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NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

DATE: June 12, 2020

TO: State Clearinghouse, Agencies, Organizations, and Interested Parties

PROJECT: SPA-GPA/ZC No. 19-0342 (McAllister Ranch Groundwater Banking Project)

This Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the City of Bakersfield (City), as Lead Agency, is preparing an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) for Specific Plan Amendment-General Plan Amendment/Zone Change No. 19-0342 (Project). The City is requesting input from reviewing agencies and the public regarding the scope and content of the EIR.

The NOP is available for review on the City's website at: https://bakersfieldcity.us/gov/depts/development_services/planning_division/planning_services/environmental_documents.htm. Copies are available for review at the Development Services Department office, 1715 Chester Avenue, 2nd Floor, Bakersfield, CA 93301. A CD version of the NOP can also be requested at the Development Services Department office.

The Project is a change to the land use designation of approximately 2,072 acres of undeveloped land, commonly known as McAllister Ranch (Property or McAllister Ranch) in western Bakersfield to enable the construction and operation of a groundwater recharge and recovery facility. The Project applicant is the Buena Vista Water Storage District. The Project will include and involve the following actions:

1. Specific Plan Amendment/General Plan Amendment (SPA-GPA) to:
    a. rescind the *McAllister Ranch Specific Plan*, including all goals, policies, and implementation measures;
    b. amend the Land Use Element of the *Metropolitan Bakersfield General Plan* (MBGP) to change the designation of the Property from SR (Suburban Residential), LR (Low Density Residential), LMR (Low Medium Density Residential), HMR (High Medium Density Residential), HR (High Density Residential), and GC (General Commercial) to R-EA (Resource – Extensive);
    c. amend the Circulation Element of the MBGP to remove all McAllister Ranch interior street alignments approved by Resolution 094-07, including McAllister Drive, Canfield Parkway, Old Settler Road, Stetson Way, Erikson Drive, Marino Parkway, Conestoga Way, and any other unnamed local streets within the Plan boundary with no other changes to Circulation for Panama Lane, the West Beltway, or South Allen Road; and
    d. amend the Housing Element of the MBGP to remove the housing units approved with the *McAllister Ranch Specific Plan* from the City's Vacant Land Inventory.
2. Zone Change (ZC) for the Property from R-1 (One Family Dwelling), E (Estate), R-2/PUD (Limited Multiple Family Dwelling/Planned Unit Development), R-3/PUD (Multiple Family Dwelling/Planned Unit Development), C-1/PCD (Neighborhood Commercial/Precise Commercial Development), C-C-/PCD-PE (Commercial Center/Precise Commercial Development-Petroleum Extraction Combining) and DI (Drill Island) to A-WR (Agriculture-Water Recharge Combining); and
3. Design, construction, and operation of a water banking facility (storage and recovery) on the Property, including water conveyance to and from the Property and spreading and recovery facilities onsite at the Property.

In accordance with CEQA, the City requests that agencies review the description of the Project provided in this NOP and provide comments or guidance on the scope of environmental issues related to the statutory responsibilities of the Lead Agency.

The EIR will be used by the City when considering approval of the Project and by other Responsible and Trustee Agencies to support their discretionary actions related to the Project, as applicable. The City is also seeking comments from residents, property owners, and concerned citizens regarding issues they believe should be addressed in the EIR. The Project description, location map, and a preliminary listing of potential environmental effects are included in the attached materials.

A scoping meeting is scheduled for June 29, 2020, at 12:00 pm at the City of Bakersfield's Council Chambers, at 1501 Truxtun Ave, Bakersfield, CA 93301. The scoping meeting will include a brief presentation describing the Project and a preliminary review of potential environmental effects. The scoping meeting will include time for the public and stakeholders to provide input on the scope and content of the EIR, including any input regarding potential mitigation measures or possible alternatives to the Project.

The issuance of this NOP triggers a 30-day public scoping period. The scoping period begins on June 12, 2020, and ends on July 13, 2020. Comments may be sent any time during the 30-day public scoping period. Please focus your comments on issues related to the scope and content of the environmental analysis that will be included in the EIR. All public and agency scoping comments must be received or postmarked by July 13, 2020. Due to the time limits mandated by state law, the City recommends that your feedback is provided at the earliest possible date, but not provided later than 30 days (July 13, 2020) after receipt of this notice. If applicable, please include the name of a contact person for your agency. All comments should be directed to:

City of Bakersfield – Development Services Department
Attn: Steve Esselman, Principal Planner
1715 Chester Avenue, 2nd Floor
Bakersfield, CA 93301

Comments may also be emailed to DEVPln@bakersfieldcity.us.

INITIAL STUDY
ENVIRONMENTAL ANALYSIS

1. **Project Title:** GPA/ZC No. 19-0342 (McAllister Ranch Groundwater Banking Project)
2. **Lead Agency:** City of Bakersfield
   Development Services Department
   1715 Chester Avenue
   Bakersfield, California 93301
3. **Contact Person:** Steve Esselman, Principal Planner
4. **Phone Number:** (661) 326-3733
5. **Project Location:** Northwest corner of the Panama Lane/S. Allen Road intersection
6. **Project Sponsor:** Buena Vista Water Storage District
   525 N. Main St.
   Buttonwillow, CA 93206
   Attn: Tim Ashlock, Engineer-Manager
7. **General Plan Designation:** SR (Suburban Residential), LR (Low Density Residential), LMR (Low Medium Density Residential), HMR (High Medium Density Residential), HR (High Density Residential), and GC (General Commercial)
8. **Zoning:** R-1 (One Family Dwelling), E (Estate), R-2/PUD (Limited Multiple Family Dwelling/Planned Unit Development), R-3/PUD (Multiple Family Dwelling/Planned Unit Development), C-1/PCD (Neighborhood Commercial/Precise Commercial Development), C-C-/PCD-PE (Commercial Center/Precise Commercial Development-Petroleum Extraction Combining) and DI (Drill Island)
9. **Project Summary:**

   The Project is the construction and operation of a groundwater recharge and recovery facility on approximately 2,072 acres of undeveloped land, commonly known as McAllister Ranch (Property or McAllister Ranch) in western Bakersfield. The Project applicant and proponent is the Buena Vista Water Storage District (BVWSD). The Project would include and involve the following actions:

   1. Specific Plan Amendment/General Plan Amendment (SPA-GPA) to:
      a. rescind the *McAllister Ranch Specific Plan*, including all goals, policies, and implementation measures;
      b. amend the Land Use Element of the *Metropolitan Bakersfield General Plan* (MBGP) to change the designation of the Property from SR (Suburban Residential), LR (Low Density Residential), LMR (Low Medium Density Residential), HMR (High Medium Density Residential), HR (High Density Residential), and GC (General Commercial) to R-EA (Resource – Extensive Agriculture);
      c. amend the Circulation Element of the MBGP to remove all McAllister Ranch interior street alignments approved by Resolution 094-07, including McAllister Drive, Canfield Parkway, Old Settler Road, Stetson Way, Erikson Drive, Marino Parkway, Conestoga Way, and any other unnamed local streets within the Plan boundary with no other changes to Circulation for Panama Lane, the West Beltway, or South Allen Road; and

d. amend the Housing Element of the MBGP to remove the housing units approved with the *McAllister Ranch Specific Plan* from the City's Vacant Land Inventory.

2. Zone Change (ZC) for the Property from R-1 (One Family Dwelling), E (Estate), R-2/PUD (Limited Multiple Family Dwelling/Planned Unit Development), R-3/PUD (Multiple Family Dwelling/Planned Unit Development), C-1/PCD (Neighborhood Commercial/Precise Commercial Development), C-C-/PCD-PE (Commercial Center/Precise Commercial Development-Petroleum Extraction Combining) and DI (Drill Island) to A-WR (Agriculture-Water Recharge Combining); and
3. Design, construction, and operation of a water banking facility (recharge, storage, and recovery) on the Property, including water conveyance to and from the Property and spreading and recovery facilities onsite at the Property.

Project Vicinity and Surrounding Land Use

The Property is located in the City of Bakersfield, Kern County, California within Sections 16, 21, 22, and 23, Township 30 South, Range 26 East, Mount Diablo Base & Meridian (MDBM), as shown on Figures 1 and 2. The Property is located on the Kern River alluvial fan, which is well suited for groundwater banking operations.

The Property is approximately 14 miles southwest of downtown Bakersfield and is just within the western extent of Bakersfield's city limits. Land uses surrounding the Property include water banking operations to the north and west of the Property; petroleum production operations to the southwest of the Property; agriculture and water banking operations south of the Property; residential and commercial development and open space east and northeast of the Property; and agriculture, petroleum production, and open space north and northeast of the Property.

Project Objective

The primary Project objective is the beneficial management of water resources to provide a reliable, affordable, economically viable, and usable water supply through the efficient conveyance, recharge, recovery, storage, delivery, and distribution of available water supplies under the direction of the Project applicant, BVWSD. The Project will make use of the Property to recharge, recover, and store the water supplies in a manner that is consistent with the goals and objectives of the Kern River Groundwater Sustainability Agency's (KRGSA's) Groundwater Sustainability Plan (GSP).

Project Construction

Construction is expected to include on-site and off-site elements:

<u>On-site Storage Facilities:</u>

- Clearing and grading areas proposed for shallow percolation ponds;
- Excavating and constructing percolation ponds;
- Constructing levees, about 3 to 6 feet in height, with a top width of approximately 16 feet;
- Constructing seven inter-basin flow control structures (for water transfers between ponds onsite);
- Constructing up to eight groundwater monitoring wells; and
- Constructing percolation pond turnouts, with capacities ranging from about 5 to 50 cubic feet per second.

Figure 1, Project Location Map

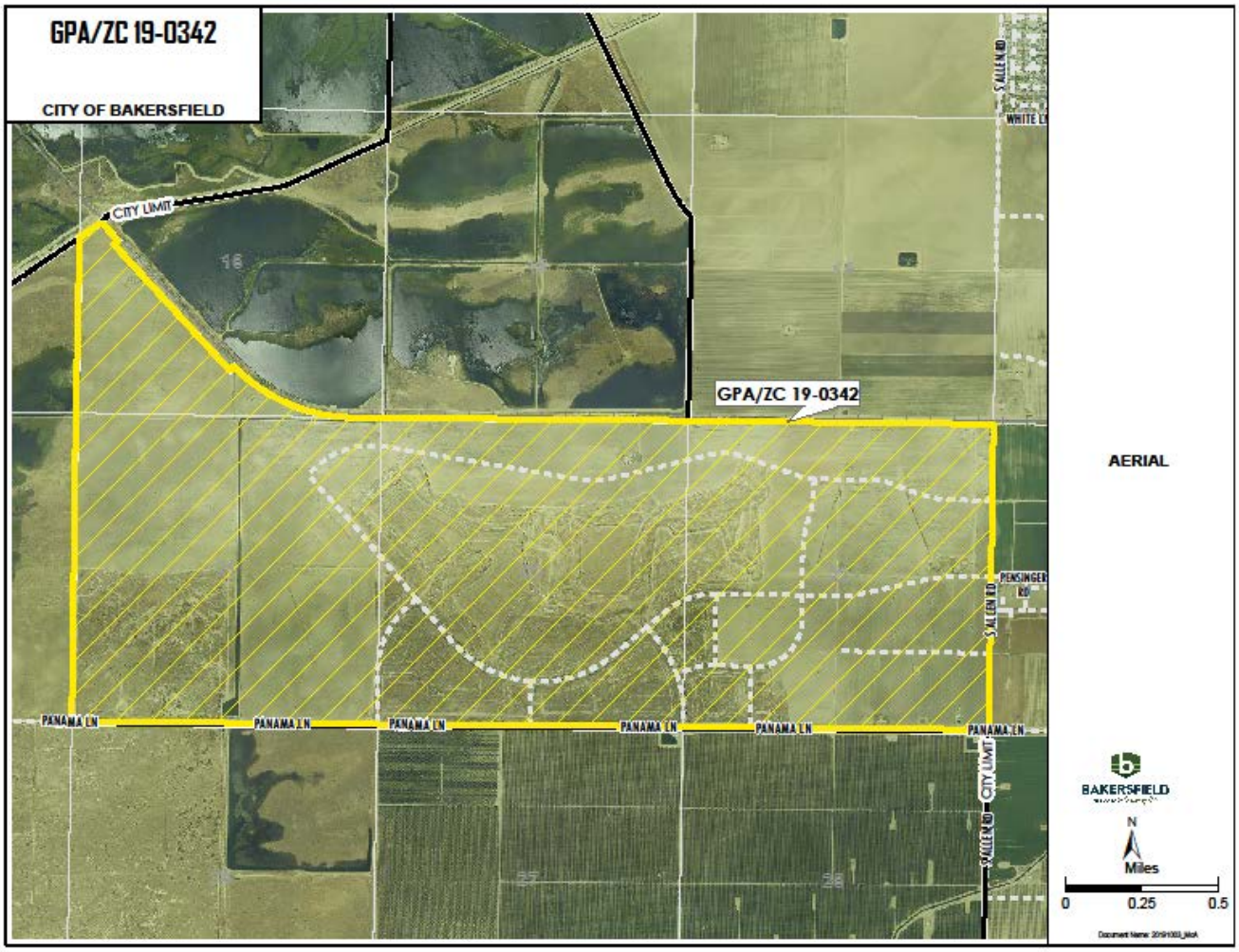
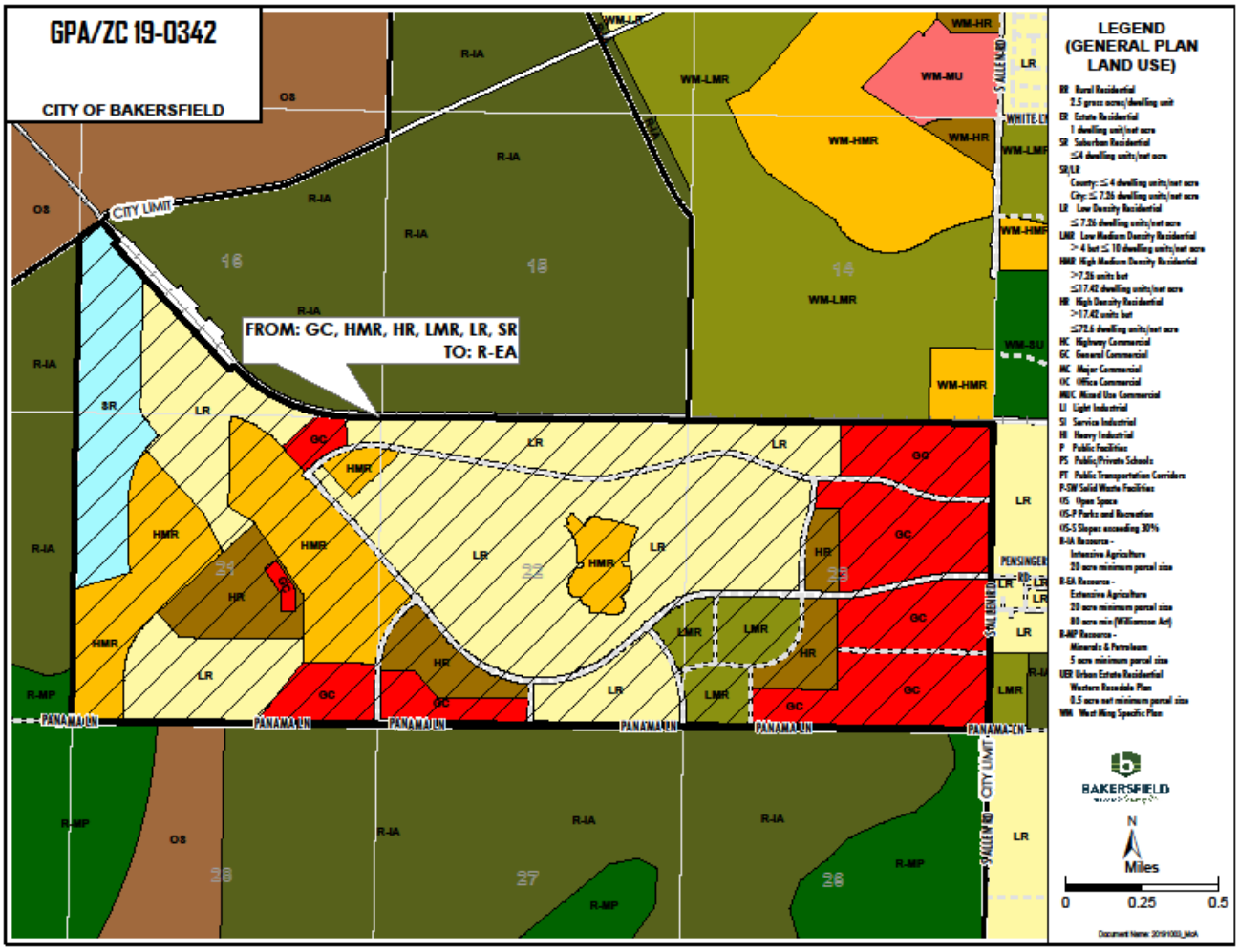


Figure 2, Proposed Land Use Designations



On-site Recovery Facilities

- Project will include up to 14 groundwater recovery wells, with:
  - Drilling and developing 4 -12 new groundwater recovery wells;
  - Using 2-6 existing groundwater recovery wells that are currently on the Property; and
- Constructing approximately 41,000 linear feet of well collector pipeline ranging in diameter from 15 inches to 72 inches.

Off-site Water Conveyance Facilities to the Project

- Use of existing or constructing new head gate(s) at City's 2800 Acre groundwater facility; and
- Constructing pipelines, culverts, and appurtenant facilities to transport water from City's 2800 Acre groundwater facility to the project site (with up to 3 locations).

Off-site Water Conveyance Facilities from the Project

- Recovered and stored groundwater could be discharged into various existing nearby canals for the purpose of water conveyance. This may require constructing pipe supports, diffusers, or other hardware features.

Water Sources

Water supply for the Project would be provided from various sources including the Kern River, State Water Project water, and other federal, state, and local supplies through transfer, balanced and unbalanced exchange agreements, purchase or temporary transfers, or other means available. The EIR for the Project will evaluate impacts from the conveyance, recharge, and recovery of water that may be provided from this range of potential sources, to the extent that they are reasonably foreseeable, although the EIR will not commit to, or authorize use of, any particular source of water. Conveyance of water to the Property, as well as the storage and recovery of specific water supplies, may be subject to applicable legal, practical, and regulatory limitations.

Project Operation

Project operation will include storing water in underground aquifers for later recovery. Upwards of 150,000 acre-feet (AF) of water could be stored by the Project during any given year and up to 56,000 AF of water could be extracted in a single year.

Project operation would also include the following:

- Conveyance of water to percolation ponds on the Property from the City's 2800 Acre groundwater facility or other existing canals in the vicinity of the Project;
- Percolation and storage of water in the groundwater aquifer via the proposed percolation ponds;
- Operational exchanges of water with other entities to optimize project operations;
- Recovery of stored water from the groundwater aquifer via operation of groundwater recovery wells, including any combination of on-site and off-site recovery facilities;
- Monitoring groundwater levels and groundwater quality in the area; and
- Conveyance and distribution of water off Property by way of existing canals.

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

The Property is bordered by existing water banking facilities and other existing water conveyance infrastructure (e.g., canals, turnouts, weirs, etc.) to the north. Agricultural and vacant lands are found

to the south and west, and urban development is occurring to the east beyond South Allen Road. The area north and northeast of the Property includes agriculture, petroleum production, and open space land uses.

11. **Public Agencies whose Approval Is Anticipated** *(e.g., permits, financing approval, or participation agreement)*:

- City of Bakersfield
- Buena Vista Water Storage District
- Rosedale Rio Bravo Water Storage District
- Kern County Water Agency
- California Department of Housing and Community Development
- California Department of Transportation
- California Department of Conservation, Geologic Energy Management Division
- Department of Toxic Substance Control
- Department of Water Resources
- Native American Heritage Commission
- San Joaquin Valley Air Pollution Control District
- State Water Resources Control Board

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

As indicated by the checklist and discussion on the following pages, the project would result in potentially significant impacts with respect to the environmental factors checked below. This evaluation is a preliminary assessment of the potential project effects. A more detailed evaluation would occur in the Project's EIR:

☐ 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.

June 11, 2020

Signature *Date*

Steve Esselman, Principal Planner

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 on-site impacts, cumulative as well as project-level impacts, indirect as well as direct impacts, and construction as well as operational impacts.

3) Once the lead agency has determined that a physical impact may occur, then the checklist answers must indicate whether the impact is considered to be 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
I. AESTHETICS: Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	■	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcrops, and historic buildings within a state scenic highway?	☐	☐	■	☐
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?	☐	☐	☐	■
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	■	☐
II. AGRICULTURE AND FORESTRY RESOURCES:				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
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?	☐	☐	■	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	■
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	■
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	■
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	■
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?	■	☐	☐	☐

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	■	☐	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	■	☐	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	■
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?	■	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	■	☐	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	■	☐	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	■	☐	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	■	☐	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	■	☐	☐	☐
V. CULTURAL RESOURCES: Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	■	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	■	☐	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	■	☐	☐	☐
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?	■	☐	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	■	☐	☐	☐
VII. GEOLOGY AND SOILS: Would the project;				

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	■
ii. Strong seismic ground shaking?	☐	☐	■	☐
iii. Seismic-related ground failure, including liquefaction?	■	☐	☐	☐
iv. Landslides?	■	☐	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	■	☐	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	■	☐	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	■	☐	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	■
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	■	☐	☐	☐
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?	■	☐	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	■	☐	☐	☐
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?	■	☐	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	■	☐	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	■
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?	■	☐	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	■

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	■	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	■	☐
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?	■	☐	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	■	☐	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in 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?	■	☐	☐	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	■	☐	☐	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	■	☐	☐	☐
XI. LAND USE AND PLANNING: Would the project:				
a) Physically divide an established community?	☐	☐	■	☐
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	■	☐	☐	☐
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?	■	☐	☐	☐
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	■	☐	☐	☐

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	■
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?	■	☐	☐	☐
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?	☐	☐	■	☐
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?	■	☐	☐	☐
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?	■	☐	☐	☐
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	■	☐	☐	☐

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	■	☐	☐	☐
d) Result in inadequate emergency access?	■	☐	☐	☐
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)?	■	☐	☐	☐
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?	■	☐	☐	☐
XVIV. 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?	■	☐	☐	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	■	☐
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	■	☐
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	■	☐	☐	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	■	☐	☐	☐
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?	☐	☐	■	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	■	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	■	☐

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	■	☐
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 periods of California history or prehistory?	■	☐	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	■	☐	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	■	☐	☐	☐

EVALUATION OF ENVIRONMENTAL EFFECTS

I. AESTHETICS

a. **Less-than-significant impact.**

The Project site is relatively flat and predominantly vacant land. Significant portions of the Project site have been previously graded for the now defunct McAllister Ranch master-planned community. Located at the site are existing, derelict street improvements (such as block walls, curbs and gutters, internal roads, etc.). The Project site does not contain any significant landforms that could be considered visual resources.

The site is bordered by existing water banking facilities and other existing water conveyance infrastructure (e.g., canals, turnouts, weirs, etc.) to the north. Agricultural and vacant lands are found to the south and west, and urban development is occurring to the east beyond South Allen Road. North and northeast of the Property includes agriculture, petroleum production, and open space land uses.

The Project is not located within an area regarded or designated within the Metropolitan Bakersfield General Plan (MBGP) as visually important or "Scenic," and is not within a Slope Protection Area. The tallest structures to be developed would be the levees at 3 to 6 feet in height, which is lower than a one-story structure. Therefore, the Project would not block or restrict views to any area containing important visual resources. Therefore, no scenic vistas would be affected by the Project and impacts are considered less than significant. No further discussion is warranted in the EIR.

b. **Less-than-significant impact.** 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 2019). The closest section of highway eligible for state scenic highway designation is State Route (SR) 14 (Caltrans 2019), located over 60 miles to the east. In addition, the Project site consists of predominantly vacant land. 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. Impacts are considered less than significant, and no further discussion is warranted in the EIR.

c. **No impact.** Please refer to responses I.a and I.b. Based on those responses, the Project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings in a non-urbanized area. There would be no impact and no further discussion is warranted in the EIR.

d. **Less-than-significant impact.** No lighting is proposed for the Project other than security lighting at entrance gates, which would be shielded and downward facing. 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. The impact would be less than significant, and no further discussion is warranted in the EIR.

II. AGRICULTURE AND FORESTRY RESOURCES

a. **Less-than-significant impact.** There is designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance located within the Project site. No lands within the Project boundaries are subject to a Williamson Act Contract. The land has a land use designation of SR (Suburban Residential), LR (Low Density Residential), LMR (Low Medium Density Residential), HMR (High Medium Density Residential), HR (High Density Residential), and GC (General Commercial), and previous grading for a master-planned community and some infrastructure placement has occurred at the site for urban development, covering or removing some areas of prime soils. Development of the site as a groundwater storage and recovery facility would not permanently preclude future access to Farmland at the site. Therefore, construction and/or operation of the Project would not result in the conversion of designated Farmland to a nonagricultural use and no further analysis is warranted in the EIR.

b. **No impact.** The Project site is currently zoned R-1 (One Family Dwelling), E (Estate), R-2/PUD (Limited Multiple Family Dwelling/Planned Unit Development), R-3/PUD (Multiple Family Dwelling/Planned Unit Development), C-1/PCD (Neighborhood Commercial/ Precise Commercial Development), C-C-/PCD-PE (Commercial Center/Precise Commercial Development-Petroleum Extraction Combining) and DI (Drill Island). The Project site is not under a Williamson Act contract. As part of the Project, a zone change to A-WR (Agriculture-Water Recharge Combining) is being requested. Therefore, the Project would not conflict with existing zoning for agricultural use or a Williamson Act Contract, and there would be no impact. No further discussion is warranted in the EIR.

c. **No impact.** No lands within or immediately adjacent to the Project are zoned forest land or timberland. Therefore, the Project would not conflict with existing zoning for, or cause rezoning of forest land or timberland, or timberland zoned Timberland Production. No impact would occur and no further discussion is warranted in the EIR.

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 use. No impact would occur and no further discussion is warranted in the EIR.

e. **No impact.** Please refer to responses II.a through II.d. As noted above, the Project site and immediate surrounding properties do not contain any forest land or actively farmed agricultural land. Due to a lack of forest land or active farming on the site, the Project

would not involve any changes to the existing environment that, 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. No impact would occur and no further discussion is warranted in the EIR.

III. AIR QUALITY

a. **Potentially significant impact.** The Project is located within the San Joaquin Valley Air Pollution Control District (SJVAPCD) jurisdiction, in the San Joaquin Valley Air Basin (SJVAB). As identified in the district's Air Quality Attainment Plan (AQAP), the SJVAB is classified by the state as being in severe nonattainment. Further analysis of air quality impacts is warranted to determine whether the Project would conflict with or obstruct implementation of the applicable plans for attainment. This is considered a potentially significant impact, and the Project's consistency with the applicable air quality plan will be evaluated in the EIR.

b. **Potentially significant impact.** As described in response III.a, the Project is located within the SJVAPCD jurisdiction, in the SJVAB, which is classified by the state as being in severe nonattainment. The Project may increase the level of pollutants beyond the level of significance as defined by the SJVAPCD and could result in cumulative air quality effects that would be potentially significant. An Air Quality/Greenhouse Gas Impact Assessment will be prepared, and this impact will be evaluated in the EIR.

c. **Potentially significant impact.** Land uses determined to be "sensitive" to air pollutant emissions include residential areas, schools, convalescent and acute care hospitals, parks and recreational areas, and churches. The most sensitive portions of the population are children, the elderly, the acutely ill, and the chronically ill, especially those with cardiorespiratory diseases. The Project has the potential to affect sensitive receptors during construction; therefore, direct and/or cumulative air quality impacts on sensitive receptors resulting from the Project will be analyzed in the EIR.

d. **No impact.** Aside from odors associated with typical vehicle exhaust or fueling of Project construction or maintenance vehicles, the Project is not anticipated to generate objectionable odors. Any odor generation would terminate upon completion of the construction phase of the Project. As a result, the Project would not create objectionable odors affecting a substantial number of people, and impacts would be less than significant. No further discussion is warranted in the EIR.

IV. BIOLOGICAL RESOURCES

a. **Potentially significant impact.** The Project has the potential to directly and indirectly impact candidate, sensitive or special status species. Therefore, a Biological Resources Report will be completed in order to identify and address any direct, indirect, and/or cumulative impacts to biological resources resulting from the Project. Impacts to candidate, sensitive, or special status species would be potentially significant and further discussion will be provided in the EIR.

b. **Potentially significant impact.** The Project has the potential to have an adverse effect on sensitive natural communities. Therefore, a Biological Resources Report will be completed in order to identify and address any direct, indirect, and/or cumulative impacts to biological resources resulting from the Project. Impacts to sensitive natural communities would be potentially significant and further discussion will be provided in the EIR.

c. **Potentially significant impact.** It is unknown whether federally protected wetlands, as defined by Section 404 of the Clean Water Act, are present within the Project site. Therefore, a Biological Resources Report will be completed to identify and address any

direct, indirect, and/or cumulative impacts to wetlands that would result from the Project. Impacts to federally protected wetlands would be potentially significant and further discussion will be provided in the EIR.

d. **Potentially significant impact.** The Project has the potential to impact native resident or migratory wildlife corridors. Therefore, a Biological Resources Report will be completed to identify and address any direct, indirect, and/or cumulative biological resources impacts resulting from the Project. Impacts to wildlife movement could be potentially significant, and further analysis will be provided in the EIR.

e. **Potentially significant impact.** The Project is located within the boundary of the Metropolitan Bakersfield Habitat Conservation Plan (MBHCP), which addresses biological impacts within the MBGP area. The MBHCP has been adopted as policy and is implemented by ordinance. Therefore, a Biological Resources Report will be completed to identify and address any direct, indirect, and/or cumulative biological resources impacts resulting from the Project, and to address compliance with the MBHCP. This topic will be further addressed in the EIR.

f. **Potentially significant impact.** The Project is located within the boundaries of the MBHCP. However, further analysis is required to identify any direct, indirect, and/or cumulative biological resources impacts that would result from the Project. A Biological Resources Report will be completed to identify and address any impacts to biological resources and consistency with the MBHCP. This topic will be further addressed in the EIR.

V. CULTURAL RESOURCES

a. **Potentially significant impact**. Historical resources may be located on the Project site and/or in the nearby vicinity, the significance of which will be evaluated within a Cultural Resources Report. Any direct and/or cumulative impacts to cultural resources that would result from the Project will be further addressed in the EIR.

b. **Potentially significant impact**. The Project has the potential to impact archaeological resources pursuant to State CEQA Guidelines Section 15064.5, the significance of which will be evaluated within a Cultural Resources Report. Any direct and/or cumulative impacts to cultural resources that would result from the Project will be further addressed in the EIR.

c. **Potentially significant impact**. There is potential for inadvertent discovery of human remains during grading and earth-disturbing activities. In accordance with state law, the California Native American Heritage Commission would be notified and, based upon their recommendation, local Native American tribes would also be consulted. A Cultural Resources Report will be prepared for the Project, and any direct and/or cumulative impacts to cultural resources that would result from the Project will be further addressed in the EIR.

VI. ENERGY

a. **Potentially significant impact.** The Project would require temporary energy demands during construction and ongoing operational energy demands. It is currently unknown whether the Project would result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during Project construction or operation. This issue will be further evaluated in the EIR.

b. **Potentially significant impact.** There is no adopted plan by the City for renewable energy or energy efficiency. It is currently unknown whether the Project would conflict with or

obstruct a state plan for renewable energy or energy efficiency. This issue will be further evaluated in the EIR.

VII. GEOLOGY AND SOILS

a. The following discussion describes 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. These major active fault systems include the San Andreas, Breckenridge-Kern Canyon, Garlock, Pond-Poso Creek, and White Wolf faults. There are numerous additional smaller faults known and suspected to occur within the Bakersfield area, which may or may not be active. The known 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.** 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 2019). Since the Project is not within a delineated fault zone, no impacts would occur and no further analysis is warranted in the EIR.

   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. Given that the Project will be required to comply with all building code requirements, impacts would be less than significant. Therefore, the Project would not expose people or structures to substantial adverse effects involving strong seismic ground shaking, and no further analysis is warranted in the EIR.

   iii. **Potentially significant impact.** The potential for substantial adverse effects due to seismic-related ground failure, including liquefaction, requires further analysis through a geotechnical report. Related potential impacts will be analyzed in the EIR.

   iv. **Potentially significant impact.** Construction of the Project would involve grading, trenching, and eventual placement of 3'-6' high levees. Surficial slumps and failure of inadequately shored trenches are types of landsliding that may occur during and possibly after construction. Therefore, landslides have the potential to occur on the Project site and further analysis is warranted in the EIR.

b. **Potentially significant impact.** 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. Therefore, impacts associated with erosion and the loss of topsoil are considered potentially significant and will be discussed further in the EIR.

c. **Potentially significant impact.** Because the Project site is derived from alluvium, 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. The Project requires further analysis through a geotechnical report. Related potential impacts will be analyzed in the EIR.

d. **Potentially significant impact.** Please see response VI.a.ii and VI.c. Compliance with mandatory building code requirements and recommendations by the Project's geotechnical report would reduce any potential impacts related to soil expansion to less than significant. These requirements will be discussed further in the EIR.

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 wastewater disposal systems. No further discussion is warranted in the EIR.

f. **Potentially significant impact.** 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 therefore 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. Therefore, impacts could be potentially significant and this topic will be further analyzed in the EIR.

VIII. GREENHOUSE GAS EMISSIONS

a. **Potentially significant impact.** The Project would generate an incremental amount of greenhouse gases (GHGs) and, when combined with the cumulative increase of all other sources of GHGs, 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. Therefore, a project's GHG emissions and the resulting significance of potential impacts are more properly assessed on a cumulative basis. Impacts related to GHGs and climate stemming from the Project are potentially significant. An Air Quality/GHG Impact Assessment will be prepared, and this impact will be evaluated in the EIR.

b. **Potentially significant impact.** The California Air Resources Board (CARB) is responsible for the coordination and administration of both federal and state air pollution control programs within California. The Sustainable Communities and Climate Protection Act (SB 375) was passed in 2008 to supplement Assembly Bill 32, which strives to reduce California's overall GHG emissions. 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. Impacts related to GHGs and climate stemming from the Project and potential conflicts with any applicable plan or policy relative to GHGs are potentially significant and will be evaluated in the EIR.

IX. HAZARDS AND HAZARDOUS MATERIALS

a. **Potentially significant impact.** Hazardous substances typically used for construction, such as paints, solvents, and cleaners, would be transported and used on site. Also, grading and 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. Substances may also be stored in temporary storage tanks/sheds that would be located on 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 workers. The transport, storage, use, and/or disposal of hazardous materials during the construction process present a potentially significant impact; the potential for hazardous materials to affect the public and/or environment during construction will be analyzed in the EIR.

   It is currently unknown whether water-banking operations would require the use or storage of any acutely hazardous material. Although the types of materials that would be used during operation are not likely acutely hazardous, they may be classified as hazardous materials and create the potential for accidental spillage, which could expose people. The transport, storage, use, and/or disposal of hazardous materials during the operational phase present a potentially significant impact and will be analyzed in the EIR.

b. **Potentially significant impact.** Please refer to response IX.a. Therefore, the Project may 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. This issue will be further evaluated in the EIR.

c. **No impact.** The closest school is Buena Vista Elementary School located approximately 1.0 mile east of the Project site. Therefore, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No further discussion is warranted in the EIR.

d. **Potentially significant impact**. It is currently unknown whether the Project site is 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 create a significant hazard to the public or the environment. If found to be located on such a site, there is the potential to create a significant hazard to the public or environment, which is a potentially significant impact. Agricultural cultivation and previous industrial uses (such as oil extraction) have historically occurred at the site and could have resulted in release of environmentally persistent pesticides or accidental release of oil on the ground surface. As part of the EIR analysis, a Phase I Environmental Site Assessment will be prepared to analyze the potential for hazardous materials on site. Impacts are considered potentially significant and will be addressed in the EIR.

e. **No impact.** The closest airport to the Project site is the Meadows Field Airport, located over 9 miles northeast of the project site. The Project site is not located within the Kern County *Airport Land Use Compatibility Plan* area (Kern County 2012). Therefore, the Project would not result in a safety hazard for people residing or working in the Project area 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. Further consideration of this issue in the EIR is not warranted.

f. **Less-than-significant impact.** The Project is required to comply with the City of Bakersfield Hazardous Materials Emergency Plan (Bakersfield 1997). This plan identifies responsibilities and provides coordination of emergency response at the local level to hazardous materials incidents. In addition, as part of the Project review, the City Fire Department would evaluate the Project plans for compliance with the relevant safety provisions.

Therefore, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Further consideration of this issue in the EIR is not warranted.

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 and its vicinity consist of vacant land that does not possess high fuel loads that have a high potential to cause a wildland fire. The Project is a change to the land use designation of the McAllister Ranch property to enable the development of a water-banking facility (primarily earthen structures) and therefore, would not pose a significant wildfire risk. Additionally, the City and the County of Kern 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, and no further discussion is warranted in the EIR.

X. HYDROLOGY AND WATER QUALITY

a. **Potentially significant impact.** It is currently unknown whether the Project would violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. This issue is considered potentially significant, and a Hydrologic Technical Study will be prepared for the Project. Further analysis is warranted in the EIR.

b. **Potentially significant impact**. The Project proposes a groundwater-banking facility for recharge and recovery. Implementation of the Project would be required to comply with the Sustainable Groundwater Management Act (SGMA). The Project anticipates upwards of 150,000 acre-feet (AF) of water stored by the Project and up to 56,000 AF of water extracted during any given year. While it appears that the Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin, this issue will be further discussed in the EIR.

c. The following discussion describes 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. **Potentially significant impact**. Construction of the Project would potentially alter the existing drainage patterns of the site or area. If uncontrolled, differences in drainage patterns could result in substantial erosion or siltation on- or offsite. These impacts are potentially significant. Evaluation of impacts to existing drainage patterns onsite, as well as the potential for increased erosion and/or siltation, will be evaluated in the EIR.

   ii. **Potentially significant impact**. Please refer to response X.c.i. Evaluation of impacts to the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or potential to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite, will be evaluated in the EIR.

   iii. **Potentially significant impact**. Please refer to response X.c.i. Evaluation of the potential for the Project to create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff, will be evaluated in the EIR.

iv. **Potentially significant impact.** Portions of the Project site are located within the 500-year floodplain (FEMA 2019). It is currently unknown if the Project would impede or redirect flood flows, which would be a potentially significant impact. Further analysis is warranted in the EIR.

d. **Potentially significant impact.** The site is not near the ocean and therefore, there is no risk of inundation by tsunami. The Project is located within the 500-year floodplain and creates percolation ponds that are enclosed bodies of water. Therefore, there is the potential for the Project to be subject to risk of inundation by flood hazard or seiche that could release pollutants, which is a potentially significant impact. Further analysis is warranted in the EIR.

e. **Potentially significant impact.** The Project site and its vicinity are within the jurisdictional boundaries of the Kern River Groundwater Sustainability Agency, which has an adopted groundwater sustainability plan (GSP). This Project is intended to provide support for the Kern County Subbasin's efforts to comply with the Sustainable Groundwater Management Act (SGMA), the State's mandate to bring the underlying basin into a sustainable yield condition. Given the Project's direct effect on the sustainability of groundwater management in the basin and in light of the current development of GSPs throughout the basin as required by SGMA, this issue is considered potentially significant and further analysis is warranted in the EIR.

XI. LAND USE AND PLANNING

a. **Less-than-significant impact.** The Project is located adjacent to established groundwater recharge facilities and the Kern River to the north that already pose a barrier to movement within western Bakersfield. While internal street alignments associated with the defunct McAllister Ranch Development would be eliminated, the Project would not change the circulation for Panama Lane, the future West Beltway alignment, or South Allen Road. These existing and future arterial alignments provide essential circulation within the project area. As such, the Project would not divide an established community. Therefore, impacts would be less than significant and no further analysis is warranted in the EIR.

b. **Potentially significant impact.** The Project requires a GPA to be consistent with the MBGP, namely a change from SR (Suburban Residential), LR (Low Density Residential), LMR (Low Medium Density Residential), HMR (High Medium Density Residential), HR (High Density Residential), and GC (General Commercial) to R-EA (Resource – Extensive Agriculture). The Project also requires a ZC to be consistent with the Zoning Ordinance, namely a change from R-1 (One Family Dwelling), E (Estate), R-2/PUD (Limited Multiple Family Dwelling/Planned Unit Development), R-3/PUD (Multiple Family Dwelling/Planned Unit Development), C-1/PCD (Neighborhood Commercial/Precise Commercial Development), C-C-/PCD-PE (Commercial Center/Precise Commercial Development-Petroleum Extraction Combining) and DI (Drill Island) to A-WR (Agriculture-Water Recharge Combining). Approval of these discretionary actions, and subsequent development of the Project, would reduce the amount of land available and approved for residential development in the City; this is considered potentially significant. The EIR will analyze the Project with regard to land use plans and policies and determine if there are any conflicts.

XII. MINERAL RESOURCES

a. **Potentially significant impact.** Portions of the Project site are located within the Ten Sections and Canfield Ranch Oil Fields. According to the data available from the California Department of Conservation, dozens to hundreds of active, inactive, and idle oil wells are located within the Project site (DOGGR 2019). The current zoning at the Project site includes Drill Island (DI) and Petroleum Extraction Combining (PE) zones. Therefore, mineral resources could be located within the Project site, the loss of which would be considered

a potentially significant impact. The EIR will analyze and discuss impacts to mineral resources.

b. **Potentially significant impact.** Portions of the Project site are designated for a potential mineral resource extraction use. Therefore, the Project may 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, which is a potentially significant impact. Further analysis is warranted in the EIR.

XIII. NOISE

a. **Potentially significant impact.** The Noise Element of the MBGP provides noise standards that should be adhered to in new development construction and operations within the City. Surrounding land uses include existing water banking facilities and other existing water conveyance infrastructure (e.g., canals, turnouts, weirs, etc.) to the north. Agricultural and vacant lands are found to the south and west, and urban development is occurring to the east beyond South Allen Road. North and northeast of the Property includes agriculture, petroleum production, and open space land uses. Local residents may be exposed to noise during construction activities. The Project may produce temporary or periodic increases in ambient noise levels and has the potential to result in a permanent increase in ambient noise levels. These impacts are considered potentially significant. The EIR will analyze and discuss noise impacts and recommend mitigation measures to reduce noise impacts, where feasible.

b. **Potentially significant impact.** The Project may produce groundborne vibration or groundborne noise levels during construction of the Project. The EIR will analyze and discuss noise impacts and recommend mitigation measures to reduce noise impacts, where feasible.

c. **No impact.** As stated in response IX.e, the closest airport to the Project site is the Meadows Field Airport, located over 9 miles northeast of the project site. 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, and further consideration of this issue is not warranted in the EIR.

XIV. POPULATION AND HOUSING

a. **Potentially significant impact.** The Project would not directly induce growth. The Project may provide employment opportunities in the area; however, the proposed uses would not require a specialized labor force that would draw large numbers of new employees and are likely to draw employees from the existing population. While the Project would develop the appropriate extensions of infrastructure required to serve the Project site, the Project would not induce substantial population growth because the extensions would not be to previously unserved areas and the number of employees expected to relocate to the area to support the new businesses is not expected to be substantial. The Project would increase groundwater storage in the Kern River Subbasin, however, which could indirectly induce additional growth in the region. This impact is potentially significant and will be evaluated in the EIR.

b. **Potentially impact.** The Project site consists of vacant land that was previously approved for residential uses. Although the Project would not displace a substantial number of people or existing housing, approval of the Project would eliminate a portion of the City's potential housing stock, potentially necessitating the construction of replacement housing elsewhere. This impact is potentially significant and will be evaluated in the EIR.

XV. PUBLIC SERVICES

a. The following discussion describes whether the Project would result in substantial adverse physical impacts to public services. The need for additional public services is generally directly correlated to population growth and the resultant additional population's need for services beyond what is currently available.

i. **Potentially significant impact.** Fire protection services for the Metropolitan Bakersfield area are provided through a joint fire protection agreement between the City and County. Implementation of the Project would increase demands on City Fire protection services. An increase in potential fire hazards and emergency response situations would occur on site after development. The increased demand for emergency services may have the potential to adversely affect fire protection services and may require the need for additional facilities and/or services. The Project's potential to impact fire and emergency services will be further analyzed in the EIR.

ii. **Potentially significant impact.** Police protection for the Project would be provided by the Bakersfield Police Department. Construction and operation of the Project would increase demands on the City Police Department. The increased demand for emergency response and security may have the potential to adversely affect police and law enforcement services, potentially requiring the need for additional facilities and/or services. This additional demand is considered a potentially significant impact and will be further analyzed in the EIR.

iii. **Less-than-significant impact.** The Project is a change to the land use designation of the McAllister Ranch property to enable construction and operation of a groundwater recharge and recovery facility and, as such, would not generate any additional school children in the Project area or the subsequent need for additional schools. The Project may provide employment opportunities in the area; however, additional employees, if needed, are likely to come from the existing population. Therefore, the Project is unlikely to attract into the area a substantial number of new employees with children who would require additional school services. Impacts would be less than significant and further analysis is not warranted in the EIR.

iv. **Less-than-significant impact.** The Project is not expected to substantially increase the residential population of the Metropolitan Bakersfield area, and therefore the Project would not substantially increase the demand for and use of existing parks. Impacts would be less than significant and further analysis is not warranted in the EIR.

v. **Less-than-significant impact.** The Project is a change to the land use designation of the McAllister Ranch property to enable construction and operation of a groundwater recharge and recovery facility and, as such, would not cause a direct residential growth-inducing effect, although the potential exists for housing eliminated from the City's stock at this location would be relocated elsewhere and require additional public facilities. Although the Project would result in an increase in maintenance responsibility for the City related to the proposed water conveyance infrastructure, this potential increase would be addressed in the Operating Agreement between the City and the applicant, if necessary. Therefore, impacts would be less than significant.

XVI. RECREATION

a. **Less-than-significant impact.** The Project proposes a groundwater recharge and recovery facility. The Project is not growth inducing and would not result in an increase in population. Therefore, the Project would not 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. Therefore, the impact would be less than significant and further analysis is not warranted in the EIR.

b. **Potentially significant impact.** The Project proposes to extend a bike trail from the Kern River Trail across the Property. Because the alignment and nature of this proposed bike trail are not yet established, this impact is potentially significant and will be evaluated in the EIR.

XVII. TRANSPORTATION AND TRAFFIC

a. **Potentially significant impact.** The Project site is currently vacant and will result in an unknown increase in vehicular trips. The increased vehicle trips, which may add substantial traffic volumes to both local and regional roadways. Therefore, the Project may impact existing traffic, the effectiveness of the circulation system, and/or conflict with an applicable traffic plan. A traffic study will evaluate traffic impacts, which will be discussed in the EIR.

b. **Potentially significant impact.** Section 15064.3(b) of the CEQA Guidelines, which takes effect on July 1, 2020, states:

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

any revisions to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section.

It is currently unknown whether the Project would conflict or be inconsistent with CCR Section 15064.3(b), and this issue will be further addressed in the EIR.

c. **Potentially significant impact.** The Project would be required to implement 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 or incompatible uses. However, vehicle turning movements associated with ingress and egress could increase traffic hazards and impacts could be potentially significant. A traffic study will evaluate traffic impacts, which will be discussed in the EIR.

d. **Potentially significant impact.** The Project would be required to comply with all emergency access requirements set forth by City standards, including design requirements that are reviewed by the City of Bakersfield Fire Department prior to project approval. There is also the potential that, during the construction phase, the Project would impede emergency access. During operations, the Project would be required to comply with all applicable City policies and requirements to ensure adequate emergency access. Impacts on emergency access are considered potentially significant and will be analyzed further in the EIR.

XVIII. TRIBAL CULTURAL RESOURCES

a. **Potentially significant impact.** The Project requires a GPA and, therefore, request for consultation letters will be sent to a list of tribal contacts received from the Native American Heritage Commission in compliance with Senate Bill (SB) 18. Based on the response and the results of the Project's Cultural Resources Study, the EIR will analyze whether the Project will cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources or in a local register of Historical Resources.

b. **Potentially significant impact.** As described in XVIII.a above, request for consultation letters will be sent to a list of tribal contacts received from the Native American Heritage Commission in compliance with SB 18. Based on the response and the results of the Project's Cultural Resources Study, the EIR will analyze whether the Project will cause a substantial adverse change in the significance of a tribal cultural resource determined by the City to be significant pursuant to criteria set forth in Public Resources Code Section 5024.1(c).

XIX. UTILITIES AND SERVICE SYSTEMS

a. **Potentially significant impact**. The Project would require new infrastructure to transport water to and from the Property. The Project would likely require the construction of new above- and/or belowground electrical infrastructure to power water conveyance and recovery at the Property, and possibly other communication infrastructure to support supervisory, control, and data acquisition (SCADA) systems at the Property. The addition, relocation, or expansion of such facilities would result in environmental impacts that could be significant. This issue will be further discussed in the EIR.

b. **Less-than-significant impact.** The Project is a change to the land use designation of the Property to enable development of a groundwater recharge and recovery facility. The Project would make use of a variety of water source options, including existing water rights and entitlements held by BVWSD. It is anticipated that water from these sources would be

conveyed to and recovered from the Property. It is anticipated that the Project would have sufficient water supplies available to serve the Project during normal and dry years. Therefore, impacts are considered less than significant.

c. **Less-than-significant impact.** Please see response to XVIV.a. The Project would require new infrastructure to connect to existing City sewer service; however, sufficient capacity is available to serve the minimal increase in demand at the Project site. Therefore, the Project would not result in a determination by any wastewater treatment provider it does not have adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments. Therefore, there would be no impact and further analysis is not warranted in the EIR.

d. **Potentially significant impact.** Because the site is currently vacant land, no solid waste is currently generated. It is currently unknown if appreciable solid waste would be generated during construction and operations of the Project and, if so, how much. The Bena Landfill would serve the Project, but it is unknown if the landfill has the capacity to serve the Project. Therefore, impacts are considered potentially significant and will be further analyzed in the EIR.

e. **Potentially significant impact.** The Project would comply with all local, State, and federal requirements for integrated waste management (e.g., recycling) and solid waste disposal. However, it is unknown whether landfills in the area have capacity to serve the waste disposal needs of the Project. Impacts are considered potentially significant and will be discussed in the EIR.

XX. WILDFIRE

a. **Less-than-significant impact.** As stated in response IX.g, the Project is required to comply with the City of Bakersfield Hazardous Materials Emergency Plan (Bakersfield 1997). Therefore, the Project would not substantially impair an adopted emergency response plan or emergency evacuation plan. This impact is less than significant and further discussion is not warranted in the EIR.

b. **Less-than-significant impact.** As stated in response IX.g, the Project site is relatively flat, not near wildlands, and the site and its surrounding do not possess high fuel loads (i.e., lots of vegetation and other burnable material) to exacerbate wildfire risks and therefore, fire-related pollutant concentrations. 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. This impact is less than significant and further discussion is not warranted in the EIR.

c. **Less-than-significant impact.** For the reasons identified in responses XX.a and XX.b, 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. This impact is less than significant and further discussion is not warranted in the EIR.

d. **Less-than-significant impact.** The Project site is relatively flat, 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. This impact is less than significant and further discussion is not warranted in the EIR.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

a. **Potentially significant Impact.** As discussed in Sections IV and V, the Project has the potential to significantly impact biological and/or cultural resources. These issues will be further addressed in technical studies being prepared, as well as in the EIR.

b. **Potentially significant Impact.** The Project could result in cumulative impacts when combined with other current, past, or future projects in the area. The EIR will evaluate the possibility of any potentially significant cumulative impacts.

c. **Potentially significant Impact.** The Project could potentially result in environmental effects that can cause substantial adverse effects on human beings, including those related to air quality and hazards. These impacts will be further addressed in the EIR.

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