturbed, native, or recovering habitat is present on the site or adjacent parcels. Discing lines are evident in the most recent aerial photography indicating either some degree of farming or vegetation knockdown. The potential for native herbaceous species is extremely low due to ongoing disturbance. The project is dominated by ruderal/invasive plant species. No undisturbed, native, or recovering habitat is present on the site or adjacent parcels.

SOILS

The USGS soil survey map describes the soil of the project as Unit 196, Milham sandy loam, 0 to 2 percent slopes, MLRA 17. Milham sandy loam is derived from igneous and sedimentary rock and is generally found on alluvial fans, terraces, fan remnants, and plains. The typical profile is 10 inches (25 centimeters) sandy loam, 10 to 22 inches (25-35 centimeters) loam, 22 to 49 inches (56-125 centimeters) clay loam, and from 49 to 60 inches (125-152 centimeters) sandy loam. The soil is classified as well-drained with medium runoff.

BIOLOGICAL RESOURCES

The literature review and database queries yielded 21 special-status plant species as potentially occurring within the vicinity of the project site. Thirty-two animal species were identified as potentially occurring in the region of the project site. The evaluation of special-status species that were found during the literature review with a potential to occur in the region are included in Appendix B.

Special-Status Plant Species

Special-status plant species considered in this evaluation include all plant species that meet one or more of the following criteria:

- Listed or proposed for listing as threatened or endangered under ESA or candidates for possible future listing as threatened or endangered under the ESA (50 CFR §17.12).
- Listed or candidates for listing by the State of California as threatened or endangered under CESA (Fish and Game Code §2050 et seq.). A species, subspecies, or variety of plant is endangered when the prospects of its survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, disease, or other factors (Fish and Game Code §2062). A plant is threatened when it is likely to become endangered in the foreseeable future in the absence of special protection and management measures (Fish and Game Code §2067).



- Listed as rare under the California Native Plant Protection Act (Fish and Game Code §1900 et seq.). A plant is rare when, although not presently threatened with extinction, the species, subspecies, or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens (Fish and Game Code §1901).
- Meet the definition of rare or endangered under CEQA §15380(b) and (d). Species that may meet the definition of rare or endangered include the following:
 - Species considered by the California Native Plant Society (CNPS) to be “rare, threatened or endangered in California” (Lists 1A, 1B and 2);
 - Species that may warrant consideration on the basis of local significance or recent biological information.
 - Some species included on the California Natural Diversity Database’s (CNDDB) Special Plants, Bryophytes, and Lichens List (California Department of Fish and Game 2008).
- Considered a locally significant species, that is, a species that is not rare from a statewide perspective but is rare or uncommon in a local context such as within a county or region (CEQA §15125 (c)) or is so designated in local or regional plans, policies, or ordinances (CEQA Guidelines, Appendix G). Examples include a species at the outer limits of its known range or a species occurring on an uncommon soil type.

Precipitation has been about average to date, resulting in an acceptable year for annual plant species observations. Of the 21 special-status plant species returned during database queries for the project vicinity, 5 species have standing at either the state or federal level. Although CEQA requires consideration for impacts to locally significant plant species, no mitigation is legally required to compensate for impacts to non-listed plant species. No listed, or otherwise special-status plant species was observed during the fieldwork conducted for the preparation of this report. No listed, or otherwise special-status plant species, has been recorded as occurring within the project footprint.

Special-Status Animal Species

Special-status animal species considered in this evaluation include those that may occur in the project vicinity that have statutory protections. This includes federal- and state-listed (rare, threatened, or endangered; fully protected) species and candidates for listing under the respective endangered species acts. Species that are of special concern to the CDFW or the USFWS are included in this evaluation. Special-status bird species that are afforded protection under the MBTA which may nest on or within an approximate 10-mile (16-kilometer) radius of the project site are also evaluated.

Designated Critical Habitat

The USFWS iPac report and USFWS Designated Critical Habitat Mapper lists no Designated Critical Habitat (USFWS 2020). Designated Critical Habitats closest to the project site include California condor (*Gymnogyps californianus*) approximately 22-miles south and Buena Vista Lake shrew (*Sorex ornatus relictus*) approximately 12-miles southwest of the project. No suitable habitat for either species exists on the project.

Jurisdictional Water Resource Features

Section 404 of the Federal Clean Water Act (CWA) regulates discharge of dredged and fill material into Waters of the United States. Wetlands are included under this jurisdiction. Proposed activities that may result in discharge of material into Waters of the U.S. require a permit review process by the U.S. Army Corps of Engineers as set forth under CWA section 404(b)(1). Fish and Game Code section 1602 requires any person, state or local governmental agency, or public utility to notify CDFW before beginning any activity that will substantially modify a river, stream, or lake.



A search of the USFWS National Wetlands Inventory resulted in no riparian, wetlands, or other jurisdictional water features mapped on the project site (USFWS 2020). These results are consistent with the observed conditions within the survey area.

Special-Status Natural Communities

No special-status vegetation communities on the project were identified by the USFWS iPac query, the CNDDDB, or the CNPS Inventory (USFWS 2020, CDFW 2020, CNPS 2020). These results are consistent with the observed conditions within the survey area.

Wildlife Migration Corridors and Nursery Sites

Wildlife corridors can be defined as connections between wildlife blocks that meet specific habitat needs for species movement generally during migratory periods but seasonally as well. Wildlife corridors generally contain habitat dissimilar to the surrounding vicinity and include examples such as riparian areas along rivers and streams, washes, canyons, or otherwise undisturbed areas within urbanization. Corridor width requirements can vary based on the needs of the species utilizing them. Development of the project would not impact wildlife migration corridors or nursery sites.

Regional and Local Policies

The project will not conflict with existing or adopted Habitat Conservation Plans, Natural Community Conservation Plans, local or regional conservation plans, or local ordinances protecting biological resources. The project is located within the MBHCP, CDFW, ITP boundaries. Recommendations included in this report when implemented in concert with the MBHCP, would be expected to mitigate any project impacts to biological resources to a less-than-significant level.

IMPACT ANALYSIS AND RECOMMENDED MITIGATION MEASURES

This section provides an analysis of the impacts of the project following the standards of CEQA and provides recommendations that, when implemented, would reduce impacts to less-than-significant levels. It is important to note that potential take of any federal- or state-listed species from project activities would require contacting the appropriate wildlife agency (the USFWS and/or the CDFW). This contact may result in a requirement to obtain federal and/or state take authority for listed species as necessary.

The project is located within the MBHCP ITP boundaries. Impacts to covered plant and animal species, other than blunt-nosed leopard lizard or bird species afforded protection under the MBTA, would be fully-mitigated by participation in the MBHCP. Recommendations included in this report when implemented in concert with the MBHCP, would be expected to mitigate any project impacts to biological resources to a less-than-significant level.

CEQA Appendix G thresholds have been used to evaluate potential impacts to the biological resources from the proposed project. The project would create a significant impact to biological resources, based on the specifications in Appendix G of the CEQA Guidelines, if the following were to occur:

1. 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;
2. 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 U.S. Fish and Wildlife Service;



3. Have a substantial adverse effect on federally protected wetlands as defined by section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;
4. 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;
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance;
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

The following analysis discusses potential impacts associated with the development of the project and provides recommendations where appropriate to further reduce potential impacts.

1. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, by the CDFW, or the USFWS?

Direct and indirect impacts, in the form of “incidental take” of a threatened, endangered, or otherwise protected species, are not expected.

2. Would the project 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 CDFW or the USFWS?

No 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 United States Fish and Wildlife Service exists on the project site. No adverse effect will occur as a result of the development of the project and no measures are recommended.

3. Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

The project does not propose any disturbance to wetland vegetation. No features identified in wetland categories appear on the USFWS National Wetlands Inventory mapping (USFWS 2020) within the proposed project area. No substantial adverse effect will occur as a result of the development of the project and no additional measures are recommended.

4. Would the project 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?

No migratory wildlife corridors or wildlife nursery sites were identified during the literature search or field study. The project will not interfere substantially with the movement of any native fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

If ground-disturbing activities are planned during the nesting season for migratory birds that may nest on or near the site (generally February 1 through August 31), nesting bird surveys are recommended prior to the commencement of ground disturbance for project activities. If nesting birds are present, no new construction or ground disturbance should occur within an appropriate avoidance area for that species until young have fledged, unless otherwise approved and monitored by a qualified onsite biologist.



Appropriate avoidance should be determined by a qualified biologist. In general, minimum avoidance zones for active nests should be implemented as follows: 1) ground or low-shrub nesting non-raptors – 300 feet (91 meters); 2) burrowing owl – 600 feet (183 meters). Recommendation #4 has additional measures regarding burrowing owl; 3) Sensitive raptors (e.g., prairie falcon, golden eagle) – 0.5 miles (0.8 kilometers); 3) other raptors – 500 feet (152 meters).

5. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

There are no biological resources on the site which are protected by local policies. Impacts from conflicts with local policies will not occur. No additional measures are recommended.

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

The project does not conflict with any Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No additional measures are recommended.



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APPENDIX A

PROJECT VICINTY AND SITE



Figure A-1. Aerial photograph of the project and vicinity (Google Earth Pro 2021).



Figure A-2. Aerial photograph of the project site (Google Earth Pro 2021).



Figure A-3. Photograph of the project taken from near the southeast corner facing northwest (16JAN21).



Figure A-4. Photograph of the project taken from the northeast corner of the project facing southwest (16JAN21).



Figure A-5. Photograph taken from north of the northwest corner of the project, facing south (16JAN21).



Figure A-6. Photograph taken from south of the southwest corner of the project, facing north (16JAN21).

APPENDIX B

SPECIAL-STATUS PLANT AND ANIMAL EVALUATION

Table B-1: Special-status Plants That May Occur in the Vicinity of the Project.

Scientific Name Common Name	Status Fed/State/CNPS	Description	Blooming Period	Field Study Results/Potential for Occurrence
<i>Astragalus hornii</i> var. <i>hornii</i> Horn's milk vetch	SI-/1B.1	Annual herb in the Fabaceae found in meadows and seeps and on playas and lake margins on alkaline soils between 197 and 2,789 feet (60–850 meters) in elevation. Known from occurrences in the Southern San Joaquin Valley, the Tehachapi Mountains and the Western Transverse Ranges in Kern, Los Angeles, and San Bernardino Counties.	May to October	Not Observed/Not Expected. Decades of intensive farming has resulted in vegetation limited to invasive/ruderal species.
<i>Atriplex cordulata</i> var. <i>cordulata</i> Heartscale	SI-/1B.2	Herbaceous annual in the Chenopodiaceae found in chenopod scrub, meadows and weeps, and valley and foothill grasslands in sandy, saline or alkaline soils below 1,837 feet (560 meters) in elevation. Known to occur in the Great Central Valley from Kern County north to Southern Butte County.	April to October	Not Observed/Not Expected. Decades of intensive farming has resulted in vegetation limited to invasive/ruderal species.
<i>Atriplex coronata</i> var. <i>vallicola</i> Lost Hills crownscale	SI-/1B.2	Herbaceous annual in the Chenopodiaceae found in valley and foothill grasslands, playas, and vernal pools on alkaline soils between 456 and 1,640 feet (139–500 meters) in elevation.	April to August	Not Observed/Not Expected. Decades of intensive farming has resulted in vegetation limited to invasive/ruderal species.
<i>Atriplex tularensis</i> Bakersfield smallscale	-/E/1A	Annual herb in the Chenopodiaceae found in valley and foothill grasslands, between 131 and 328 feet (40–100 meters) in elevation. Known to occur in the San Joaquin Valley from Northwestern Kern County north to Southern Merced County and in the Sacramento Valley in Southern Butte County.	June to August (occasionally October)	Not Observed/Not Expected. Decades of intensive farming has resulted in vegetation limited to invasive/ruderal species.
<i>Calochortus striatus</i> Alkali mariposa lily	SI-/1B.2	Bulbiferous perennial herb in the Liliaceae found in chaparral, cismontane woodland, lower montane coniferous forest, and valley and foothill grasslands on sandy often granitic, sometimes serpentine soils, between 1,296 and 3,281 feet (395–1,000 meters). Known to occur in the Outer South Coast Ranges in Santa Barbara and San Luis Obispo Counties.	April to May	Not Observed/Not Expected. Decades of intensive farming has resulted in vegetation limited to invasive/ruderal species.
<i>Caulanthus californicus</i> California jewelflower	E/E/1B.1	Annual herb in the Brassicaceae family found on serpentinite soils in closed-cone coniferous forest, chaparral, and cismontane woodland between 1,542 and 4,003 feet (470–1,220 meters) in elevation.	May to July	Not Observed/Not Expected. Decades of intensive farming has resulted in vegetation limited to invasive/ruderal species.

Scientific Name Common Name	Status Fed/State/CNPS	Description	Blooming Period	Field Study Results/Potential for Occurrence
<i>Chloropyron molle</i> ssp. <i>hispidum</i> Hispid bird's-beak	S/-/1B.1	Hemiparasitic annual herb in the Orobanchaceae family found on coastal dunes and coastal saltwater marshes and swamps below 98 feet (30 meters) in elevation.	May to October	Not Observed/Not Expected. Decades of intensive farming has resulted in vegetation limited to invasive/ruderal species.
<i>Delphinium recurvatum</i> Recurved larkspur	S/-/1B.2	Perennial herb in the Ranunculaceae family found in chaparral, cismontane woodland, and pinyon and juniper woodland on rocky, carbonate soils between 984 and 4,396 feet (300–1,340 meters) in elevation. Known to occur in Kern and Tulare Counties.	April to May	Not Observed/Not Expected. Decades of intensive farming has resulted in vegetation limited to invasive/ruderal species.
<i>Diplacus pictus</i> <i>Calico monkeyflower</i>	-/-/1B.2	Annual herb in the Phrymaceae family found in upland and cismontane woodland on granitic soils between 328 and 4690 feet (100-1430 meters). Known to occur in Kern and Tulare Counties.	March to May	Not Observed/Not Expected. Decades of intensive farming has resulted in vegetation limited to invasive/ruderal species.
<i>Eremalche parryi</i> ssp. <i>kernensis</i> Kern mallow	E/-/1B.1	Perennial, stoloniferous herb in the Onagraceae family found in meadows and seeps, and subalpine coniferous forest in mesic soils between 6,562 and 10,236 feet (2,000–3,120 meters) in elevation. Known to occur in Alpine, El Dorado, Fresno, Madera, Mono, Nevada, Sierra, and Tuolumne Counties.	July to August	Not Observed/Not Expected. Decades of intensive farming has resulted in vegetation limited to invasive/ruderal species.
<i>Eriastrum hooveri</i> Hoover's eriastrum	D/-/4.2	Annual herb in the Polemoniaceae family that occurs between 164 and 3,002 feet (50–915 meters) in elevation in pinyon-juniper woodland, and valley and foothill grasslands, occasionally on gravelly soils. Known to occur in the Southern San Joaquin Valley in Kern and Fresno Counties and on the Carrizo Plain in San Luis Obispo County.	March to July	Not Observed/Not Expected. Decades of intensive farming has resulted in vegetation limited to invasive/ruderal species.
<i>Eschscholzia lemmonii</i> ssp. <i>kernensis</i> Tejon poppy	-/-/1B.1	Annual herb in the Papaveraceae family found in chaparral, cismontane woodland and valley and foothill grassland on serpentinite clay soil between 656 and 4,921 feet (200–1,500 meters) in elevation. Known to occur in Fresno, Imperial, Mendocino, Monterey, San Benito, and San Luis Obispo Counties.	March to June	Not Observed/Not Expected. Decades of intensive farming has resulted in vegetation limited to invasive/ruderal species.
<i>Imperata brevifolia</i> <i>California satintail</i>	-/-/2B.1	Perennial herb in the poaceae family found in chaparral, coastal sage scrub, creosote bush scrub and wetland-riparian communities. Known to occur in Butte, Lake, Fresno, Tulare, Inyo, Kern, Santa Barbara, Ventura, San Bernardino, Orange, Riverside, San Diego and Imperial Counties.	September to May	Not Observed/Not Expected. Decades of intensive farming has resulted in vegetation limited to invasive/ruderal species.

Scientific Name Common Name	Status Fed/State/CNPS	Description	Blooming Period	Field Study Results/Potential for Occurrence
<i>Lasthenia glabrata</i> ssp. <i>Coulteri</i> <i>Coulter's goldfields</i>	-/1B.1	Annual herb found in vernal pools and saline places at elevations below 1000m. Known to occur in Kern and San Joaquin Counties	February to June	Not Observed/Not Expected. Decades of intensive farming has resulted in vegetation limited to invasive/ruderal species.
<i>Layia leucopappa</i> <i>Comanche Point layia</i>	SI-/1B.1	Annual herb in the Asteraceae found in chenopod scrub, and valley and foothill grassland between 328 and 1,148 feet (100–350 meters) in elevation. Known to occur in Kern County.	March to April	Not Observed/Not Expected. Decades of intensive farming has resulted in vegetation limited to invasive/ruderal species.
<i>Monolopia congdonii</i> San Joaquin woolly-threads	E-/1B.2	Perennial, rhizomatous herb in the Ericaceae found in broadleafed upland forest and North Coast coniferous forest between 328 and 3,609 feet (100–1,100 meters) in elevation. Known to occur in Del Norte, Fresno, Humboldt and Siskiyou Counties.	May to August	Not Observed/Not Expected. Decades of intensive farming has resulted in vegetation limited to invasive/ruderal species.
<i>Navarretia setiloba</i> <i>Piute Mountains navarretia</i>	SI-/1B.1	Herbaceous annual in the Polemoniaceae found on clay or gravelly loam soils in cismontane woodland, pinyon and juniper woodland, and valley and foothill grasslands from 1,001 and 6,890 feet (305–2,100 meters) in elevation. Known from occurrences in the Southern Sierra Nevada in Kern and Tulare Counties.	April to June	Not Observed/Not Expected. Decades of intensive farming has resulted in vegetation limited to invasive/ruderal species.
<i>Opuntia basilaris</i> var. <i>treleasei</i> Bakersfield cactus	E/E/1B.1	Perennial stem succulent in the Cactaceae found in chenopod scrub, cismontane woodland, and valley and foothill grasslands between 394 and 1,804 feet (120–550 meters) in elevation. Known to occur in the Southeast San Joaquin Valley and Southern Sierra Nevada Foothills in Kern County.	April to May	Not Observed/Not Expected. Decades of intensive farming has resulted in vegetation limited to invasive/ruderal species.
<i>Puccinellia simplex</i> <i>California alkali grass</i>	-/1B.1	Annual herb in the Poaceae found in meadows and seeps between 2,297 and 3,281 feet (700–1,000 meters) in elevation. Known to occur in Kern and San Bernardino Counties.	April to May	Not Observed/Not Expected. Decades of intensive farming has resulted in vegetation limited to invasive/ruderal species.
<i>Stylocline citroleum</i> Oil neststraw	SI-/1B.1	Annual herb in the Asteraceae found in chenopod scrub, coastal scrub, and valley and foothill grasslands on clay soils between 164 and 1,312 feet (50–400 meters) in elevation. Known from locations in Kern and San Diego Counties.	March to April	Not Observed/Not Expected. Decades of intensive farming has resulted in vegetation limited to invasive/ruderal species.

Scientific Name Common Name	Status Fed/State/CNPS	Description	Blooming Period	Field Study Results/Potential for Occurrence
<i>Stylocline masonii</i> Mason's neststraw	S/-/1B.1	Annual herb in the Asteraceae found in chenopod scrub, coastal scrub, and valley and foothill grasslands on clay soils between 164 and 1,312 feet (50–400 meters) in elevation. Known from locations in Kern and San Diego Counties.	March to April	Not Observed/Not Expected. Decades of intensive farming has resulted in vegetation limited to invasive/ruderal species.

STATUS:

- Federal and State Listing Code
D Delisted
E Federally or State-listed Endangered
T Federally or State-listed Threatened

CNPS

- 1A Plants presumed extirpated in California, and either rare or extinct elsewhere
1B.1 Plants considered rare, threatened, or endangered in California and elsewhere; seriously threatened in California
1B.2 Plants considered rare, threatened, or endangered in California and elsewhere; fairly threatened in California
2B.1 Plants considered rare, threatened, or endangered in California, but more common elsewhere; seriously threatened in California
4.2 Plants of limited distribution in California; fairly threatened in California

Table B-2: Special-status Animals That May Occur in the Vicinity of the Project.

Scientific Name Common Name	Status Federal/State	General Habitat	Survey Results/Regional or Nearest Occurrence*
Invertebrates			
<i>Desmocerus californicus dimorphus</i> Valley elderberry longhorn beetle	T/-	Central Valley riparian forest; nearly always found on or close to its host plant, elderberry (<i>Sambucus</i> species).	Not Present. No suitable habitat for the species. No host plants present on the project or vicinity.
<i>Branchinecta lynchi</i> Vernal pool fairy shrimp	T/-	Found in vernal pools throughout California. Exist as cysts during the dry season and reproduce when pools are filled with water again.	Not Present. No suitable habitat present.
Fishes			
<i>Hypomesus transpacificus</i> Delta smelt	T/-	Found only in the low-salinity and freshwater habitats of the Sacramento-San Joaquin Estuary. Historically, it was one of the most common pelagic fish in the estuary	Not Present. No suitable habitat present.
Amphibians			
<i>Rana draytonii</i> California red-legged frog	T/-	Found in habitat characterized by dense, shrubby, riparian vegetation and associated still, or slow-moving water that is at least 2.3 feet deep. The arroyo willow (<i>Salix lasiolepis</i>) cattails (<i>Typha</i> sp.) and bulrushes (<i>Scirpus</i> sp.) provide good habitat.	Not Present. No suitable habitat present.
<i>Spea hammondii</i> Western spadefoot toad	-/CSC	Central valley and adjacent foothills, Coast Ranges from Point Conception south to the Mexico border; valley-foothill grasslands and valley-foothill hardwood, shallow temporary pools used for breeding, below 4,472 feet (1,363 meters).	Not Observed/Not Expected. No known records in the vicinity of the project. No suitable habitat present on the project. Marginal habitat is present in the project vicinity.
Reptiles			
<i>Anniella spp.</i> California legless lizard	-/CSC	Found in coastal dunes, chaparral, pine-oak woodlands, desert scrub, and sandy washes in warm moist loose soils, below 5,085 feet (1550 meters).	Not Observed/Not Expected. Suitable habitat absent from the site. Potential habitat in the project vicinity.
<i>Arizona elegans occidentalis</i> California glossy snake	-/CSC	Found in low elevation scrub, grasslands and chaparral habitats.	Not Present. No suitable habitat present.
<i>Emys marmorata</i> Western pond turtle	-/CSC	Completely aquatic requiring calm waters such as pools or streams with vegetation banks or logs for basking. Will utilize upland habitat up to about 0.5 km from water.	Not Present. No suitable habitat present.
<i>Gambelia sila</i> Blunt-nosed leopard lizard (BNLL)	E/E,SFP	Found only in the San Joaquin Valley, adjacent Carrizo Plain, Elkhorn Plain, Cuyama Valley, and Panoche Valley; inhabits sparsely vegetated plains, lower canyon slopes, on valley floors, and washes; open grassland, saltbush scrub, and alkali sink are more common habitat types.	Not Present. No suitable habitat present.

Scientific Name Common Name	Status Federal/State	General Habitat	Survey Results/Regional or Nearest Occurrence*
<i>Masticophis flagellum ruddocki</i> San Joaquin coachwhip	-/CSC	Found in the San Joaquin Valley in open, dry habitats. Associated with valley grassland and saltbush scrub habitats containing small mammal burrows which are used for refugia and oviposition sites.	Not Present. No suitable habitat present.
<i>Phrynosoma blainvillii</i> Coast horned lizard	-/CSC	Inhabits valley-foothill hardwood, coniferous and riparian, as well as pine-cypress, juniper, and annual grasslands, in Sierra Nevada below 3,937 feet (1,200 meters) and in mountains of Southern California and into the adjacent valleys.	Not Present. No suitable habitat present.
<i>Thamnophis gigas</i> Giant gartersnake	T/T	Found in areas of freshwater marshes or low-gradient streams. Can also be found in human-made habitats, such as drainage canals and irrigation ditches, especially those associated with rice farming.	Not Present. No suitable habitat present. Species believed to be extirpated from Kern County.
Birds			
<i>Agelaius tricolor</i> Tricolored blackbird	S/CSC	Forages in grasslands, wetlands, rice fields, croplands, and weedy uplands dominated by mustards and thistles, etc.; breeds in marshes containing heavy growth of bulrushes, cattails, and blackberries; found throughout the Central Valley.	Not Present/Low Probability of Occurrence in the Project Vicinity. No suitable nesting or foraging habitat on the site. Potential for marginal nesting and foraging habitat in farmlands in the vicinity of the project.
<i>Athene cunicularia</i> Burrowing owl	-/CSC	Inhabits dry, open grasslands, rolling hills, desert floors, prairies, savannas, agricultural land, and other areas of open, bare ground. These owls will also inhabit open areas near human habitation, such as airports, golf courses, shoulders of roads, railroad embankments, and the banks of irrigation ditches and reservoirs.	Not Observed/Moderate Probability of Occurrence in the Project Vicinity. No suitable burrows present on the project. Suitable habitat for nesting and foraging in the vicinity of the project.
<i>Buteo swainsoni</i> Swainson's hawk	-/T	Riparian and sometimes large isolated trees used for nesting; grasslands and agricultural lands used for foraging; in California, breeds primarily in the Sacramento Valley, with occasional nesting to the south through Kern County; migrate through the Central and San Joaquin Valleys to their wintering grounds in South America.	Not Observed/Low Probability of Occurrence in the Project Vicinity. No suitable nesting sites on the project. Trees suitable for nesting occur in the vicinity of the project along State Route 99. Suitable foraging habitat exists across the row-crop farmland south of metropolitan Bakersfield. Swainson's hawk are uncommon in Kern County.
<i>Charadrius alexandrinus nivosus</i> Western snowy plover	T/-	Nests, feeds, and takes cover on sandy or gravelly beaches along the coast, on estuarine salt ponds, alkali lakes, and at the Salton Sea. On the Pacific coast, it nests on barren to sparsely vegetated sand beaches, dry salt flats in lagoons, dredge spoils deposited on beach or dune habitat, levees and flats at salt-evaporation ponds, and river bars.	Not Present. No suitable wintering habitat or foraging habitat exists on the project.

Scientific Name Common Name	Status Federal/State	General Habitat	Survey Results/Regional or Nearest Occurrence*
<i>Circus cyaneus</i> Northern harrier	-/CSC	Widespread breeding resident, other than in the Central Valley, most lowland birds are winter migrants; ground nester that forages and nests in a wide variety of open habitats with low perches such as marshes, fields, and other treeless areas.	Not Observed/Low Probability of Occurrence in the Project Vicinity. No suitable nesting sites on the project. Trees suitable for nesting occur in the vicinity of the project along State Route 99. Suitable foraging habitat exists across the row-crop farmland south of metropolitan Bakersfield.
<i>Coccyzus americanus occidentalis</i> Western yellow-billed cuckoo	T/E	Nests in walnut and almond orchards in California, natural nesting habitat is in cottonwood-tree willow riparian forest. Known populations of breeding western yellow-billed cuckoo are several disjunct locations in California, Arizona, and western New Mexico.	Not Present. No suitable nesting habitat exists on the project for this species. The site represents poor foraging habitat.
<i>Elanus leucurus</i> White tailed kite	-/SFP	Associated habitats include open grasslands, savannahs, agriculture, wetlands, oak woodland and riparian areas with associated open space.	Not Observed/Low Probability of Occurrence in the Project Vicinity. No suitable nesting sites on the project. Trees suitable for nesting occur in the vicinity of the project along State Route 99. Suitable foraging habitat exists across the row-crop farmland south of metropolitan Bakersfield. Swainson's hawk are uncommon in Kern County.
<i>Empidonax traillii</i> Willow Flycatcher	-/E	Nests and forages in riparian habitats with dense vegetation characterized by willows, buttonbush and coyote brush, with a scattered overstory of cottonwood. Have also been known to nest in thickets dominated by tamarisk.	Not Present. No suitable nesting or foraging habitat present.
<i>Lanius ludovicianus</i> Loggerhead shrike	-/CSC	Common resident and winter visitor in lowlands and foothills throughout California; species prefers open habitats with scattered shrubs, trees, posts, fences, utility lines, or other perches; nests on stable branches in densely-foliaged shrubs or trees, usually well-concealed.	Not Observed/Moderate Probability of Occurrence in the Project Vicinity. No suitable nesting habitat present. Loggerhead shrike occur throughout the southern San Joaquin Valley and undoubtedly forage in the project vicinity.
Mammals			
<i>Ammospermophilus nelsoni</i> San Joaquin antelope squirrel	-/T	Found in grasslands or open shrublands; formerly more extensive, current range includes southwestern portion of the San Joaquin Valley and in adjacent valleys to the west.	Not Present. No suitable habitat present. Outside of the current published range of the species.
<i>Dipodomys ingens</i> Giant kangaroo rat	E/E	Western side of the San Joaquin Valley, including the Carrizo Plain and the Panoche Valley; grassland and shrub-land habitats with sparse vegetative cover and	Not Present. No suitable habitat present. Outside of the current published range of the species.

Scientific Name Common Name	Status Federal/State	General Habitat	Survey Results/Regional or Nearest Occurrence*
		soils that are well-drained, fine sandy loams with gentle slopes.	
<i>Dipodomys nitratooides brevinasus</i> Short-nosed kangaroo rat	E/E	Found in arid communities on the valley floor portions of Kern, Tulare, and Kings counties in scrub and grassland communities in level to near-level terrain with alluvial fan-floodplain soil (fine sands and sandy loams) with sparse grasses and woody vegetation such as iodine bush, saltbush, seep weed, and mesquite.	Not Present. No suitable habitat present. Outside of the range of the species.
<i>Dipodomys nitratooides nitratooides</i> Tipton kangaroo rat	E/E	Found in arid communities on the valley floor portions of Kern, Tulare, and Kings counties in scrub and grassland communities in level to near-level terrain with alluvial fan-floodplain soil (fine sands and sandy loams) with sparse grasses and woody vegetation such as iodine bush, saltbush, seep weed, and mesquite.	Not Present. No suitable habitat present.
<i>Eumops perotis californicus</i> Greater western mastiff bat	-/CSC	Open, semi-arid to arid habitats, including conifer and deciduous woodlands, annual and perennial grasslands, chaparral, desert scrub, and urban areas; roosts in cliff faces, as well as high buildings, trees, and tunnels; uncommon resident in southwestern San Joaquin Valley.	No Roosting Sites Present. No known occurrences in the vicinity of the project. Information on some bat species indicates foraging may occur over 10's of miles from roosting sites. Impacts not expected.
<i>Lasiurus cinereus</i> Hoary bat	-/CSC	Open, semi-arid to arid habitats, including conifer and deciduous woodlands, annual and perennial grasslands, chaparral, desert scrub, and urban areas; roosts in cliff faces, as well as high buildings, trees, and tunnels; uncommon resident in southwestern San Joaquin Valley.	No Roosting Sites Present. No known occurrences in the vicinity of the project. Information on some bat species indicates foraging may occur over 10's of miles from roosting sites. Impacts not expected.
<i>Onychomys torridus tularensis</i> Tulare grasshopper mouse	-/CSC	Found in valley grasslands habitats, blue oak savanna, desert associations dominated by annual grasses and California ephedra, alkali sink scrub, saltbush scrub, and upper Sonoran shrub associations, dominated by ephedra.	Not Observed/Not Expected. No suitable habitat present.
<i>Perognathus inornatus inornatus</i> San Joaquin pocket mouse	S/-	Found in west-central California in the Upper Sacramento Valley, Tehama County, southward through the San Joaquin and Salinas valleys and contiguous areas to the Mojave Desert in Los Angeles, Kern and extreme western San Bernardino counties. Inhabits dry, open, grassy or weedy areas and annual grasslands, savannas, and desert-scrub associations with sandy washes or finely textured soils.	Not Observed/Not Expected. No suitable habitat present.
<i>Sorex ornatus relictus</i> Buena Vista Lake shrew	E/CSC	Formerly occupied marshlands of the San Joaquin Valley and the Tulare Basin. Its range has become much restricted due to the loss of lakes and sloughs in	Not Observed/Not Expected. No suitable habitat present.

Scientific Name Common Name	Status Federal/State	General Habitat	Survey Results/Regional or Nearest Occurrence*
		the area. It has been recorded from the Kern Lake Preserve area and the Kern National Wildlife Refuge. Current distribution is unknown but likely to be very restricted due to the loss of habitat.	
<i>Taxidea taxus</i> American badger	-/CSC	Uncommon resident found through California; in less disturbed grassland and shrubland habitats in San Joaquin Valley.	Not Observed/Not Expected. No suitable habitat present on the project. Marginal habitat for burrowing and foraging exists on farmland south of metropolitan Bakersfield.
<i>Vulpes macrotis mutica</i> San Joaquin kit fox (SJKF)	E/T	Found in valley saltbush scrub, valley sink scrub, Interior Coast Range saltbush scrub, upper Sonoran sub-shrub scrub, non-native grassland, and valley sacaton grassland in the Central Valley and adjacent foothills and valleys, infrequently to the outer Coast Ranges; generally not found in densely wooded areas, wetland areas, or areas subject to frequent periodic flooding.	Not Observed/Moderate Probability of Occurrence in the Project Vicinity. No dens present on the project. Suitable habitat for denning and foraging in the vicinity of the project

STATUS:

Federal

S Listed as a BLM Sensitive Species
D Delisted
E Listed as Endangered
PT Proposed as Threatened
T Listed as Threatened
C Candidate for Endangered Status

State

CSC California Department of Fish and Wildlife Designated Species of Special Concern
D Delisted
E Listed as Endangered
SFP California Department of Fish and Wildlife Designated Fully Protected
T Listed as Threatened

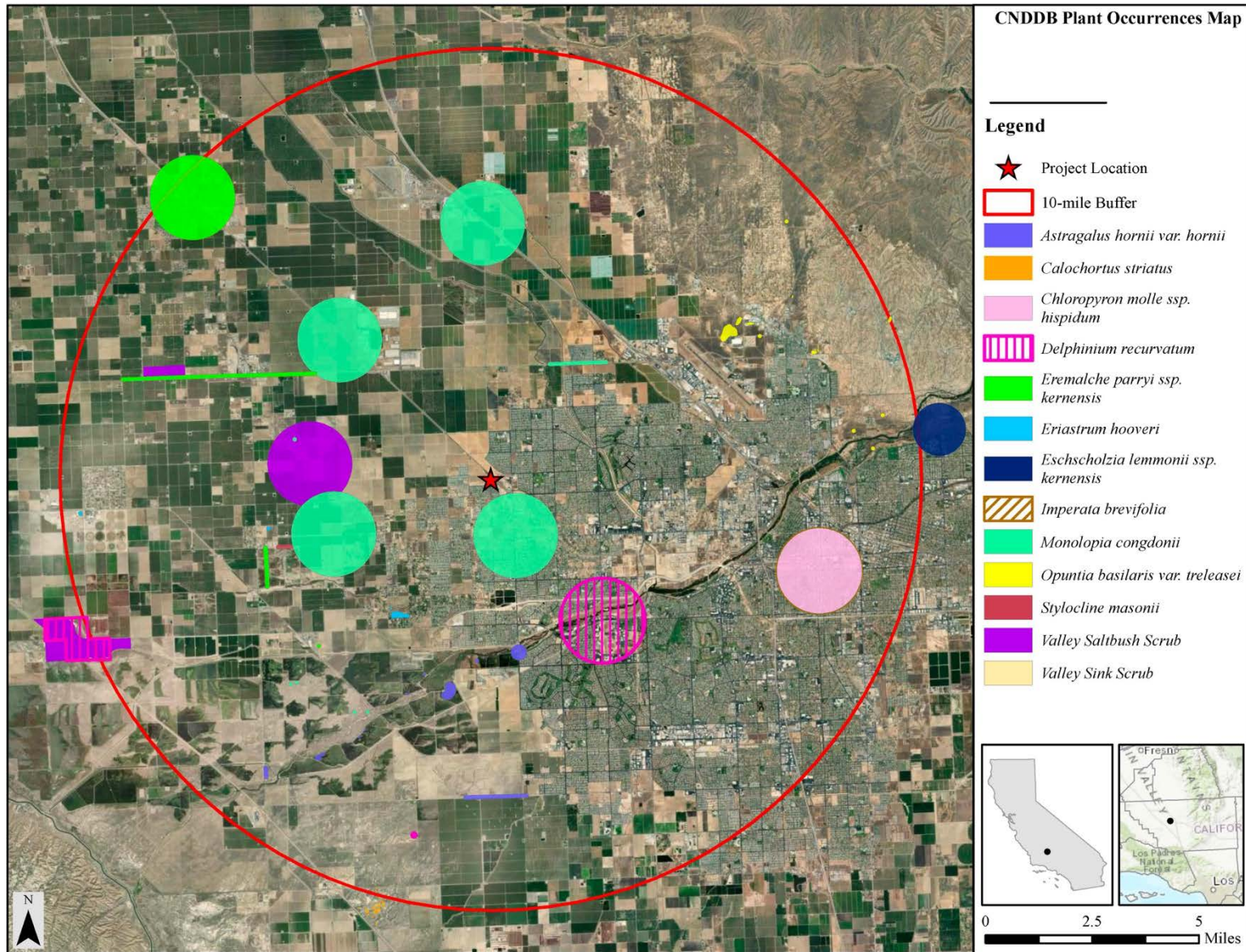


Figure B-1. CNDDDB special-status plant species occurrences within a 10-mile radius of the project (CDFW 2021).

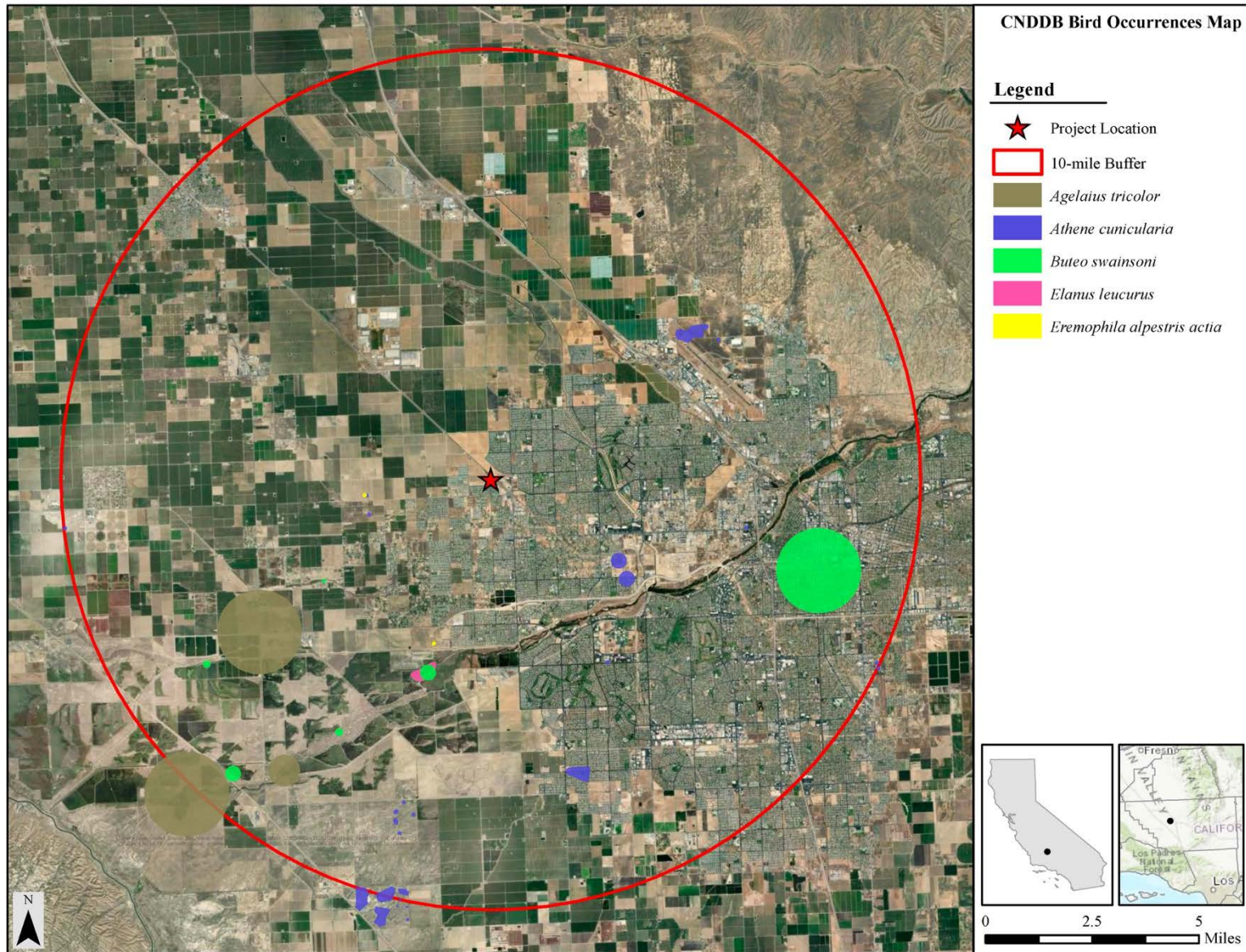


Figure B-2. CNDDDB special-status bird species occurrences within a 10-mile radius of the project (CDFW 2021).

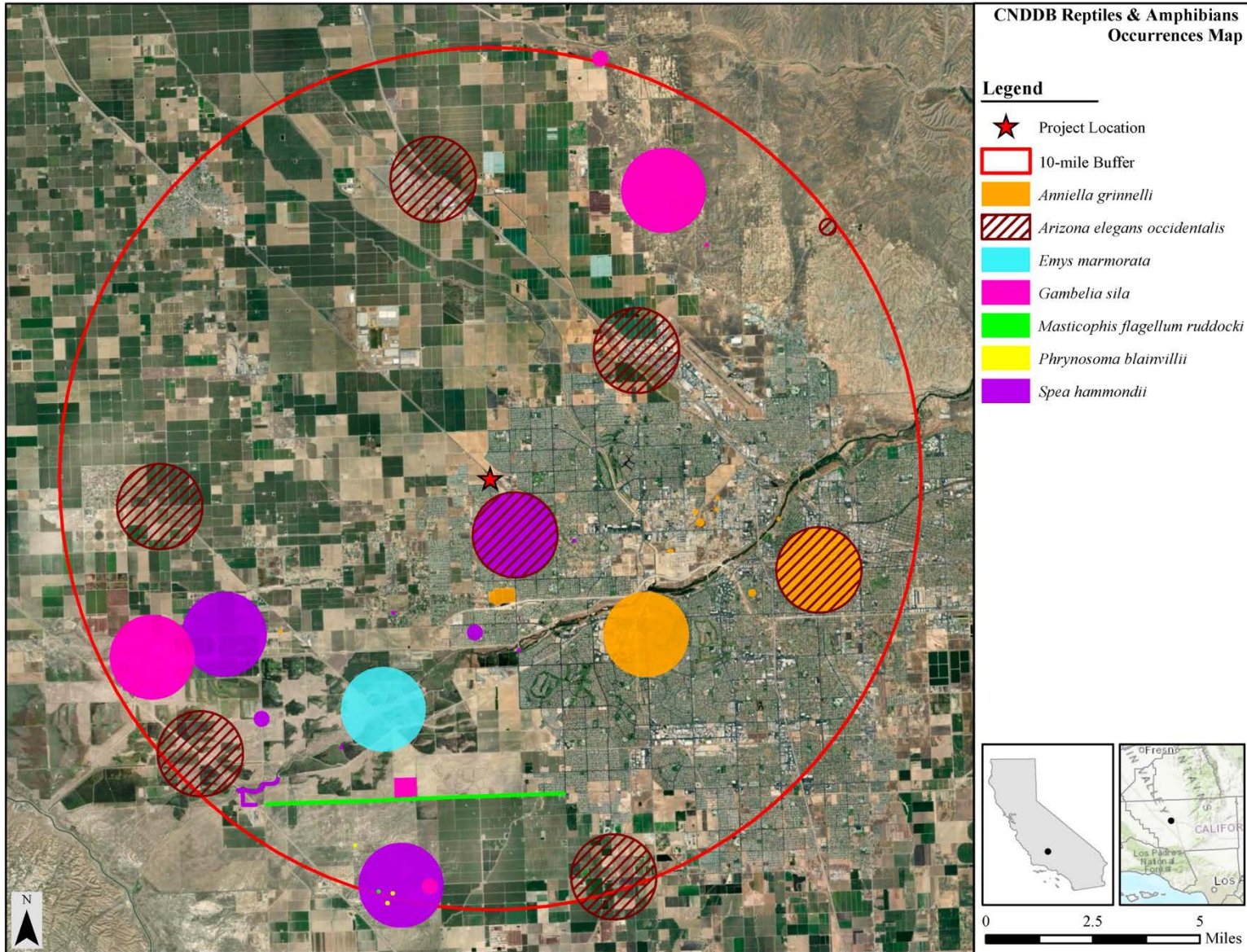


Figure B-3. CNDDDB special-status amphibian and reptile species occurrences within a 10-mile radius of the project (CDFW 2021).

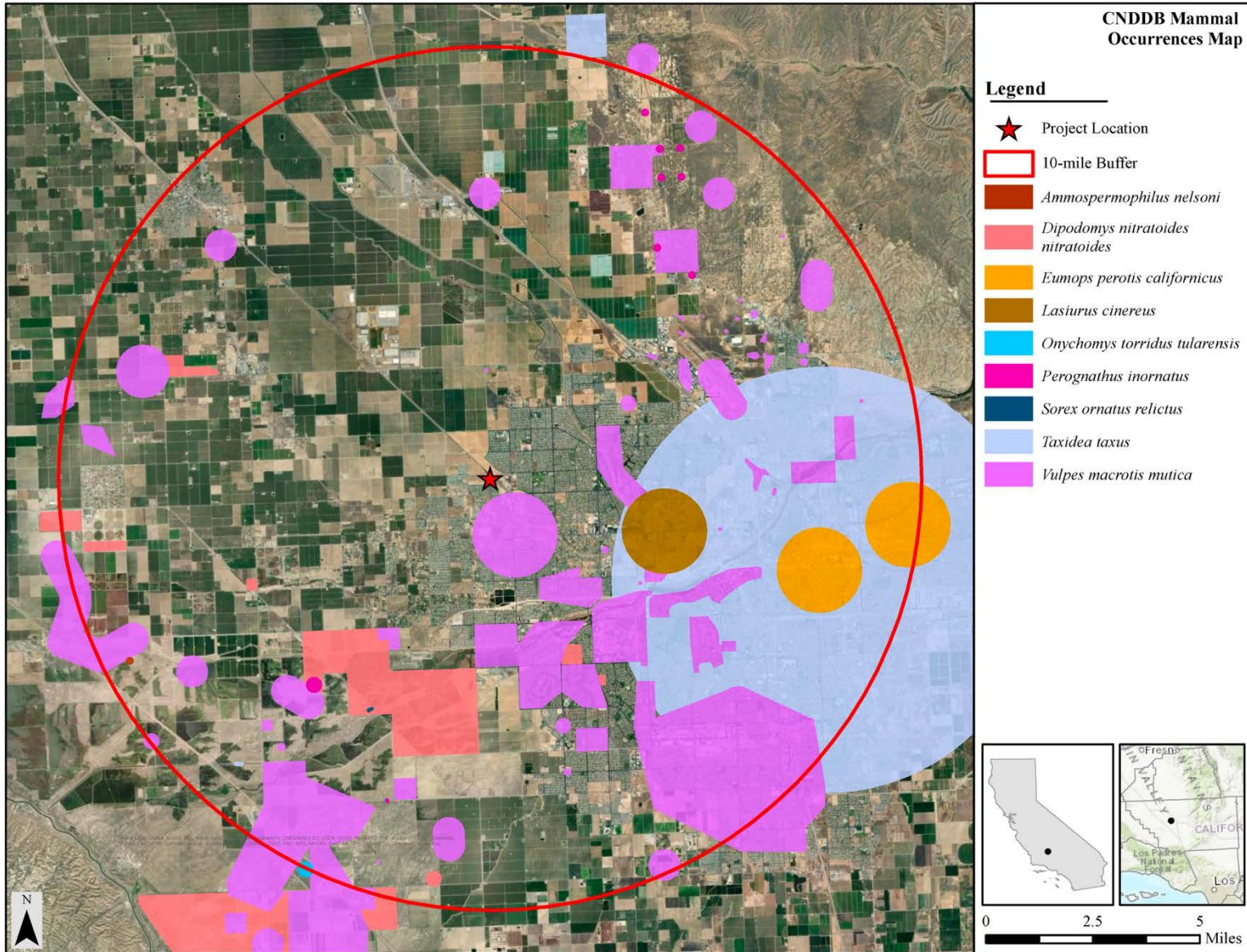


Figure B-4. CNDDDB special-status mammal species occurrences within a 10-mile radius of the project (CDFW 2021).

APPENDIX C

PLANTS AND ANIMALS OBSERVED ON THE PROJECT

FIELD STUDY CONDUCTED
16 JANUARY 2021

Table C-1. Vascular plant species observed during the field study conducted on the project.

Scientific Name	Common Name
Asteraceae	
<i>Lactuca serriola</i>	Prickly lettuce
<i>Senecio vulgaris</i>	Common groundsel
Brassicaceae	
<i>Capsella bursa-pastoris</i>	Sheperd's purse
<i>Sisymbrium irio</i>	London rockets
Boraginaceae	
<i>Amsinckia sp.</i>	Fiddleneck
Chenopodiaceae	
<i>Salsola tragus</i>	Russian thistle
Geraniaceae	
<i>Erodium cicutarium</i>	Redstem filaree
Malvaceae	
<i>Malva parviflora</i>	Cheeseweed
Poaceae	
<i>Bromus madritensis ssp. rubens</i>	Red brome
<i>Cynodon dactylon</i>	Bermudagrass
<i>Cyperus rotundus</i>	Nut sedge
<i>Digitaria sanguinalis</i>	Crabgrass
<i>Hordeum vulgare</i>	Farmer's foxtail
Zygophyllaceae	
<i>Tribulus terrestris</i>	Puncturevine

Table C-2. Vertebrate animal species observed during the field study conducted on the project.

Scientific Name	Common Name
Birds	
<i>Columba livia</i>	Rock dove
<i>Corvus corax</i>	Common raven
<i>Haemorhous mexicanus</i>	House finch
<i>Passer domesticus</i>	House sparrow
<i>Zonotrichia leucophrys</i>	White-crowned sparrow
Mammals	
<i>Canis lupus familiaris</i>	Domestic dog
<i>Felis catus</i>	Domestic cat
<i>Thomomys bottae</i>	Pocket gopher

A
**PHASE I CULTURAL RESOURCE SURVEY
FOR ROSEDALE LAND & DEVELOPMENT, INC.,
BAKERSFIELD, KERN COUNTY, CALIFORNIA**

Submitted to:
ROSEDALE LAND & DEVELOPMENT, INC.
P. O. Box 20247
Bakersfield, California 93390

Keywords:
Rosedale 7.5' Quadrangle, Kern County,
California Environmental Quality Act

Submitted by:
Hudlow Cultural Resource Associates
1405 Sutter Lane
Bakersfield, California 93309

Author:
Scott M. Hudlow

June 2014

Management Summary

At the request of Rosedale Land & Development, Inc., a Phase I Cultural Resource Survey was conducted on a 94-acre parcel, located between Renfro Road and Santa Fe Way, north of Austin Creek Avenue, in Bakersfield, Kern County, California. The Phase I Cultural Resource Survey consisted of an archaeological survey and a cultural resource record search.

No cultural resources were identified. No further work is required. If archaeological resources are encountered during the course of construction, a qualified archaeologist should be consulted for further evaluation.

If human remains or potential human remains are observed during construction, work in the vicinity of the remains will cease, and they will be treated in accordance with the provisions of State Health and Safety Code Section 7050.5. The protection of human remains follows California Public Resources Codes, Sections 5097.94, 5097.98, and 5097.99.

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1.0 Introduction

At the request of Rosedale Land & Development, Inc., *Hudlow Cultural Resource Associates* conducted a Phase I Cultural Resource Survey in accordance with the California Environmental Quality Act for a proposed residential development. The property lies between Renfro Road and Santa Fe Way, north of Austin Creek Avenue in Bakersfield, Kern County, California. The Phase I Cultural Resource Survey consisted of a pedestrian survey and a cultural resource record search.

2.0 Project Location

The project area is in Kern County and lies within the W 1/2 and the SE 1/4 of Section 14, T.29S., R.26E., Mount Diablo Baseline and Meridian, as displayed on the United States Geological Survey (USGS) Rosedale 7.5-minute quadrangle map (Figure 1). The proposed residential development is located between Renfro Road and Santa Fe Way, north of Austin Creek Avenue in Bakersfield, Kern County, California.

3.0 Record Search

A record search of the project area and the environs within one half-mile was conducted at the Southern San Joaquin Archaeological Information Center. Scott M. Hudlow conducted the record search, RS# 14-049, on January 30, 2013. The record search revealed that eleven cultural resource surveys have been conducted within one mile of the project area. Two projects in 1991 and 2005 have directly addressed the parcel in question. One cultural resource has been located within one half-mile of the current project area, a historic site, the Rosedale town site.

4.0 Environmental Background

The project area is located at elevations between 350 and 360 feet above mean sea level in the Great Central Valley, which is composed of two valleys-the Sacramento Valley and the San Joaquin Valley. The fallow agricultural lot has been plowed and scraped; it was last planted in cotton.

5.0 Prehistoric Archaeological Context

A limited amount of archaeological research has been conducted in the southern San Joaquin Valley. Thus, consensus on a generally agreed upon regional cultural chronology has yet to be developed. Most cultural sequences can be summarized into several distinct time periods: Early, Middle, and Late. Sequences differ in their inclusion of various "horizons," "technologies," or "stages." A prehistoric archaeological summary of the southern San Joaquin Valley is available in Moratto (Moratto 1984).

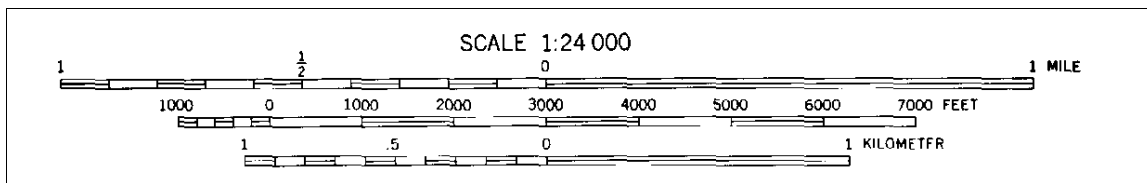
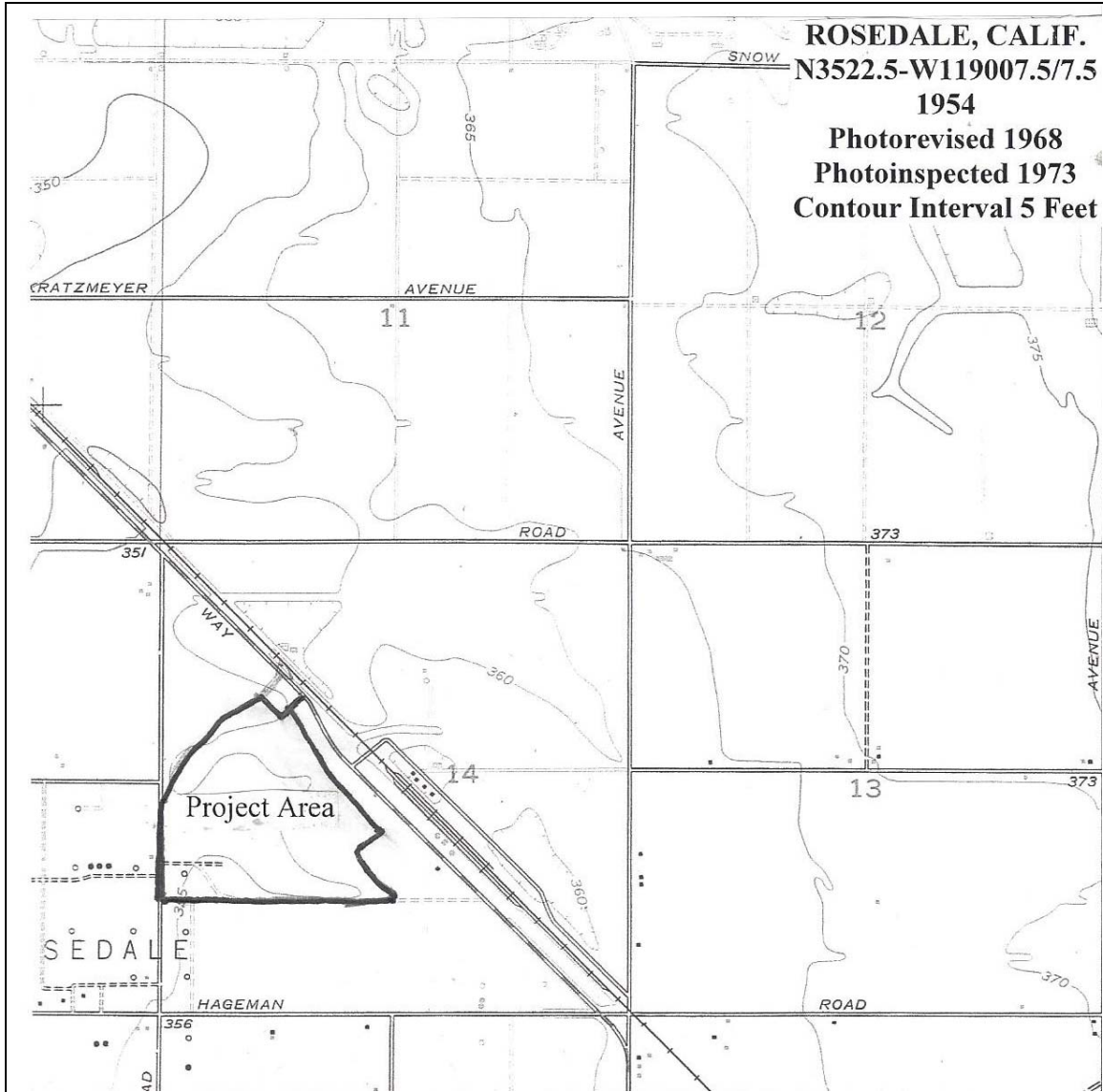


Figure 1
Project Area Location Map

Despite the preoccupation with chronological issues in most of the previous research, most suggested chronological sequences are borrowed from other regions with minor modifications based on sparse local data.

The following chronology is based on Parr and Osborne's Paleo-Indian, Proto-Archaic, Archaic, Post-Archaic periods (Parr and Osborne 1992:44-47). Most existing chronologies focus on stylistic changes of time-sensitive artifacts such as projectile points and beads rather than addressing the socioeconomic factors, which produced the myriad variations. In doing so, these attempts have encountered similar difficulties. These cultural changes are implied as environmentally determined, rather than economically driven.

Paleo-Indians, whom roamed the region approximately 12,000 years ago, were highly mobile individuals. Their subsistence is assumed to have been primarily big game, which was more plentiful 12,000 years ago than in the late twentieth century. However, in the Great Basin and California, Paleo people were also foragers who exploited a wide range of resources. Berries, seeds, and small game were also consumed. Their technology was portable, including manos (Parr and Osborne 1992:44). The paleo period is characterized by fluted Clovis and Folsom points, which have been identified throughout North America. The Tulare Lake region in Kings County has yielded several Paleo-Indian sites, which have included fluted points, scrapers, chipped crescents, and Lake Mojave-type points (Morratto 1984:81-2).

The Proto-Archaic period, which dates from approximately 11,000 to 8,000 years ago, was characterized by a reduction in mobility and conversely an increase in sedentism. This period is classified as the Western Pluvial Lake Tradition or the Proto-Archaic, of which the San Dieguito complex is a major aspect (Moratto 1984: 90-99; Warren 1967). An archaeological site along Buena Vista Lake in southwestern Kern County displays a similar assemblage to the San Dieguito type site. Claude Warren proposes that a majority of Proto-Archaic southern California could be culturally classified as the San Dieguito Complex (Warren 1967). The Buena Vista Lake site yielded manos, millingstones, large stemmed and foliate points, a mortar, and red ochre. During this period, subsistence patterns began to change. Hunting focused on smaller game and plant collecting became more integral. Large stemmed, lanceolate (foliate) projectile points represents lithic technology. Millingstones become more prevalent. The increased sedentism possibly began to create regional stylistic and cultural differences not evident in the paleo period.

The Archaic period persisted in California for the next 4000 years. In 1959, Warren and McKusiak proposed a three-phase chronological sequence based on a small sample of burial data for the Archaic period (Moratto 1984:189; Parr and Osborne 1992:47). It is distinguished by increased sedentism and extensive seed and plant exploitation. Millingstones, shaped through use, were abundant. Bedrock manos and metates were the most prevalent types of millingstones (Parr and Osborne 1992:45). The central valley began to develop

distinct cultural variations, which can be distinguished by different regions throughout the valley, including Kern County.

In the Post-Archaic period enormous cultural variations began manifesting themselves throughout the entire San Joaquin Valley. This period extends into the contact period in the seventeenth, eighteenth and nineteenth centuries. Sedentary village life was emblematic of the Post-Archaic period, although hunting and gathering continued as the primary subsistence strategy. Agriculture was absent in California, partially due to the dense, predictable, and easily exploitable natural resources. The ancestral Yokuts have possibly been in the valley for the last three thousand years, and by the eighteenth century were the largest pre-contact population, approximately 40,000 individuals, in California (Moratto 1984).

6.0 Ethnographic Background

The Yokuts are a Penutian-speaking, non-political cultural group. Penutian speakers inhabit the San Joaquin Valley, the Bay Area, and the Central Sierra Nevada Mountains. The Yokuts are split into three major groups, the Northern Valley Yokuts, the Southern Valley Yokuts, and the Foothill Yokuts.

The southern San Joaquin Valley in the Bakersfield and associated Kern County area was home to the Yokuts tribelet, Yawelmani. The tribelets averaged 350 people in size, had a special name for themselves, and spoke a unique dialect of Yokuts. Land was owned collectively and every group member enjoyed the right to utilize food resources. The Yawelmani inhabited a strip of the southeastern San Joaquin Valley, north of the Kern River to the Tehachapi Mountains on the south, and from the mountains on the east, to approximately the old south fork of the Kern River on the west (Wallace 1978:449; Parr and Osborne 1992:19). The Yawelmani were the widest ranging of the Yokuts tribelets.

The Southern Valley Yokuts had a mixed economy emphasizing fishing, hunting, fowling, and collecting shellfish, roots, and seeds. Fish were the most prevalent resource and was a productive activity throughout the entire year. Fish were caught in many different manners, including nets, conical basket traps, catching with bare hands, shooting with bows and arrows, and stunning fish with mild floral toxins. Geese, ducks, mud hens and other waterfowl were caught in snares, long-handled nets, stuffed decoys, and brushing brush to trick the birds to fly low into waiting hunters. Mussels were gathered and steamed on beds of tule. Turtles and dogs were consumed (Wallace 1978:449-450).

Wild seeds and roots provided a large portion of the Yokuts' diet. Tule seeds, grass seeds, fiddleneck, alfilaria were also consumed. Acorns, the staple crop for many California native cultures, were not common in the San Joaquin Valley. Acorns were traded into the area. Land mammals, such as rabbits,

ground squirrels, antelope and tule elk, were not taken often (Wallace 1978:450).

The Yokuts occupied permanent structures in permanent villages for most of the year. During the late and early summer, families left for several months to gather seeds and plant foods, shifting camp locations when changing crops. Several different types of fiber-covered structures were common in Yokuts settlements. The largest was a communal tule mat-covered, wedge-shaped structure, which could house upward of ten individuals. These structures were established in a row, with the village chief's house in the middle and his messenger's houses were located at the ends of the house row. Dance houses and assembly buildings were located outside the village living area (Nabokov and Easton 1989:301).

The Yokuts also built smaller, oval, single-family tule dwellings. These houses were covered with tall mohya stalks or with sewn tule mats. Bent-pole ribs that met a ridgepole held by two crotched poles framed these small houses. The Yokuts also built a cone-shaped dwelling, which was framed with poles tied together with a hoop and then covered with tule or grass. These cone-shaped dwellings were large enough to contain multiple fireplaces (Nabokov and Easton 1989:301). Other structures included mat-covered granaries for storing food supplies, and a dirt-covered, communally owned sweathouse.

Clothing was minimal, men wore a breechclout or were naked. Women wore a narrow fringed apron. Cold temperatures brought out rabbitskin or mud hen blankets. Moccasins were worn in certain places; however, most people went barefoot. Men wore no head coverings, but women wore basketry caps when they carried burden baskets on their heads. Hair was worn long. Women wore tattoos from the corners of the mouth to the chin; both men and women had ear and nose piercings. Bone, wood or shell ornaments were inserted (Wallace 1978:450-451).

Tule dominated the Yokut's material culture. It was used for many purposes, including sleeping mats, wall coverings, cradles, and basketry. Ceramics are uncommon to Yokuts culture as is true throughout most California native cultures. Basketry was common to Yokuts culture. Yokuts made cooking containers, conical burden baskets, flat winnowing trays, seed beaters, and necked water bottles. Yokuts also manufactured wooden digging sticks, fire drills, mush stirrers, and sinew-backed bows. Knives, projectile points, and scraping tools were chipped from imported lithic materials including obsidian, chert, and chalcedony. Stone mortars and pestles were secured in trade. Cordage was manufactured from milkweed fibers, animal skins were tanned, and awls were made from bone. Marine shells, particularly olivella shells, were used in the manufacture of money and articles of personal adornment. Shells were acquired from the Chumash along the coast (Wallace 1978:451-453).

The basic social and economic unit was the nuclear family. Lineages were organized along patrilineal lines. Yokuts fathers transmitted totems, particular to each paternal lineage, to each of his children. The totem was an animal or bird that no member would kill or eat and that was dreamed of and prayed to. The mother's totem was not passed to her offspring, but was treated with respect. Families sharing the same totem formed an exogamous lineage. The lineage had no formal leader nor did it own land. The lineage was a mechanism for transmitting offices and performing ceremonial functions. The lineages formed two moieties, East and West, which consisted of several different lineages. Moieties were customarily exogamous. Children followed the paternal moiety. Certain official positions within the villages were associated with certain totems. The most important was the Eagle lineage from which the village chief was appointed. A member of the Dove lineage acted as the chief's assistant. He supervised food distribution and gave commands during ceremonies. Another hereditary position was common to the Magpie lineage, was that of spokesman or crier.

7.0 Historical Overview

Kern County was settled in the 1860s, soon after California joined the United States after the passage of the Compromise of 1850. The Compromise of 1850 allowed California to join the Union as a free state even though a major portion of the state lied beneath the Missouri Compromise line, and was potentially subject to southern settlement and slavery. Americans had long been visiting and working in California prior to the admission of California into the Union.

The Spanish moving north from Baja California into Alta California began European settlement of California in 1769. Father Junipero Serra, a Franciscan friar founded Mission San Diego de Alcala, beginning California active European settlement. However, Spanish mission efforts were focused on California's coastal regions. Spanish exploration of the San Joaquin Valley region begins in the 1770s. In 1772, Pedro Fages arrived in the San Joaquin Valley searching for army deserters. Father Francisco Garces, a Franciscan priest, soon visited the vicinity in 1776. The Spanish empire collapsed in 1820, all of Spain's former Central and South American colonies became independent nations. As a result, California became Mexican territory. California stayed in Mexican hands until the Mexican-American War. Mexican California remained a coastal society with little interest in settling in California's hot, dry interior valleys.

American exploration of the San Joaquin Valley begins in the 1820s with Jedediah Smith, Kit Carson, and Joseph Walker looking for commercial opportunities. The United States government began exploring California in the 1830s. Soon, the Americans will be searching for intercontinental railroad routes to link the eastern and western halves of the continent.

The defeat of the Mexicans during the Mexican-American War and the subsequent discovery of gold will drastically alter the complicated political realities of the west. The Mexican-American War was ostensibly fought to settle a boundary dispute with the Mexicans over the western boundary of the newly-annexed state of Texas, which had fought a successful rebellion against the Mexican Army in the mid 1830s. The Republic of Texas was an independent country for nine years until Texas was annexed by the United States in 1845. One major outcome of the Mexican-American War was that Mexico rescinded its claims to much of the American southwest. In 1848 these territories were folded into the United States, including California.

In January 1848, the discovery of gold in Coloma, California changed the settlement of California, forever. In the summer of 1848, when the gold strike was publicly announced, the overnight settlement of California began. The Mexican population of California was small and limited to the coasts and a few of southern California's interior valleys. A sizable native population settled the remainder of California; Bakersfield and Kern County was Yokuts territory. The Gold Rush tipped the balance of native communities throughout California, as many of California's natives were decimated.

Many areas experienced smaller gold rushes, including the Kern River Valley, when gold was discovered in Keyesville in 1853. The gold was soon played and the true future of the region was soon identified, farming, as the gold prospectors came down from the mountains. Kern Island, a median point along the Kern Delta, between the mouth of the Kern River and the Kern Lake, was settled in 1860. Soon, Col. Thomas Baker bought the property from the original owner, Christian Bohna and the settlement of Bakersfield began in earnest.

Col. Baker was lured to California by the prospects of gold. He was a practicing lawyer and surveyor and was slowly moving west from Ohio. He was involved in Iowa's territorial government and served in both the California senate and assembly. Col. Baker realized he had to drain the Kern Delta to manufacture usable farmland. He also improved his land, creating one of the only transit locations between Los Angeles and Visalia in the 1860s.

Baker laid out the town and began the process of draining, diverting, and controlling the Kern River. In 1873, Bakersfield was incorporated and was the first city in the newly-created Kern County, which was previously a portion of Tulare County. In 1874, Bakersfield got a rail link with the establishment of the Southern Pacific line over the Tehachapi Pass connecting Kern County to northern California to points east. The train station was located in Sumner, a spite town that was established by the Southern Pacific about a mile east of downtown Bakersfield, now located in east Bakersfield. The train brought Bakersfield agricultural prosperity, since it now had quick, rail connections to larger California and eastern markets for its fruits and grains.

The city of Bakersfield was expanding to the north in the early twentieth-century toward the Kern River, after its 1898 reincorporation. The city centered along Chester Avenue, which was the main north/south thoroughfare. The community of Sumter lied to the east, and the surrounding area in all directions was farmland. The city of Bakersfield was a small community at the turn of the century, slightly less than 5,000 people lived in Bakersfield; an additional 17,000 people lived in Kern County (Maynard 1997:43). Bakersfield was a quiet city in the center of a farming region.

However, the discovery of the Kern River oil field in May 1899 quickly changed the face of the region. Bakersfield quickly became the center of a California oil boom, which remade the community. The population more than doubled in less than ten years, bringing prosperity to the area (Maynard 1997:43). Many people recognized that prosperity could not only be achieved through working in oil, but also through providing necessary services, such as milk products and lodging. The city of Bakersfield grew.

Between 1900 and 1950, Bakersfield and the greater Kern County region grew tremendously under the influence of two economic forces, agriculture and oil. By 1950, Bakersfield was a mid-sized city of approximately 50,000. It sported minor league baseball, had a regional airport, and was a major automobile link along Route 99, which connected northern and southern California. In the late 1960s, Bakersfield was beginning to change again, as the Kern County Land Company was sold to Tenneco West, and Bakersfield began to suburbanize.

8.0 Field Procedures and Methods

Between February 5 and 15, 2014, Scott M. Hudlow (for qualifications see Appendix I) conducted a pedestrian archaeological survey of the entire proposed project area. Hudlow surveyed in east/west transects across the entire lot in 15-meter (33 feet) intervals. All archaeological material more than fifty years of age or earlier encountered during the inventory will be recorded. Site and isolate forms would be completed, artifacts and maps would be drawn.

9.0 Report of Archaeological Findings

No archaeological resources were identified.

10.0 Management Recommendations

At the request of Rosedale Land & Development, Inc., a Phase I Cultural Resource Survey was conducted on a 94-acre parcel, located between Renfro Road and Santa Fe Way, north of Austin Creek Avenue, in Bakersfield, Kern County, California. The Phase I Cultural Resource Survey consisted of an archaeological survey and a cultural resource record search.

No cultural resources were identified. No further work is required. If archaeological resources are encountered during the course of construction, a qualified archaeologist should be consulted for further evaluation.

If human remains or potential human remains are observed during construction, work in the vicinity of the remains will cease, and they will be treated in accordance with the provisions of State Health and Safety Code Section 7050.5. The protection of human remains follows California Public Resources Codes, Sections 5097.94, 5097.98, and 5097.99.

11.0 References

Moratto, Michael J.

1984 *California Archaeology*. Academic Press, Orlando, Florida.

Nabokov, Peter and Robert Easton

1989 *Native American Architecture*. Oxford University Press, New York, New York.

Parr, Robert E. and Richard Osborne

1992 *Route Adoption Study for Highway 58, Kern County, California*. Report on file, Southern San Joaquin Archaeological Information Center, California State University, Bakersfield, Bakersfield, California.

Wallace, William J.

1978 "Southern Valley Yokuts" in *Handbook of North American Indians*. Vol. 8, California, Robert F. Heizer, ed. Washington, D.C.: Smithsonian Institution, pp. 437-445.

Warren, Claude N. and M. B. McKusiak

1959 A Burial Complex from the southern San Joaquin Valley. Los Angeles: *University of California, Los Angeles, Archaeological Survey Annual Report, 1959*: 17-26.

Warren, Claude N.

1967 "The San Dieguito Complex: A Review and Hypothesis" *American Antiquity* 32(2): 168-185.

Appendix I

Scott M. Hudlow
1405 Sutter Lane
Bakersfield, California 93309
(661) 834-9183

Education

The George Washington University
M.A. American Studies, 1993
Specialization in Historical Archaeology
and Architectural History

University of California, Berkeley
B.A. History, 1987
B.A. Anthropology, 1987
Specialization in Historical Archaeology
and Colonial History

Public Service

3/94-12/02 *Historic Preservation Commission*. City of Bakersfield, Bakersfield, California 93305.

7/97-12/01 *Newsletter Editor*. *California History Action*, newsletter for the California Council for the Promotion of History.

Relevant Work Experience

8/96- *Adjutant Faculty*. Bakersfield College, 1801 Panorama Drive, Bakersfield, California, 93305. Teach History 17A, Introduction to American History and Anthropology 5, Introduction to North American Indians.

Owner, Sole Proprietorship. Hudlow Cultural Resource Associates. 1405 Sutter Lane, Bakersfield California 93309. Operate small cultural resource management business. Manage contracts, respond to RFP's, bill clients, manage temporary employees. Conduct Phase I archaeological and architectural surveys for private and public clients; including the cultural resource survey, documentary photography, measured drawings, mapping of structures, filing of survey forms, historic research, assessing impact and writing reports. Evaluated archaeological and architectural sites and properties in lieu of their eligibility for the National Register of Historic Places in association with Section 106 and 110 requirements of the National Historic Preservation Act of 1966 and CEQA (California Environmental Quality Act).

Full resume available upon request.



1800 30th Street, Suite 260
Bakersfield, California 93301

Phone (661) 327-1969
Fax (661) 327-1993

November 18, 2020

265-09
Electronic Mail

Mr. Justin Batey
Hageman Land Partners, LLC
P.O. Box 20247
Bakersfield, CA 93390

REF: Trip Generation Analysis for Proposed General Plan Amendment and Zone Change (GPA/ZC) on a portion of Lot 2 of LLA No.19-0287 on Santa Fe Way in Bakersfield

Dear Mr. Batey:

It is our understanding that it is desired to complete a GPA/ZC on the above referenced property from low density residential to light industrial. A map showing the limits and designations for the GPA/ZC are attached to this letter. Pursuant to your request, we are preparing this letter to address whether there will be impacts due to the proposed GPA/ZC. In order to determine if impacts will occur, a comparison of the project generated trips was prepared with the findings presented below. Following is a summary of the current and proposed zoning:

Approved Zoning

R-1 (Single-Family Residential) – 14 DU

Proposed Zoning

M-1 (Light Industrial) – 3.50 Acres (Net)

Trip generation and design hour volumes for the proposed project were calculated using the Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition. The trip generations for the approved and proposed zoning are shown in Tables 1 and 2, respectively. Table 3 shows a comparison of the approved trip generation and the trip generation for the proposed project.

Table 1
Approved Zoning Project Trip Generation

General Information			Daily Trips		AM Peak Hour Trips			PM Peak Hour Trips		
ITE Code	Development Type	Variable	ADT RATE	ADT	Rate	In % Split/ Trips	Out % Split/ Trips	Rate	In % Split/ Trips	Out % Split/ Trips
210	Single-Family detached Housing	14 Dwelling Units	eq	170	eq	25% 4	75% 11	eq	63% 10	37% 6

**Table 2
 Proposed Zoning Project Trip Generation**

General Information			Daily Trips		AM Peak Hour Trips			PM Peak Hour Trips		
ITE Code	Development Type	Variable	ADT RATE	ADT	Rate	In % Split/ Trips	Out % Split/ Trips	Rate	In % Split/ Trips	Out % Split/ Trips
140	Manufacturing	3.5 Acres	35.02	123	4.62	90% 15	10% 2	4.54	43% 7	57% 9
Total				123		15	2		7	9

**Table 3
 Approved & Proposed Project Trip Generation
 ADT & AM/PM Peak Hours**

Scenario	Total Traffic		
	ADT	AM PH	PM PH
Approved Single-Family Residential - 14 DU	170	15	16
Proposed Manufacturing - 3.50 Acres	123	17	16

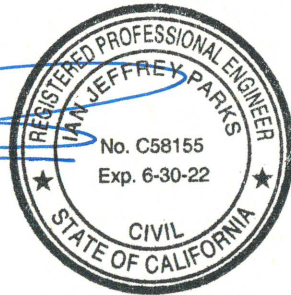
As shown in Table 3, the proposed zoning reduces the daily trip generation by 47 trips, and the AM and PM peak hour trips are relatively equal to the current approved zoning. The PM peak hour generation is higher by 2 trips, but such a small number would not be expected to cause an impact. Due to lower daily and similar peak hour volumes, the traffic impacts associated with the proposed zoning will be equal to or less than the approved zoning for the property.

Please contact me should you have any questions.

Very truly yours,

Ian Parks

IJP/



GENERAL PLAN AMENDMENT FROM LR TO LI ZONE CHANGE FROM R-1 TO M-1

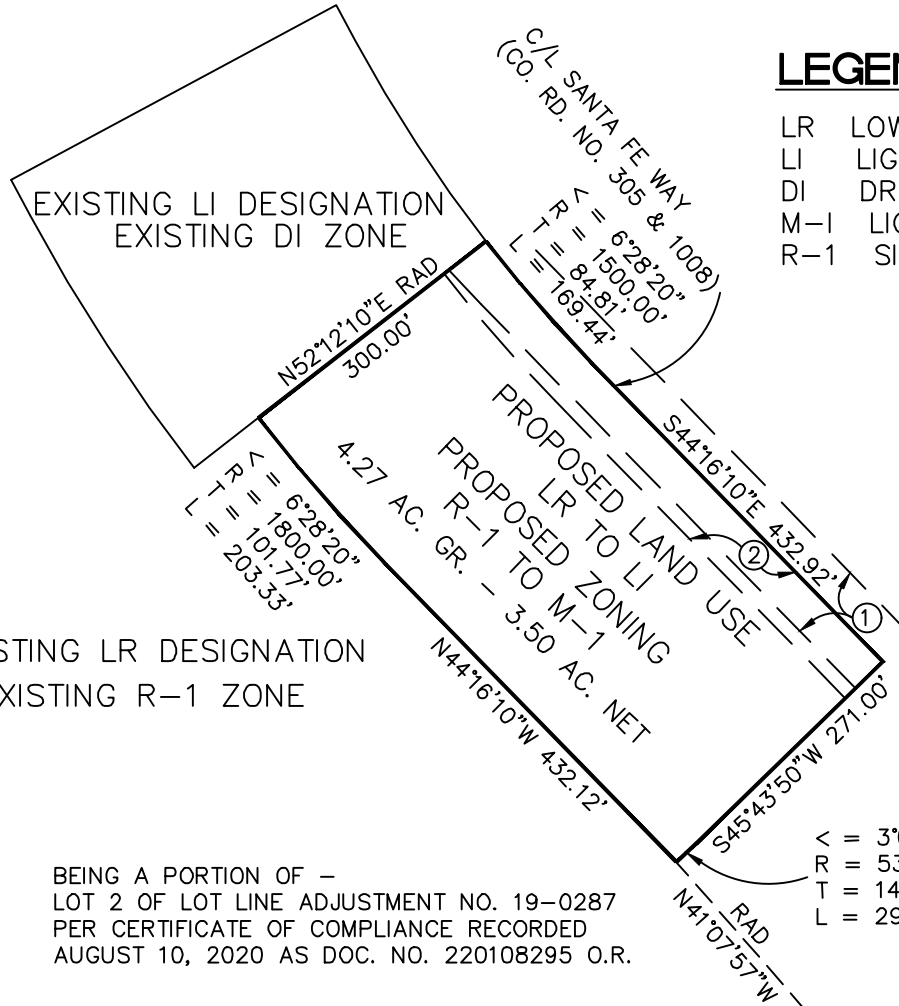
EXHIBIT "B"

McIntosh 9-23-20
ROGER A. McINTOSH, LS 4383 DATE

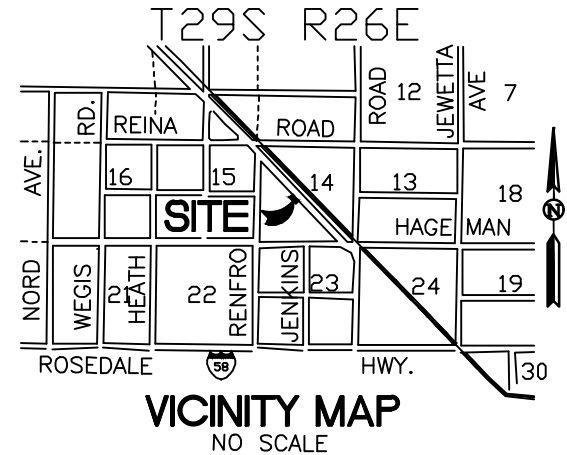


LEGEND:

- LR LOW DENSITY RESIDENTIAL
- LI LIGHT INDUSTRIAL
- DI DRILL ISLAND ZONE
- M-1 LIGHT INDUSTRIAL ZONE
- R-1 SINGLE FAMILY RESIDENTIAL ZONE



BEING A PORTION OF -
LOT 2 OF LOT LINE ADJUSTMENT NO. 19-0287
PER CERTIFICATE OF COMPLIANCE RECORDED
AUGUST 10, 2020 AS DOC. NO. 220108295 O.R.



EASEMENTS

- ① 80' WIDE KERN COUNTY PUBLIC HIGHWAY PER BK. 728, PG. 187 O.R.
- ② 55' WIDE PUBLIC HIGHWAY DEDICATION PER PARCEL MAP NO. 12143 P.M. BK. 60, PGS. 33 & 34

SCALE: 1" = 200'



FRONTIER LAND PARTNERS LLC
PORTION OF LOT 2 OF LLA NO.19-0287
GENERAL PLAN AMENDMENT & ZONE CHANGE

JOB NO. 17-083.03
DATE: 9-23-20
FILE NO. 17-083.03LLA
DONE BY:JKD
SHEET 1 OF 1

VAN GRAYER
GENERAL MANAGER
DENNY ARMSTRONG
OPERATIONS SUPERVISOR
CARRIEANN LINENBERGER
OFFICE MANAGER
ELI BERGMAN
DISTRIBUTION SYSTEM SUPERVISOR



DIRECTORS
ROBERT BURDETTE
JOSHUA DIVELBISS
SHAWN KELLY
DANA MARTIN
PHILLIP G. WRIGHT

OFFICE ADDRESS:
10014 GLENN STREET
BAKERSFIELD, CA. 93312
MAILING ADDRESS:
P. O. BOX 81497
BAKERSFIELD, CA. 93380-1497

PHONE: (661) 589-2931
FAX: (661) 589-7438
EMAIL: vwc@vaughnwater.org
WEB SITE:
www.vaughnwater.org

November 13, 2020

Mr. Justin Batey
Batey Homes
P. O. Box 20247
Bakersfield, CA. 93390

RE: Conditional Will Serve for residential development described as APN: 529-012-37 & 43, a light industrial and residential development in Bakersfield, CA.

Dear Mr. Batey:

Vaughn Water Company agrees to supply domestic water to the above development subject to the following requirements:

- 1.) Based on information now available, Vaughn Water Company is capable of supplying water for fire protection, in accordance with the requirements set forth by the Kern county and/or City of Bakersfield Fire Departments. The potable water quality supplied to our water users meets the State and County standards.
- 2.) You must enter into a Water Service Agreement with Vaughn Water Company to provide for, among other things, payment for all costs connected with supplying the facility with water. Please advise us in ample time before you wish to proceed so we can provide you with the form of Agreement for execution. Pursuant to the Agreement, your contractor, which is approved by the Company, would install the system under conditions specified in the Agreement. In order to receive water service from Vaughn Water Company, under no conditions can construction begin until the Agreement is fully executed and you have met the conditions specified in the Agreement.
- 3.) As specified in the Agreement, a licensed civil engineer acceptable to the Company would, on your behalf, prepare the water plans and specifications. After those plans and specifications have been approved by the Company's engineer and general manager, they will be subject to further review and modification if construction is not commenced pursuant to an Agreement within six months of approval of plans and specifications.

"Serving the Rosedale Community Since 1928"

4.) Technical Considerations:

- A.) This "Conditional Will Serve" letter will be issued for this development and that it be contingent upon the Winfield Water Well Facility being operational. This well facility will provide redundancy and benefit the conditions described above in the event a water supply source must be taken off-line during peak hour demand periods.
- B.) All tract piping must meet city and/or county fire flow requirements and Vaughn Water Company main line policy.
- C.) Vaughn Water Company engineering hydraulic analysis will determine final tract water distribution pipe sizes.
- D.) Water capacity for the intended purpose of constructing the tract infrastructure is now available and the capacity will very likely be available through peak demand periods this summer (year 2020).

Please be aware that the construction water made available is for non-human consumption and no warranty or representation is made as to the quality of such water. The Company reserves its right to interrupt the construction water service at any time or in the event of low pressure or fire flow demands.

- 5.) This "Will Serve" letter will terminate November 13, 2022.

Thank you for your inquiry. We look forward to working with you.

Sincerely,



Van Grayer
General Manager

RESOLUTION NO. _____

RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITGATED NEGATIVE DECLARATION FOR AN AMENDMENT TO THE LAND USE MAP AND ZONE CHANGE, LOCATED ON SANTA FE WAY 0.25 MILES SOUTH OF RENFRO ROAD (GPA/ZC NO. 20-0339).

WHEREAS, the City of Bakersfield is requesting an amendment to the land use map designation of the *Metropolitan Bakersfield General Plan* from LR (Low Density Residential) to LI (Light Industrial) on 3.5 acres and an amendment to Title 17 of the Bakersfield Municipal Code to change the Zone District from R-1 (One Family Dwelling) to M-1 (Light Manufacturing) on 3.5 acres located on Santa Fe Way 0.25 miles south of Renfro Road (the "Project"); and

WHEREAS, it was determined that the Project would not have a significant effect on the environment; therefore, a Mitigated Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the Secretary of the Planning Commission set Thursday, June 3, 2021 at 5:30 p.m. in the Council Chambers of City Hall, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Planning Commission to consider the proposed Mitigated Negative Declaration and Project as required by Government Code Section 65353, and notice of the public hearing was given in the manner provided in Title 17 of the Bakersfield Municipal Code; and

WHEREAS, the laws and regulations relating to the preparation and adoption of Mitigated Negative Declarations as set forth in CEQA, the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been duly followed by City staff and the Planning Commission; and

WHEREAS, the City of Bakersfield Development Services Department (1715 Chester Avenue, Bakersfield, California) is the custodian of all documents and other materials upon which the environmental determination is based; and

WHEREAS, the facts presented in the staff report and evidence received both in writing and by verbal testimony at the above referenced public hearing support the following findings:

1. All required public notices have been given. Hearing notices regarding the Project were mailed to property owners within 300 feet of the Project area and published in the *Bakersfield Californian*, a local newspaper of general circulation, 30 days prior to the hearing.
2. The provisions of CEQA, the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been followed. Staff determined that the proposal is a project under CEQA. A Mitigated Negative Declaration was prepared and properly noticed for public review.

3. A Mitigated Negative Declaration for the Project is the appropriate environmental document to accompany its approval as the Project will not significantly impact the physical environment.

NOW, THEREFORE, BE IT RESOLVED by the Bakersfield Planning Commission as follows:

1. The above recitals, incorporated herein, are true and correct.
2. The Mitigated Negative Declaration is hereby recommended for adoption by the City Council.
3. The project is subject to mitigation measures found in Exhibit A for the Project located on the map as shown in Exhibit B, both of which are incorporated herein.

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting thereof held on June 3, 2021, on a motion by _____ and seconded by _____, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED

LARRY KOMAN, CHAIR
City of Bakersfield Planning Commission

Exhibits (attached):

Exhibit A: Mitigation Measures
Exhibit B: Location Map

EXHIBIT "A"
MITIGATION MEASURES FROM MITIGATED NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT/ZONE CHANGE NO. 20-0339

Air Quality Impact Mitigation Measures:

1. Prior to grading plan approval, the applicant/developer shall submit documentation to the Planning Division that they will/have met all air quality control measures and rules required by the San Joaquin Valley Air Pollution Control District.
2. Prior to grading plan approval, the applicant/developer shall submit proof to the Planning Division that they have complied with the San Joaquin Valley Air Pollution Control District's Indirect Source Rule (Rule 9510).

Biological Resources Impact Mitigation Measures:

3. Prior to ground disturbance, the applicant/developer shall have a California Department of Fish and Wildlife (CDFW) approved wildlife biologist ("qualified biologist") survey the location for species (e.g., Tipton kangaroo rat, San Joaquin kit fox, San Joaquin antelope squirrel, and Bakersfield cactus). Species to be surveyed shall include ones covered under the Metropolitan Bakersfield Habitat Conservation Plan incidental take permit for urban development as well as for any species covered under other applicable laws (such as the Migratory Bird Treaty Act). The applicant/developer shall comply with the mitigation measures of the permit. Survey protocol shall be those recommended by CDFW. The applicant/developer shall be subject to additional mitigation measures recommended by the qualified biologist. A copy of the survey shall be provided to the Planning Division and wildlife agencies no more than 30 days prior to ground disturbance.

Cultural Resources Impact Mitigation Measures:

4. During construction, if buried paleontological or cultural resources are encountered during construction or ground disturbance activities, all work within 50 feet of the find shall immediately cease and the area cordoned off until a qualified cultural and/or paleontological resource specialist that meets the Secretary of the Interior's Professional Qualification Standards can evaluate the find and make recommendations. If the specialist determines that the discovery represents a potentially significant resource, additional investigations may be required. These additional studies may include avoidance, testing, and excavation. All reports, correspondence, and determinations regarding the discovery shall be submitted to the California Historical Resources Information System's Southern San Joaquin Valley Information Center at California State University Bakersfield.
5. During construction, if human remains are discovered, further ground disturbance shall be prohibited pursuant to California Health and Safety Code Section 7050.5. The specific protocol, guidelines, and channels of communication outlined by the Native American

Heritage Commission, in accordance with Health and Safety Code Section 7050.5, Public Resources Code 5097.97, and Senate Bill 447 shall be followed. In the event of the discovery of human remains, at the direction of the county coroner, Health and Safety Code Section 7050.5(c) shall guide Native American consultation.

Traffic Impact Mitigation Measures:

6. Prior to issuance of building permits, the applicant/developer shall provide proof to the Planning Division of the project's participation in the Regional Transportation Impact Fee Program.
7. Prior to the issuance of building permits, the applicant/developer shall provide proof to the Planning Division of payment of Local Mitigation fees.
8. Prior to issuance of building permits and if necessary, the applicant/developer shall obtain a street permit or get approved a Traffic Control Plan from the City Public Works Department.

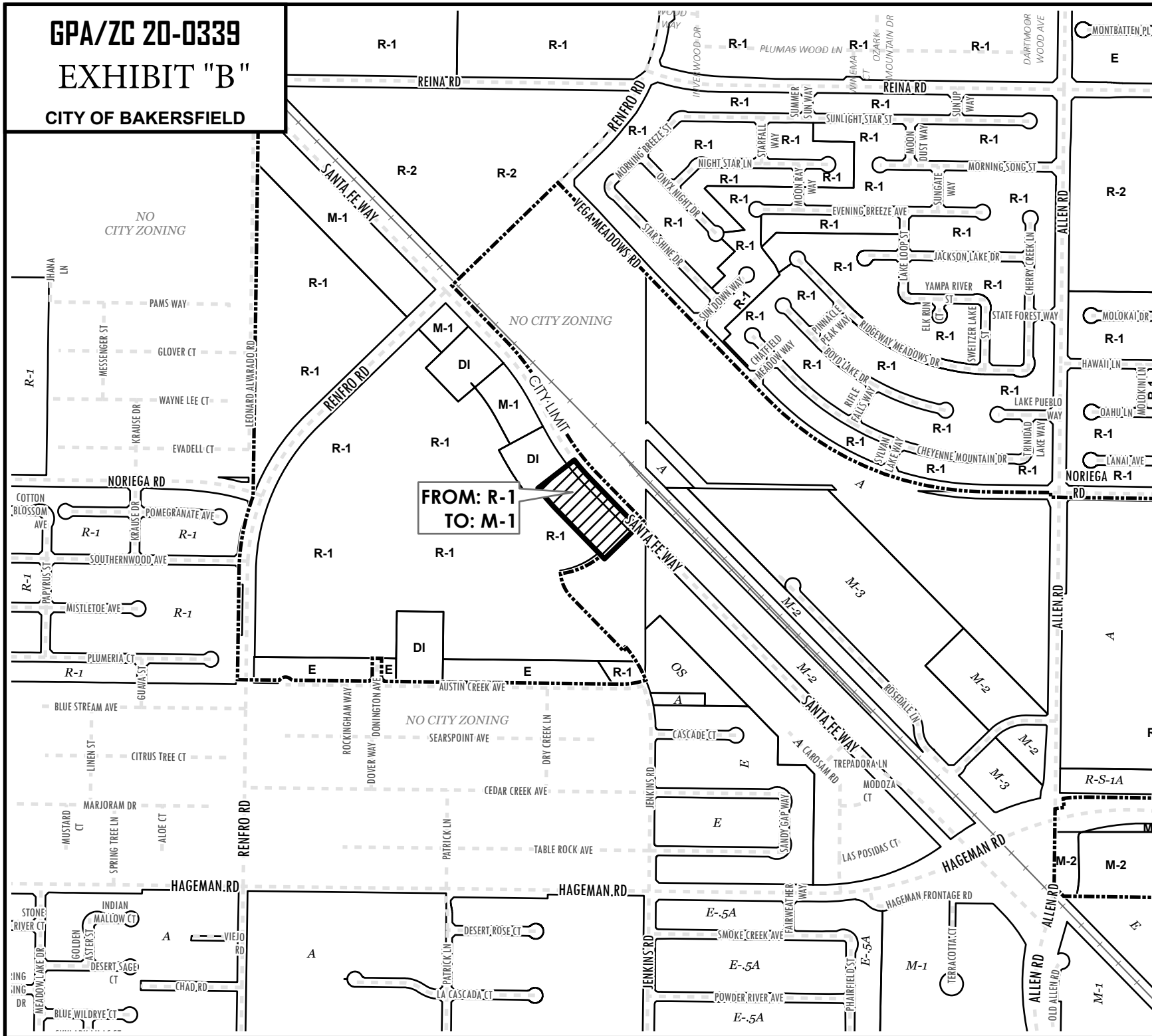
GPA/ZC 20-0339

EXHIBIT "B"

CITY OF BAKERSFIELD

LEGEND (ZONE DISTRICTS)

- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-S Residential Suburban
24,000 sq.ft./dwelling unit
- R-S-() Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500 sq.ft. min lot size (single family)
6,000 sq.ft. min lot size (multifamily)
2,500 sq.ft. lot area/dwelling unit
- R-3 Multiple Family Dwelling
6,000 sq.ft. min lot size
1,250 sq.ft. lot area/dwelling unit
- R-4 High Density Multiple Family Dwelling
6,000 sq.ft. min lot size
600 sq.ft. lot area/dwelling unit
- R-H Residential Holding
20 acre min lot size
- A Agriculture
6,000 sq.ft. min lot size
- A-20A Agriculture
20 acre min lot size
- PUD Planned Unit Development
- TT Travel Trailer Park
- MH Mobilehome
- C-O Professional and Administrative Office
- C-1 Neighborhood Commercial
- C-2 Regional Commercial
- C-C Commercial Center
- C-B Central Business
- PCD Planned Commercial Development
- M-1 Light Manufacturing
- M-2 General Manufacturing
- M-3 Heavy Industrial
- P Automobile Parking
- RE Recreation
- Ch Church Overlay
- OS Open Space
- HOSP Hospital Overlay
- AD Architectural Design Overlay
- FP-P Floodplain Primary
- FP-S Floodplain Secondary
- AA Airport Approach
- DI Drilling Island
- PE Petroleum Extraction Combining
- SC Senior Citizen Overlay
- HD Hillside Development Combining
- WM- West Ming Specific Plan



FROM: R-1
TO: M-1

BAKERSFIELD

Feet

RESOLUTION NO. _____

**RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION
RECOMMENDING THAT THE CITY COUNCIL APPROVE AN
AMENDMENT TO THE LAND USE MAP DESIGNATION OF THE
METROPOLITAN BAKERSFIELD GENERAL PLAN, LOCATED ON
SANTA FE WAY 0.25 MILES SOUTH OF RENFRO ROAD (GPA/ZC
NO. 20-0339).**

WHEREAS, the City of Bakersfield is requesting an amendment to the land use map designation of the *Metropolitan Bakersfield General Plan* from LR (Low Density Residential) to LI (Light Industrial) on 3.5 acres and an amendment to Title 17 of the Bakersfield Municipal Code to change the Zone District from R-1 (One Family Dwelling) to M-1 (Light Manufacturing) on 3.5 acres located on Santa Fe Way 0.25 miles south of Renfro Road (the "Project"); and

WHEREAS, adoption of a Mitigated Negative Declaration for the Project has been recommended; and

WHEREAS, the Secretary of the Planning Commission set Thursday, June 3, 2021 at 5:30 p.m. in the Council Chambers of City Hall, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Planning Commission to consider the proposed Mitigated Negative Declaration and Project as required by Government Code Section 65353, and notice of the public hearing was given in the manner provided in Title 17 of the Bakersfield Municipal Code; and

WHEREAS, the facts presented in the staff report and evidence received both in writing and by verbal testimony at the above referenced public hearing support the following findings:

1. All required public notices have been given. Hearing notices regarding the proposed Project were mailed to property owners within 300 feet of the Project area and published in the *Bakersfield Californian*, a local newspaper of general circulation, 30 days prior to the hearing.
2. The provisions of CEQA, the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been followed. Staff determined that the proposal is a project under CEQA and an initial study was completed.
3. The public necessity, general welfare, and good planning practices justify the Project.
4. The Project is compatible with the land use designations and development of surrounding properties and is internally consistent with the *Metropolitan Bakersfield General Plan*.

NOW, THEREFORE, BE IT RESOLVED by the Bakersfield Planning Commission as follows:

1. The above recitals, incorporated herein, are true and correct.
2. The Project is hereby recommended for approval by the City Council subject to the conditions of approval in Exhibit A and located on the map as shown in Exhibit B, both of which are incorporated herein.

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting thereof held on June 3, 2021, on a motion by _____ and seconded _____, by the following vote.

AYES:

NOES:

ABSENT:

APPROVED

LARRY KOMAN, CHAIR
City of Bakersfield Planning Commission

Exhibits (attached):

Exhibit A: Conditions of Approval

Exhibit B: Location Map

EXHIBIT "A"
CONDITIONS OF APPROVAL
GENERAL PLAN AMENDMENT/ZONE CHANGE NO. 20-0339

PUBLIC WORKS

1. Prior to the City's approval of any construction plans associated with any development project, subdivision, or minor land division within the GPA area, the developer must submit the following for review and approval by the City Engineer:
 - a. **Fully executed dedication** for Santa Fe Way if not already dedicated, to arterial standards for the full frontage of the GPA area, unless otherwise approved by the City Engineer. Dedications must include sufficient widths for expanded intersections and additional areas for landscaping as directed by the City Engineer.
 - b. **Comprehensive drainage study** of the GPA area is to be submitted for approval by the City of Bakersfield Public Works Department Subdivision section. The drainage including the frontage for the GPA area, and offsite frontage is to be retained onsite and shall be privately maintained. Flowage and drainage easements, as needed, are to be provided prior to the recording of any final map or issuance of any certificates of occupancy for development within the GPA area, whichever is earlier.
 - c. The GPA/ZC area is within the North of the River Sanitary District No. 1. Sewer service in this area must conform to the NORDS's adopted Sewer Study, and construction of sewer lines shall be per NORSD's requirements. All trench

backfill and paving within the public right of way shall require an Open Street Permit and be per the City of Bakersfield.

For orderly development

2. Prior to recording of any final map or issuance of any certificates of occupancy for development within the GPA area, whichever is earlier, the developer must (a) construct all infrastructure, both public and private, within the boundary of the GPA area, including, but not limited to, any and all boundary streets to the centerline of the street as required by the City Engineer; and, (b) construct and acquire any necessary right-of-way to construct, any off-site infrastructure required to support development of the GPA area, as determined by the City Engineer. Phasing of the construction of the required infrastructure may be allowed by the City Engineer. Per City Council Resolution 035-13, any development within the GPA area must comply with the City's "complete streets" policy.

For orderly development

3. Prior to the City's approval of any construction plans associated with any development project, subdivision, or minor land division within the GPA area, the developer must construct or pay its proportionate share of the estimated cost to construct the median (currently \$100 per linear foot, or as determined by a City Engineer approved estimate),

as determined by the City Engineer, for the arterial frontage of the property within the GPA area. Turning movements along Sante Fe Way shall be restricted to right turn in and right turn out only. However, a left turn in will be considered at the entrance if it meets the City of Bakersfield standards. Right turn storage lanes are required on arterials at intersections and access locations and shall have a minimum 90-foot taper with 150-foot storage lane, per City of Bakersfield standards.

For orderly development

4. Prior to the City's approval of any construction plans associated with any development project, subdivision, or minor land division within the GPA area, the developer must take all actions necessary to add the GPA area to the Consolidated Maintenance District ("CMD") and pay all fees for inclusion in the CMD or, if the development is already within the CMD, update the maintenance district documents as provided in Bakersfield Municipal Code section 13.04.02, or as otherwise required by the City Engineer.

For orderly development

5. Install traffic signal interconnect conduit and pull rope for the frontage in all arterials and collectors.

For orderly development

6. Prior to the City's issuance of any building permits for construction within the GPA area, or an earlier time established through conditions of a subsequent City-approved development project, subdivision, or minor land division within the GPA area, the developer must pay all development fees for the GPA area including, but not limited to, the adopted regional traffic impact fee, local mitigation fees, any major bridge and thoroughfare district fees, and any planned sewer and drainage area fees.

For orderly development

CITY ATTORNEY

7. In consideration by the City of Bakersfield for land use entitlements, including but not limited to related environmental approvals related to or arising from this project, the applicant, and/or property owner and/or subdivider ("Applicant" herein) agrees to indemnify, defend, and hold harmless the City of Bakersfield, its officers, agents, employees, departments, commissioners and boards ("City" herein) against any and all liability, claims, actions, causes of action or demands whatsoever against them, or any of them, before administrative or judicial tribunals of any kind whatsoever, in any way arising from, the terms and provisions of this application, including without limitation any CEQA approval or any related development approvals or conditions whether imposed by the City, or not, except for CITY's sole active negligence or willful misconduct.

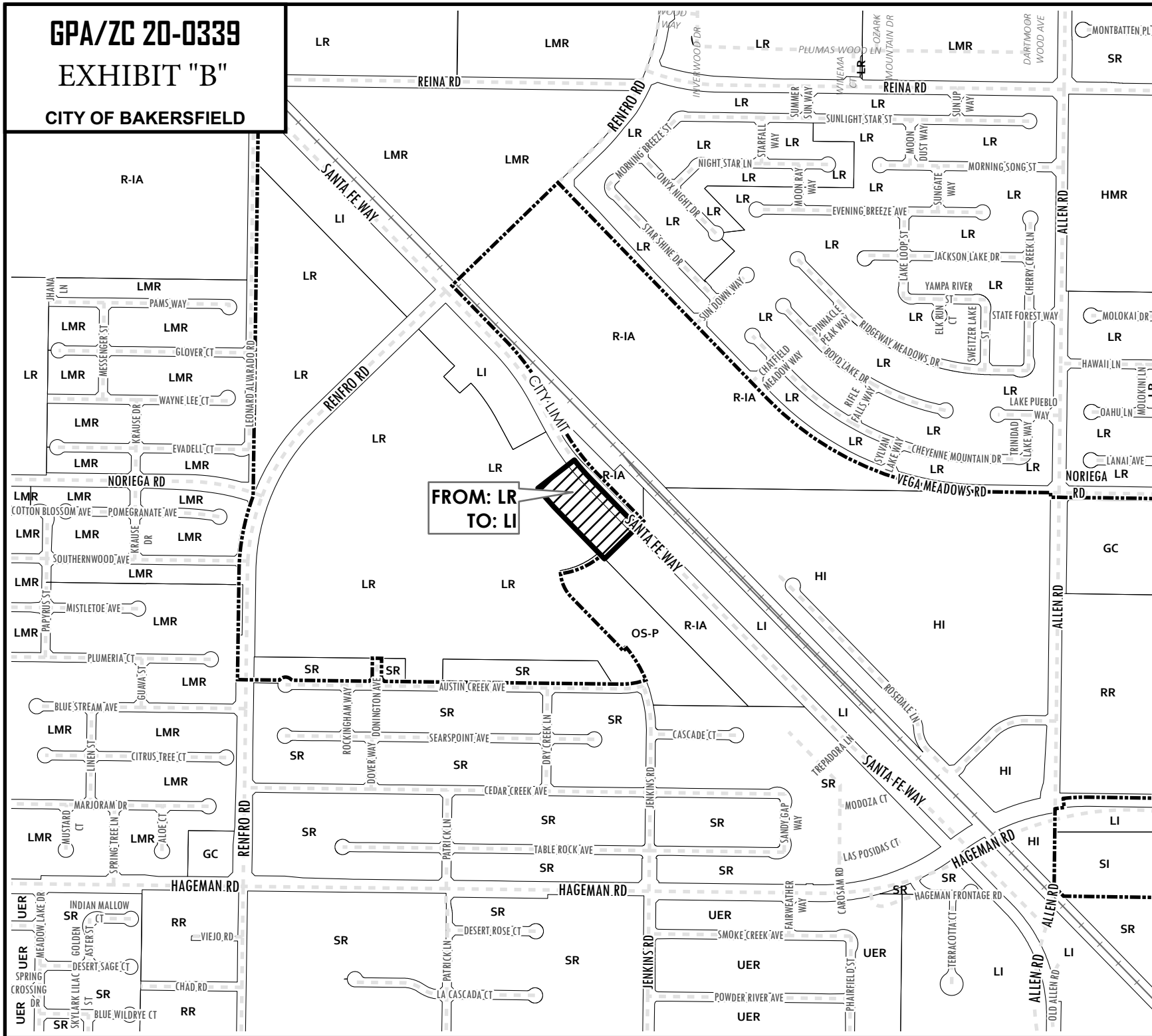
This indemnification condition does not prevent the Applicant from challenging any decision by the City related to this project and the obligations of this condition apply regardless of whether any other permits or entitlements are issued.

The City will promptly notify Applicant of any such claim, action or proceeding, falling under this condition within thirty (30) days of actually receiving such claim. The City, in its sole discretion, shall be allowed to choose the attorney or outside law firm to defend the City at the sole cost and expense of the Applicant and the City is not obligated to use any law firm or attorney chosen by another entity or party.

GPA/ZC 20-0339

EXHIBIT "B"

CITY OF BAKERSFIELD



LEGEND (GENERAL PLAN LAND USE)

- RR Rural Residential
2.5 gross acres/dwelling unit
- ER Estate Residential
1 dwelling unit/net acre
- SR Suburban Residential
≤4 dwelling units/net acre
- SR/LR County: ≤ 4 dwelling units/net acre
City: ≤ 7.26 dwelling units/net acre
- LR Low Density Residential
≤ 7.26 dwelling units/net acre
- LMR Low Medium Density Residential
> 4 but ≤ 10 dwelling units/net acre
- HMR High Medium Density Residential
> 7.26 units but
≤ 17.42 dwelling units/net acre
- HR High Density Residential
> 17.42 units but
≤ 72.6 dwelling units/net acre
- HC Highway Commercial
- GC General Commercial
- MC Major Commercial
- OC Office Commercial
- MUC Mixed Use Commercial
- LI Light Industrial
- SI Service Industrial
- HI Heavy Industrial
- P Public Facilities
- PS Public/Private Schools
- PT Public Transportation Corridors
- P-SW Solid Waste Facilities
- OS Open Space
- OS-P Parks and Recreation
- OS-S Slopes exceeding 30%
- R-IA Resource -
Intensive Agriculture
20 acre minimum parcel size
- R-EA Resource -
Extensive Agriculture
20 acre minimum parcel size
80 acre min (Williamson Act)
- R-MP Resource -
Minerals & Petroleum
5 acre minimum parcel size
- UER Urban Estate Residential
Western Rosedale Plan
0.5 acre net minimum parcel size
- WM West Ming Specific Plan

BAKERSFIELD

Feet

0 410 820

RESOLUTION NO. _____

**RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION
RECOMMENDING THAT THE CITY COUNCIL APPROVE AN
AMENDMENT TO TITLE 17 OF THE BAKERSFIELD MUNICIPAL
CODE TO CHANGE THE ZONE, LOCATED ON SANTA FE WAY
0.25 MILES SOUTH OF RENFRO ROAD (GPA/ZC NO. 20-0339).**

WHEREAS, the City of Bakersfield is requesting an amendment to the land use map designation of the *Metropolitan Bakersfield General Plan* from LR (Low Density Residential) to LI (Light Industrial) on 3.5 acres and an amendment to Title 17 of the Bakersfield Municipal Code to change the Zone District from R-1 (One Family Dwelling) to M-1 (Light Manufacturing) on 3.5 acres located on Santa Fe Way 0.25 miles south of Renfro Road (the "Project"); and

WHEREAS, adoption of a Mitigated Negative Declaration for the Project has been recommended; and

WHEREAS, the Secretary of the Planning Commission set Thursday, June 3, 2021 at 5:30 p.m. in the Council Chambers of City Hall, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Planning Commission to consider the proposed Mitigated Negative Declaration and Project as required by Government Code Section 65353, and notice of the public hearing was given in the manner provided in Title 17 of the Bakersfield Municipal Code; and

WHEREAS, the facts presented in the staff report and evidence received both in writing and by verbal testimony at the above referenced public hearing support the following findings:

1. All required public notices have been given. Hearing notices regarding the Project were mailed to property owners within 300 feet of the Project area and published in the *Bakersfield Californian*, a local newspaper of general circulation, 30 days prior to the hearing.
2. The provisions of CEQA, the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been followed. Staff determined that the proposal is a project under CEQA and an initial study was completed.
3. The public necessity, general welfare, and good planning practices justify the Project.
4. The Project is compatible with the zone districts and development of surrounding properties, and is consistent with the *Metropolitan Bakersfield General Plan*.

NOW, THEREFORE, BE IT RESOLVED by the Bakersfield Planning Commission as follows:

1. The above recitals, incorporated herein, are true and correct.
2. The Project is hereby recommended for approval by the City Council, incorporating the change into the official zoning map as described in Bakersfield Municipal Code Section 17.06.020 located on the map as shown in Exhibit A and as specifically described in Exhibit B, all of which are incorporated herein.

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting thereof held on June 3, 2021, on a motion by _____ and seconded by _____, by the following vote.

AYES:

NOES:

ABSENT:

APPROVED

LARRY KOMAN, CHAIR
City of Bakersfield Planning Commission

Exhibits (attached):

Exhibit A: Legal Description
Exhibit B: Zone Change Map

EXHIBIT "A"
GENERAL PLAN AMENDMENT LR TO LI
ZONE CHANGE R-1 TO M-1
LEGAL DESCRIPTION

ALL THAT PORTION OF LOT 2 OF LOT LINE ADJUSTMENT NO. 19-0287 PER CERTIFICATE OF COMPLIANCE RECORDED AUGUST 10, 2020 AS DOCUMENT NO. 220108295 OF KERN COUNTY OFFICIAL RECORDS LOCATED IN SECTION 14, TOWNSHIP 29 SOUTH, RANGE 26 EAST, MOUNT DIABLO MERIDIAN IN THE CITY OF BAKERSFIELD, KERN COUNTY, CALIFORNIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 2; THENCE ALONG THE BOUNDARY OF SAID LOT 2 THE FOLLOWING 4 COURSES:

- 1) SOUTH 45°43'50" WEST, 271.00 FEET TO A 530.00 FOOT RADIUS TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE
- 2) SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°08'13" AN ARC DISTANCE OF 29.01 FEET; THENCE
- 3) NORTH 44°16'10" WEST, 432.12 FEET TO A 1800.00 FOOT RADIUS TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE
- 4) NORTHWESTERLY ALONG LAST SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°28'20", AN ARC DISTANCE OF 203.33 FEET; THENCE
- 5) DEPARTING FROM SAID LOT 2 BOUNDARY, NORTH 52°12'10" EAST, 300.00 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 2, BEING A POINT ON A 1500.00 FOOT RADIUS NON-TANGENT CURVE, FROM WHICH POINT THE CENTER OF SAID CURVE BEARS NORTH 52°12'10" EAST; THENCE
- 6) SOUTHEASTERLY ALONG LAST SAID CURVE, AND SAID BOUNDARY LINE THROUGH A CENTRAL ANGLE OF 6°28'20", AN ARC DISTANCE OF 169.44 FEET; THENCE
- 7) SOUTH 44°16'10" EAST ALONG SAID NORTHEASTERLY BOUNDARY LINE, 432.92 TO THE POINT OF BEGINNING

CONTAINING 4.27 ACRES, MORE OR LESS



661-834-4814 • 661-834-0972
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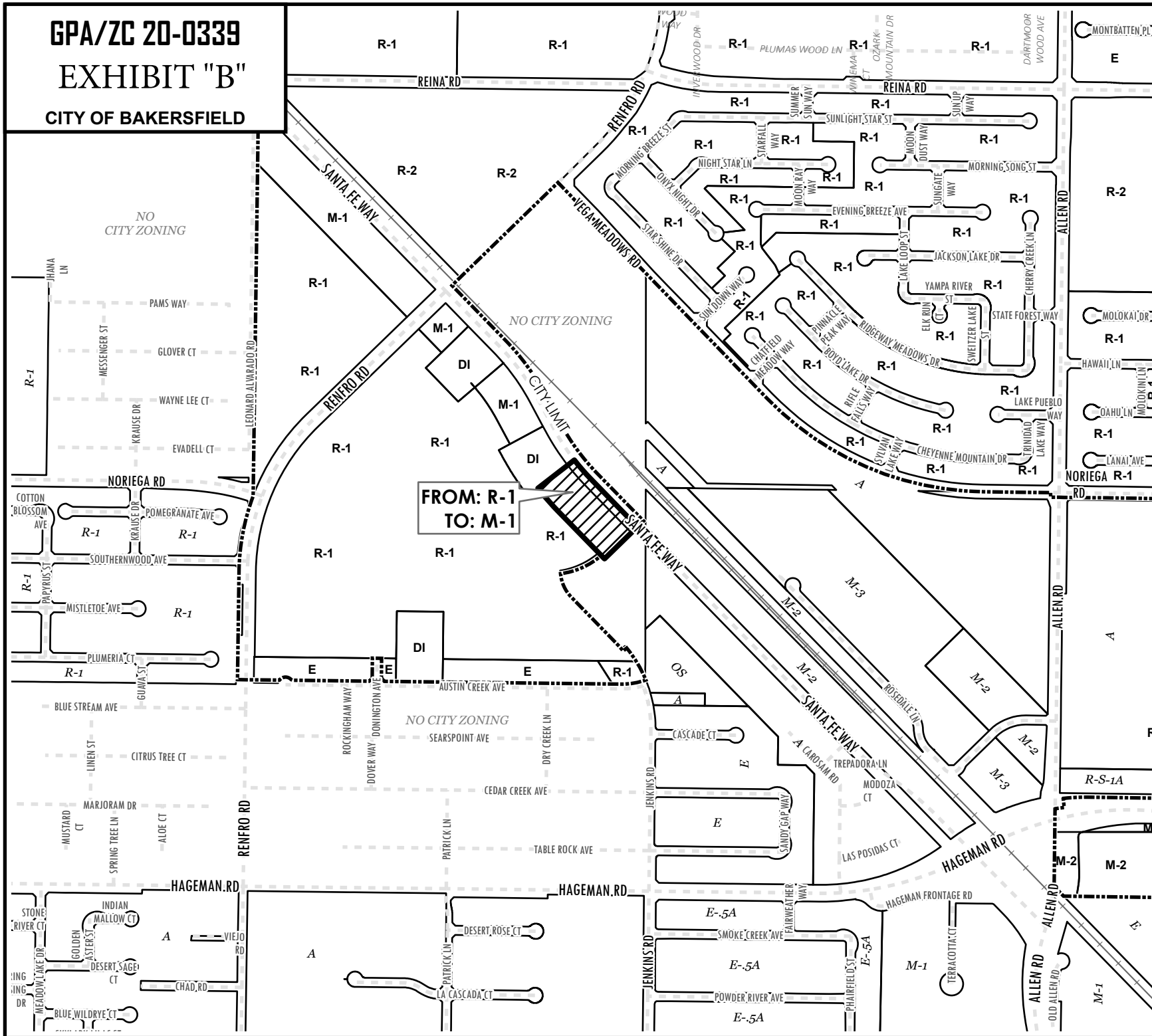


Roger A. McIntosh
9-23-20

GPA/ZC 20-0339

EXHIBIT "B"

CITY OF BAKERSFIELD



LEGEND (ZONE DISTRICTS)

- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-S Residential Suburban
24,000 sq.ft./dwelling unit
- R-S-() Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500 sq.ft. min lot size (single family)
6,000 sq.ft. min lot size (multifamily)
2,500 sq.ft. lot area/dwelling unit
- R-3 Multiple Family Dwelling
6,000 sq.ft. min lot size
1,250 sq.ft. lot area/dwelling unit
- R-4 High Density Multiple Family Dwelling
6,000 sq.ft. min lot size
600 sq.ft. lot area/dwelling unit
- R-H Residential Holding
20 acre min lot size
- A Agriculture
6,000 sq.ft. min lot size
- A-20A Agriculture
20 acre min lot size
- PUD Planned Unit Development
- TT Travel Trailer Park
- MH Mobilehome
- C-O Professional and Administrative Office
- C-1 Neighborhood Commercial
- C-2 Regional Commercial
- C-C Commercial Center
- C-B Central Business
- PCD Planned Commercial Development
- M-1 Light Manufacturing
- M-2 General Manufacturing
- M-3 Heavy Industrial
- P Automobile Parking
- RE Recreation
- Ch Church Overlay
- OS Open Space
- HOSP Hospital Overlay
- AD Architectural Design Overlay
- FP-P Floodplain Primary
- FP-S Floodplain Secondary
- AA Airport Approach
- DI Drilling Island
- PE Petroleum Extraction Combining
- SC Senior Citizen Overlay
- HD Hillside Development Combining
- WM- West Ming Specific Plan

